Life Connected.

CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, AUGUST 13, 2024
5:00 PM
AGENDA

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. PLEDGE OF ALLEGIANCE/INVOCATION:

III. EXECUTIVE SESSION:

As authorized by Section 551.071 of the Texas Government Code, the Regular Meeting may be Convened into Closed Executive Session for the Purpose of Seeking Confidential Legal Advice from the City Attorney on any Agenda Item Listed Herein. **(Closed to Public as Provided in the Texas Government Code.)**

Texas Government Code Section 551.071 Consultation with Attorney:

A. Discussion regarding a Development Agreement for Willard Tract (Louisiana)

B. Discussion regarding a Development Agreement for Legacy Branch

C. Discussion regarding a Development Agreement for Ramble Expansion

D. Discussion regarding a Development Agreement for Masonic Lodge (Property ID 2041418)

E. Discussion regarding right-of-way condemnation Choate Pkwy from Kinship Parkway to Roseland Parkway

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.074 Personnel Matters:

F. Deliberation regarding the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee: Fire Chief appointment and employment.

G. Deliberation regarding the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee: Director of Parks and Recreation appointment and employment.

H. Personnel investigation

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.087 Deliberation of Economic Development Negotiations:

I. Discussion regarding a performance agreement with NWC Tollway/Frontier, LP.

J. Discussion regarding Project Motor

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.072 Deliberation Regarding Real Property:

K. Discussion regarding the Ramble subdivision land acquisition

L. Discussion regarding acquisition of 312 E Ash Street

Reconvene into Open Session to consider and take action, if any, on matters discussed during Executive Session.

M. Consider and act on a resolution of the City Council of the City of Celina, Texas finding that a public necessity exists and authorizing condemnation to acquire rights of way totaling 1.061 acres and a temporary construction easements of 1.052 acres for municipal purposes to build and maintain a public roadway, including but not limited to, grading, such appurtenant facilities as may be necessary, and other public uses, on two real properties as portions of tracts of land generally described as being located in the Shelby Glass Survey, Abstract A0346, Property ID #2848008 and #2802386, and on real property as portion of a tract of land generally described as being located in the Jonathan Westover Survey, Abstract A1030, Property ID # 2706744, Collin County, Texas; such properties are generally located on the north and south sides of Choate Parkway east of Kinship Parkway, and being more particularly described herein; providing notice of an official determination to acquire real properties for rights of way and temporary construction easements, such appurtenant facilities as may be necessary, and other public uses; authorizing the city manager to obtain the necessary appraisal reports and make bona fide offers of just compensation for the rights of way and easements; ratifying prior documents made for acquisition of the rights of way and easements; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of the rights of way and easements on said tracts if negotiations are unsuccessful; appropriating funds from a lawful source; providing a cumulative repealer clause; providing a severability clause and providing for an effective date.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Discussion Regarding the Fiscal Year 2024-25 Proposed Budget.

B. Update regarding the Public Safety Campus Master Plan (Brawner)

C. Update to City Council regarding development of Senior Center Guidelines (Stovall)

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Recognition of Summer Reading Program finishers

B. EDC Local Business Report (McCarroll)

VI. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign one of the "Speaker Cards" and present to the City Secretary prior to the beginning of the City Council meeting. Speakers are limited to three (3) minutes. The Council can take no action. No charges and/or complaints will be heard against any elected official or employee of the city that are prohibited by law.

Please note Anyone wishing to furnish the City Council with copies/handouts regarding their item of interest must provide 9 copies and present them to the City Secretary for distribution to the City Council.

VII. CONSENT AGENDA:

Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the City Council.

A. Review and acceptance of the Quarterly Investment Report for the period ended June 30, 2024. (Bromiley)

B. Consider and act to accept the resignation of Bill Webber and declare a vacancy on the Economic Development Corporation Board of Directors. (Vaughns)

C. Consider and act to accept the resignation of Joy Martinez and declare a vacancy on the Library Board. (Vaughns)

D. Consider and act to award bid 2024-116 for the Rectangular Rapid-Flashing Beacon (RRFB) to Roadway Solutions, Inc., at the unit prices listed in the amount of $58,480.00 plus ten percent contingency in the amount of $5,848.00 for a total amount not to exceed $64,328.00. (Glasgow)

E. Consider and act to award bid 2024-109 to TechOps Specialty Vehicles, LLC for the outfitting of the Celina Public Library Bookmobile in the amount not to exceed $112,537.71. (Stovall)

F. Consider and act to authorize the city manager to enter into a right-of-way realignment and dedication agreement by and between the City of Celina and Pignataro Intl, LTD for West Glendenning Parkway. (Brawner)

G. Consider and act to authorize the city manager to enter into a right-of-way realignment and dedication agreement by and between the City of Celina and 10,000 Celina Road LLC for West Glendenning Parkway. (Brawner)

H. Consider and act to purchase fiber optic cable for the expansion of the City fiber network from Graybar Electric Company, Inc. through a cooperative contract with Omnia Public Sector for an amount not to exceed $60,333.28. (AAlexander)

I. Consider and act upon an Administrative Services and Office Space Agreement between the City of Celina and the Celina Economic Development Corporation. (Satarino)

J. Consider and act to authorize the City Manager to execute a cost-sharing agreement with Centurion America to construct arterial median lighting along Bothwell Boulevard for the amount of $273,612.63. (Glasgow)

K. Consider and act to authorize an agreement with Run Celina, LLC. to host a Downtown Turkey Trot. (Monaco)

L. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 11 acres within the Extraterritorial Jurisdiction (ETJ); generally located north of Frontier Parkway and approximately 400 feet west of Custer Road. (PISD Middle School 8 - C-3 Expedited Annexation Service Agreement) (Mohan)

M. Consider and act to approve a work authorization for testing services for the construction of Old Celina Park Playground with WSB, LLC, for an amount not to exceed $54,479.50. (Glasgow)

N. Consider and act to authorize the City Manager to execute a work authorization with Garver LLC for the design of a six million gallons (6MG) ground storage tank at the Celina Road Pump station site for an amount not to exceed $809,078.00. (Glasgow)

O. Consider and act to authorize the City Manager to execute a work authorization with Garver LLC (Garver) to obtain a Texas Commission on Environmental Quality (TCEQ) Texas Pollutant Discharge Elimination System (TPDES) Discharge permit for a new water reclamation facility (WRF) located on Parvin Road for an amount not to exceed $119,049.00. (Glasgow)

P. Consider and act on an amendment for design services for the construction of Choate Parkway from Kinship Parkway to Roseland Parkway with KFM, for an amount not to exceed $76,400.00. (Glasgow)

Q. Consider and act to authorize a change order with C. Green Scaping LP for an amount not to exceed $106,712.64 to add additional traffic control devices requested by the Texas Department of Transportation (TXDOT) to begin work on the Preston Road Green Ribbon project. (Glasgow)

R. Consider and act upon a resolution of the City of Celina, Texas, accepting a petition seeking the creation of the Ariana Public Improvement District within the corporate boundaries of the City and calling for a public hearing for the City Council's September 10, 2024, meeting. (Kearney)

S. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, approving Tax Increment Reinvestment Zone Number Eleven project expenditures; providing a severability clause; and providing an effective date. (Kearney)

T. Consider and act on an Ordinance amending Ordinance No. 2023-108 which adopted and approved the budget for fiscal year beginning October 1, 2023, and ending September 30, 2024, and make appropriations for each department, project, and account, by adopting an amended 2023-

2024 budget for the City of Celina reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)

U. Consider and act upon an Ordinance authorizing the release of the Drainage Easement dedicated to the City of Celina for a drainage channel to convey flows from Wilson Creek Meadows West Phase 1 to the flood plain. With the installation of storm infrastructure with Wilson Creek Meadows West Phase 2A and 2B the drainage channel and easement is no longer needed. (Glasgow)

V. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Cambridge Crossing Public Improvement District and providing an effective date. (Bromiley)

W. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Celina Hills Public Improvement District and providing an effective date. (Bromiley)

X. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Chalk Hill Public Improvement District and providing an effective date. (Bromiley)

Y. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Creeks of Legacy Public Improvement District and providing an effective date. (Bromiley)

Z. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Cross Creek Meadows Public Improvement District and providing an effective date. (Bromiley)

AA. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Edgewood Creek Public Improvement District and providing an effective date. (Bromiley)

BB. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Glen Crossing Public Improvement District and providing an effective date. (Bromiley)

CC. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Glen Crossing West Public Improvement District and providing an effective date. (Bromiley)

DD. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Harper Estates Public Improvement District and providing an effective date. (Bromiley)

EE. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Hillside Village Public Improvement District and providing an effective date. (Bromiley)

FF. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Lakes at Mustang Ranch Public Improvement District and providing an effective date. (Bromiley)

GG. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Legacy Hills Public Improvement District and providing an effective date. (Bromiley)

HH. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Mosaic Public Improvement District and providing an effective date. (Bromiley)

II. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Mustang Lakes Annex Public Improvement District and providing an effective date. (Bromiley)

JJ. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the North Sky Public Improvement District and providing an effective date. (Bromiley)

KK. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Ownsby Farms Public Improvement District and providing an effective date. (Bromiley)

LL. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Parks at Wilson Creek Public Improvement District and providing an effective date. (Bromiley)

MM. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Parvin Public Improvement District and providing an effective date. (Bromiley)

NN. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Sutton Fields East Public Improvement District and providing an effective date. (Bromiley)

OO. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Sutton Fields II Public Improvement District and providing an effective date. (Bromiley)

PP. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Ten Mile Creek Public Improvement District and providing an effective date. (Bromiley)

QQ. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for The Columns Public Improvement District and providing an effective date. (Bromiley)

RR. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Wells North Public Improvement District and providing an effective date. (Bromiley)

SS. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Wells South Public Improvement District and providing an effective date. (Bromiley)

TT. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Wilson Creek Meadows Public Improvement District and providing an effective date. (Bromiley)

VIII. PUBLIC HEARING/ACTION:

A. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 11 acres within the Extraterritorial Jurisdiction (ETJ); generally located north of Frontier Parkway and approximately 400 feet west of Custer Road, within the Extraterritorial Jurisdiction. (PISD Middle School 8 - C-3 Expedited Annexation) (Mohan)

B. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 46 acres to Community Facilities District (CF) zoning; generally located north of Frontier Parkway and approximately 400 feet west of Custer Road. (PISD Middle School 8 – Zoning) (Mohan)

C. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 6 acres within the Extraterritorial Jurisdiction (ETJ); generally located south of County Road 106 and approximately 3,300 feet east of Preston Road, within the Extraterritorial Jurisdiction. (Public Works Administration Office - C-3 Expedited Annexation) (Mohan)

D. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 6 acres to Community Facilities District (CF) zoning; generally located south of County Road 106 and approximately 3,300 feet east of Preston Road. (Public Works Administration Office – Zoning) (Mohan)

E. Conduct a public hearing to consider and act upon a Development Agreement on approximately 157 acres of land; generally located north of future J Fred Smith Parkway and approximately 520 feet east of future Celina Parkway, within the City Limits. (G-Bar – Development Agreement) (McAfee)

F. Conduct a public hearing to consider and act upon a Development Agreement on approximately 107 acres of land; generally located at the northeast corner of Legacy Drive and Clear Creek Parkway, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Legacy Branch – Development Agreement) (McAfee)

G. Conduct a public hearing to consider and act upon an Ordinance amending the City's Code of Ordinances, by amending Chapter 14: Zoning, Article 14.01: Administration and 14.03: Use Regulations, to modify batch plant regulations. (Batch Plants Zoning Ordinance Revision - Text Amendment) (McAfee)

IX. ACTION ITEM:

A. Consider and act upon a Resolution accepting the proposed property tax rate; establishing dates for public hearings on the proposed property tax rate and Fiscal Year 2024-2025 budget; providing for the dates for the City Council to approve the property tax rate and Fiscal Year 2024-2025 budget; and providing for publication of public hearing notices as provided by the Texas law. (Bromiley)

B. Consider and act upon an ordinance of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project); calling for redemption of certain currently outstanding bonds; approving and authorizing related agreements and an updated service and assessment plan; and providing an effective date. (Stovall)

C. Consider and act upon an ordinance of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Major Improvement Area Project); calling for redemption certain currently outstanding bonds; approving and authorizing related agreements and an updated service and assessment plan; and providing an effective date. (Bromiley)

D. Consider and act upon an ordinance of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project); calling for redemption certain currently outstanding bonds; approving and authorizing related agreements and an updated service and assessment plan; and providing an effective date. (Stovall)

E. Consider and act upon an ordinance of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Major Improvement Area Project); calling for redemption certain currently outstanding bonds; approving and authorizing related agreements and an updated service and assessment plan; and providing an effective date. (Stovall)

F. Consider and act upon an Ordinance adopting a Code of Ethics for Elected and Appointed Officials; providing findings; providing for a cumulative repealer clause; providing for savings; providing for severability; providing for engrossment and enrollment; and providing an effective date. (Ranc)

G. Consider and act to appoint a committee to review applications for board and commission appointments and set date for applicant interviews. (Vaughns)

X. ADJOURNMENT:

City Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of

large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551."I, the undersigned authority, do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at ____:_____ and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

Lauren Vaughns, TMRC
City Secretary

Date Notice Removed

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Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Linda Majeed
Date:	August 13, 2024
Re:	Choate Pkwy from Kinship Parkway to Roseland Parkway Right of Way Condemnation Resolution

Action Requested:
Consider and act on a resolution of the City Council of the City of Celina, Texas finding that a public necessity exists and authorizing condemnation to acquire rights of way totaling 1.061 acres and a temporary construction easements of 1.052 acres for municipal purposes to build and maintain a public roadway, including but not limited to, grading, such appurtenant facilities as may be necessary, and other public uses, on two real properties as portions of tracts of land generally described as being located in the Shelby Glass Survey, Abstract A0346, Property ID #2848008 and #2802386, and on real property as portion of a tract of land generally described as being located in the Jonathan Westover Survey, Abstract A1030, Property ID # 2706744, Collin County, Texas; such properties are generally located on the north and south sides of Choate Parkway east of Kinship Parkway, and being more particularly described herein; providing notice of an official determination to acquire real properties for rights of way and temporary construction easements, such appurtenant facilities as may be necessary, and other public uses; authorizing the city manager to obtain the necessary appraisal reports and make bona fide offers of just compensation for the rights of way and easements; ratifying prior documents made for acquisition of the rights of way and easements; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of the rights of way and easements on said tracts if negotiations are unsuccessful; appropriating funds from a lawful source; providing a cumulative repealer clause; providing a severability clause and providing for an effective date.

Background Information:
The City of Celina has an agreement with CCD-Coit Land, LLC, to construct Choate Parkway from Kinship Parkway to Roseland Parkway. The proposed roadway will require a hundred and twenty feet (120') of right-of-way (ROW) and will provide two lanes as interim condition, six

lanes as ultimate condition.

Staff is working on the acquisition of ROW and easements for the above-referenced project and intends to utilize the City's power of condemnation as a final resort; however, this roadway is a critical infrastructure and is necessary for transporting people and goods within the city and its environs. Upon approval of this Resolution, final offer letters will be sent to each property owner at the stated appraised value with a copy of the approved Resolution and appraisal.

Legal Review:
The City Attorney has reviewed the proposed Resolution for compliance to state law.

Supporting Documents:
1. Resolution

Financial Consideration:
Funding for the acquisition of the right of way will be paid from 2024 bonds.

Staff Recommendation:
Staff recommends approval.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS FINDING THAT A PUBLIC NECESSITY EXISTS AND AUTHORIZING CONDEMNATION TO ACQUIRE RIGHTS OF WAY TOTALING 1.061 ACRES AND TEMPORARY CONSTRUCTION EASEMENTS OF 1.052 ACRES FOR MUNICIPAL PURPOSES TO BUILD AND MAINTAIN A PUBLIC ROADWAY, INCLUDING BUT NOT LIMITED TO, GRADING, SUCH APPURTENANT FACILITIES AS MAY BE NECESSARY, AND OTHER PUBLIC USES, ON TWO REAL PROPERTIES AS PORTIONS OF TRACTS OF LAND GENERALLY DESCRIBED AS BEING LOCATED IN THE SHELBY GLASS SURVEY, ABSTRACT A0346, PROPERTY IDS #2848008 AND #2802386, AND ON REAL PROPERTY AS PORTION OF A TRACT OF LAND GENERALLY DESCRIBED AS BEING LOCATED IN THE JONATHAN WESTOVER SURVEY, ABSTRACT A1030, PROPERTY ID # 2706744, COLLIN COUNTY, TEXAS; SUCH PROPERTIES ARE GENERALLY LOCATED ON THE NORTH AND SOUTH SIDES OF CHOATE PARKWAY EAST OF KINSHIP PARKWAY, AND BEING MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE REAL PROPERTIES FOR RIGHTS OF WAY AND TEMPORARY CONSTRUCTION EASEMENTS, SUCH APPURTENANT FACILITIES AS MAY BE NECESSARY, AND OTHER PUBLIC USES; AUTHORIZING THE CITY MANAGER TO OBTAIN THE NECESSARY APPRAISAL REPORTS AND MAKE BONA FIDE OFFERS OF JUST COMPENSATION FOR THE RIGHTS OF WAY AND EASEMENTS; RATIFYING PRIOR DOCUMENTS MADE FOR ACQUISITION OF THE RIGHTS OF WAY AND EASEMENTS; AUTHORIZING LEGAL COUNSEL TO INSTITUTE EMINENT DOMAIN PROCEEDINGS ON BEHALF OF THE CITY FOR THE ACQUISITION OF THE RIGHTS OF WAY AND EASEMENTS ON SAID TRACTS IF NEGOTIATIONS ARE UNSUCCESSFUL; APPROPRIATING FUNDS FROM A LAWFUL SOURCE; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Celina, Texas ("City"), by authority of Chapter 251 of the Texas Local Government Code, Chapter 21 of the Texas Property Code and by virtue of Section 2.02 of the City Charter as a home-rule municipality, is authorized to initiate eminent domain proceedings to acquire real properties for a public purpose in order to install public utilities, including but not limited to, roadways, water lines and facilitate sewage collection, drainage, treatment, disposal, or emptying; and

WHEREAS, the City Council of the City of Celina ("City Council") has investigated and determined that, there is a public necessity for the acquisition, by eminent domain, of rights of way and temporary construction easements (these acquisitions are collectively referred to as the "Easements") on two tracts of land located in the Shelby Glass Survey, Abstract A0346, Property

ID's #2848008 and #2802386, and on a tract of land located in the Jonathan Westover Survey, Abstract A1030, Property ID #2706744, as recorded in the real property records of Collin County, generally located on the north and south sides of Choate Parkway east of Kinship Parkway, more specifically identified in Exhibits "A", and "B" attached hereto and incorporated herein for all purposes ("Properties") and it is the City's intent to acquire the necessary public rights of way and temporary construction easements on the Properties for the purpose of, among other municipal purposes, including but not limited to the installation and maintenance of a future roadway, grading, and other public uses; and

WHEREAS, the City Council has investigated and determined that the taking of said real property is necessary for public use; and

WHEREAS, it is necessary to establish procedures for determining the establishment and approval of just compensation for the Easements to be acquired by eminent domain as required by law; and

WHEREAS, the City Manager, or his designee, is required to make a bona fide offer, as defined by and in compliance with Chapter 21 of Texas Property Code, to acquire public rights of way and the temporary construction easements on the Properties for public use voluntarily from the owner(s) prior to moving forward with acquisition by eminent domain; and

WHEREAS, the City Manager, or his designee, will seek a third-party appraisal and will make bona fide final offers based on the appraisals to the owner(s) of the Properties, which may or may not be accepted by the Property's owner(s); and

WHEREAS, the City, through its authorized representatives, will make final offers based on the appraisals to the owner(s) of the Properties and may not agree upon the just compensation to be paid with the Property's owner(s), and hereby authorizes and directs the law firm of Messer & Fort ("Legal Counsel") to institute proceedings in eminent domain to acquire public rights of way and the temporary construction easements on the Properties.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS THAT:

SECTION 1: The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2: The City Council hereby officially determines that there is a public use and necessity for and the public welfare and convenience will be served by, the acquisition, by eminent domain, of rights of way totaling 1.061 acres and temporary construction easements of 1.052 acres

on the Properties, and it is the City's intent to acquire the public rights of way and the temporary construction easements for public use on the Properties as more specifically described in and depicted on Exhibits "A" and "B", attached hereto, specifically for the municipal purpose of a roadway and other public uses, which includes but not limited to the following municipal functions: installing and maintaining paving and grading, with such appurtenant facilities as may be necessary within the Easements.

SECTION 3: The City Council hereby authorizes the City Manager or his designee to obtain, review and accept a third party's appraisal report. In the event of failed attempts to negotiate with any owner(s) of a portion of the Properties after making a bona fide initial offer and a bona fide final offer, following receipt of the third party's appraisal, the City Council hereby authorizes the City Manager or designee to authorize and direct, on behalf of the City, Legal Counsel to commence and conduct all parts of the condemnation proceedings under the Texas Property Code, and other applicable law, for the acquisition of the rights of way and temporary construction easements on the Properties by eminent domain.

SECTION 4: The City Manager, or his designee, is hereby authorized to execute all documents necessary to acquire the public rights of way and the temporary construction easements on the Properties, on behalf of the City, whether by purchase or eminent domain. The City Council hereby ratifies any documents executed, prior to the effective date of this Resolution, by the City Manager which were necessary for the acquisition of the public rights of way and the temporary construction easements on the Properties.

SECTION 5: It is the intent of the City Council that this Resolution authorizes the condemnation of all Properties required for this project, more specifically described in, and depicted on Exhibits "A" and "B". If it is determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the Legal Counsel or her designee is authorized to have such errors corrected or revisions made without the necessity of obtaining new City Council resolution authorizing condemnation of the corrected or revised property.

SECTION 6: The amount to be paid, if any, for acquiring the Easements on the Properties will be appropriated from any lawful source.

SECTION 7. In the event that Special Commissioners appointed by the Court during condemnation proceedings return an award for just compensation to be paid by the City, Legal Counsel is hereby authorized to settle the lawsuit for that amount and the City's Finance Director is hereby authorized to issue a check from the appropriate fund in the amount of the Special Commissioners' award made payable to the owner(s) or to the County Clerk of Collin County, to be deposited into the registry of the Court, to enable the City to take possession of the Easements

on the Properties without further action of the City Council. If the City Manager believes such award should be appealed, the award may still be paid to take possession, but the City Manager shall put the question of whether to appeal on the next available city council agenda for consideration. If there is no such city council meeting before the deadline to appeal, the City Manager may direct Legal Counsel to file the appeal and then place on the next available city council agenda to either pursue or withdraw the appeal.

SECTION 8: Should any section, subsection, sentence, clause, or phrase of this Resolution be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Resolution shall remain in full force and effect. The City hereby declares that is would have passed this Resolution, and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9: This Resolution shall take effect immediately upon its passage and execution in accordance with the provisions of the Charter of the City of Celina.

PASSED AND APPROVED by a roll call vote in accordance with state law on this the 13th day of August 2024 at a regular meeting of the City Council of the City of Celina in which a quorum was present.

CITY OF CELINA

BY:_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Field, City Secretary

EXHIBIT A

Properties' Description

Property ID	Owner	Legal Description	City	State	Zip Code	Type of take	Take (acres)
2848008	Sovana Inc	Abs A0346 Shelby Glass Survey, 10.254 Acres	Celina	TX	75009	ROW	0.422
2802386	Sovana Inc	Abs A0346 Shelby Glass Survey, 7.5110 Acres	Celina	TX	75009	ROW/ TCE	0.348/ 0.841
2706744	Matt Garrabrants	Abs A1030 Jonathan Westover Survey, 1.6290 Acres	Celina	TX	75009	ROW/ TCE	0.291/ 0.211

Total ROW=1.061 acre
Total TCE= 1.052 acre

ROW-Right of Way
TCE-Temporary Construction Easements

EXHIBIT B

Legal Descriptions of Rights of Way and Temporary Construction Easements on the Properties

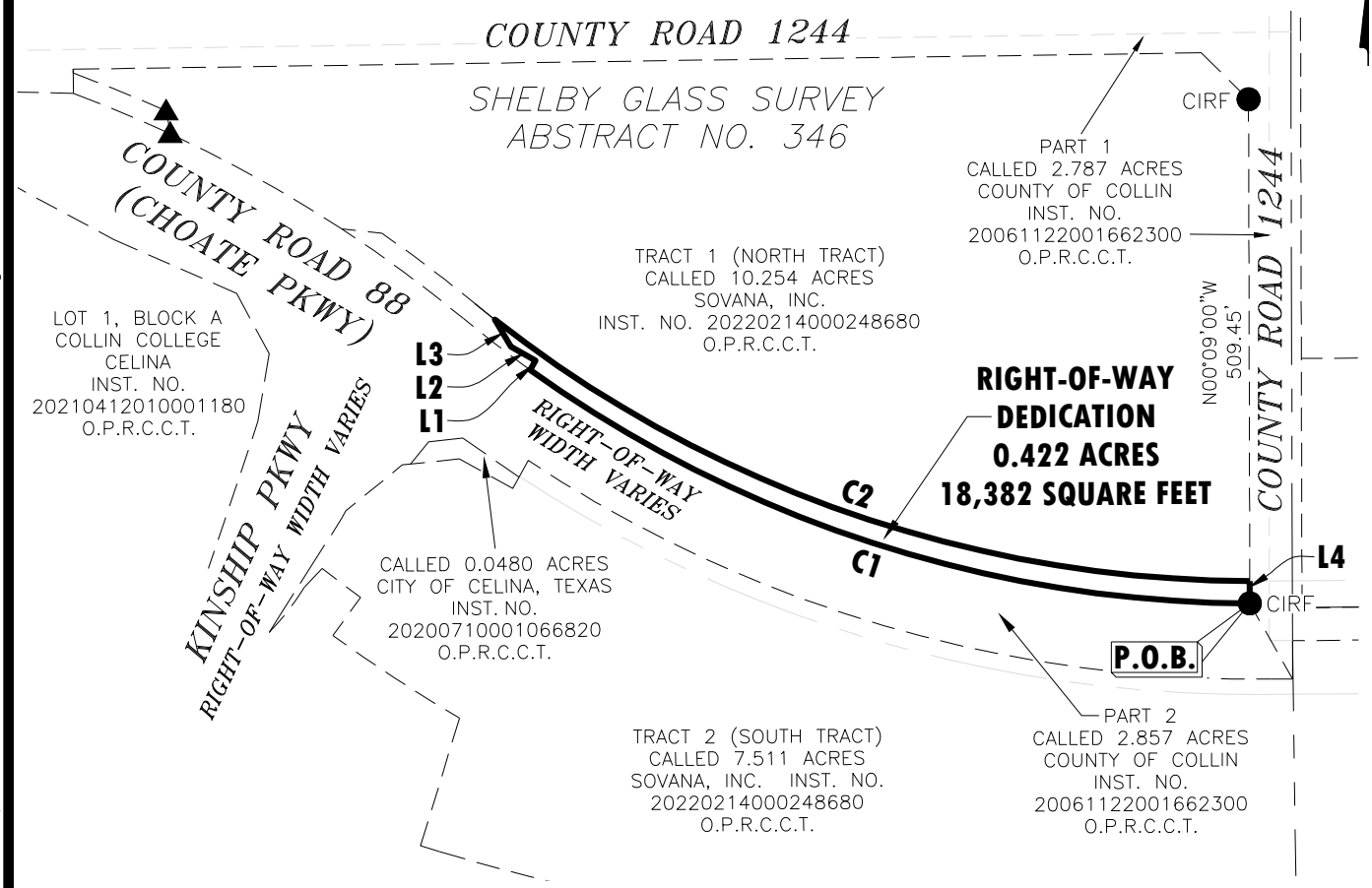
LEGEND / ABBREVIATIONS

— — — — —	ADJOINER LINE
———	BOUNDARY LINE
▲	NAIL FOUND
●	CAPPED IRON ROD FOUND
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
CIRF	CAPPED IRON ROD FOUND

GRAPHIC SCALE

0 200 400

1 INCH = 200 FT.



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	812.80'	1316.84'	35°21'54"	N72°01'05"W	799.96'
C2	860.65'	1297.95'	37°59'31"	S70°53'53"E	844.97'

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N29°11'10"E	11.59'
L2	N60°48'50"W	30.00'
L3	N30°48'50"W	33.35'
L4	S00°09'00"E	23.84'

RIGHT-OF-WAY DEDICATION
0.422 ACRES
A PORTION OF TRACT 1
(NORTH TRACT)
CALLED 10.254 ACRES
SOVANA, INC.
INST. NO. 20220214000248680
O.P.R.C.C.T.
SHELBY GLASS SURVEY,
ABSTRACT NO. 346
COLLON COUNTY, TEXAS

LANDPOINT
4100 INTERNATIONAL PLAZA
STE. 240
FORT WORTH, TX 76109
(817)554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

X:\2022\21-0300-11\Working\Base Maps\ROW DEDICATION\21-0300-11 CHOATE PARKWAY - 1 ROW.dwg

LEGAL DESCRIPTION

BEING a 0.422 acre (18,382 square foot) tract of land situated in the Shelby Glass Survey, Abstract No. 346, Collin County, Texas, and being a portion of a called 10.254 acre tract of land described as "Tract 1 North Tract" in the deed to Sovava, Inc. recorded in Instrument Number 20220214000248680, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a capped iron rod found at the Southeast corner of said called 7.511 acre tract and in the West right-of-way line of County Road 1244 and the in the North right-of-way line of County Road 88 (Choate Pkwy.) at the common Northeast corner of a called 2.857 acre tract described as "Part 2" in the right-of-way deed to Collin County recorded in 20061122001662300, O.P.R.C.C.T.;

THENCE with the South line of said called 10.0254 acre tract and the common North-right-of-way of said County Road 88 (Choate Pkwy.), having a radius of 1316.84 feet, a delta angle of 35° 21' 54.10", a cord bearing of N 72°01'05" W, a chord length of 799.96 feet, and an arc length of 812.80 feet;

THENCE with the South line of said 7.511 acre tract the following courses and distances:

N 29°11'10" E, a distance of 11.59 feet;

N 60°48'50" W, a distance of 30.00 feet;

N 30°48'50" W, a distance of 33.35 feet;

THENCE over and across said called 10.254 acre tract, with curve to the left, having a radius of 1297.95 feet, a delta angle of 37° 59' 31", a cord bearing of S 70°53'53" E, a chord length of 844.97 feet, and an arc length of 860.65 feet to the East line of said 7.511 acre tract and the common West right-of-way of County Road 1244, from which a capped iron rod found at the Northeast corner oif said called 10.254 acre tract bears N00°09'00"W a distance of 509.45 feet;

THENCE S 00°09'00" E, with said common line, a distance of 23.84 feet to the POINT OF BEGINNING and containing 0.422 acres or 18,382 square feet of land, more or less.

RIGHT-OF-WAY DEDICATION
0.422 ACRES
A PORTION OF TRACT 1
(NORTH TRACT)
CALLED 10.254 ACRES
SOVANA, INC.
INST. NO. 20220214000248680
O.P.R.C.C.T.
SHELBY GLASS SURVEY,
ABSTRACT NO. 346
COLLON COUNTY, TEXAS

I, Ted A. Gossett, certify that this plat was prepared under my direct supervision from a survey made on the ground on February 2, 2023, that this plat correctly represents the facts found at the time of said survey.

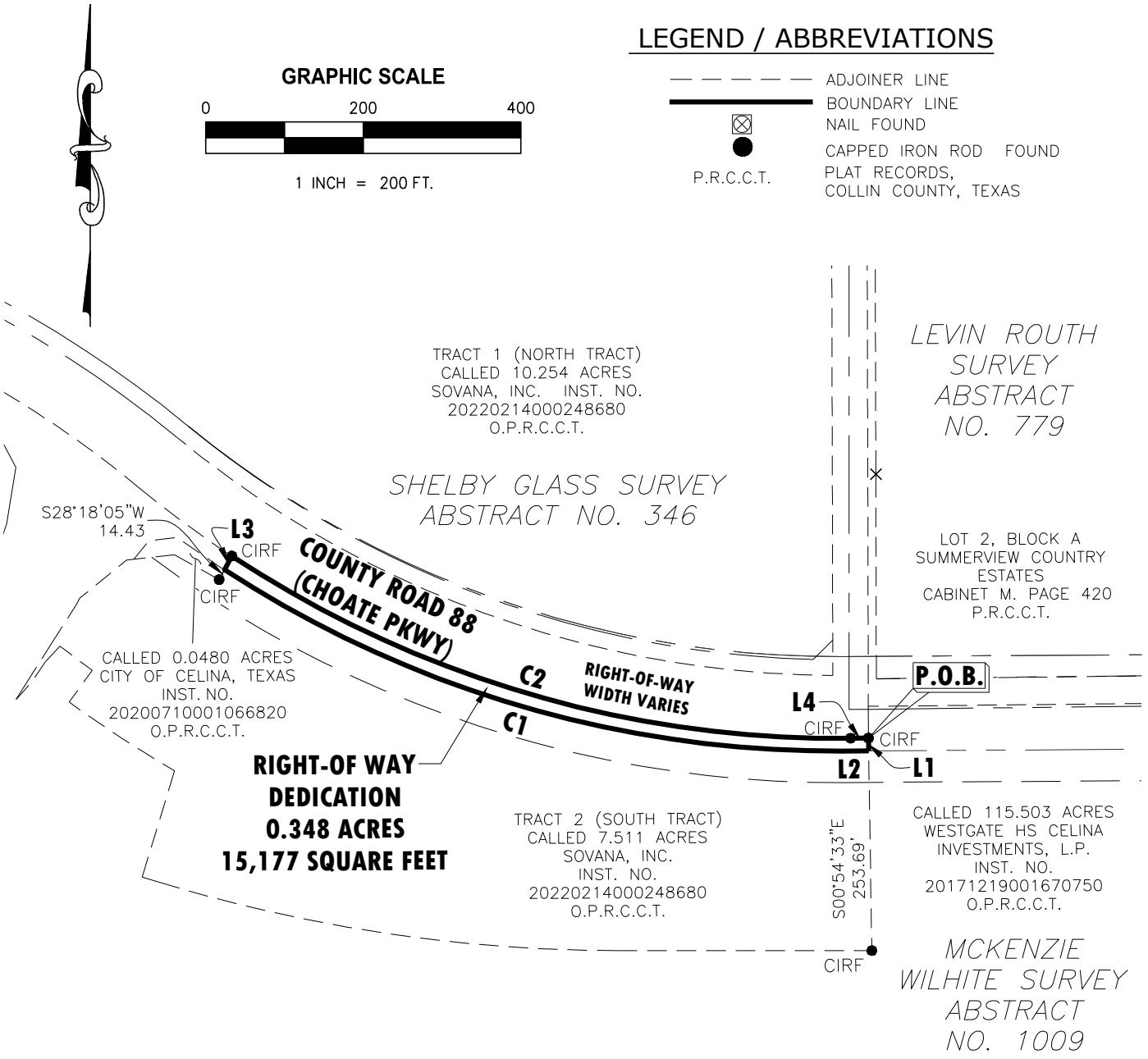
STATE OF TEXAS
REGISTERED
TED A. GOSSETT
5991
PROFESSIONAL
LAND SURVEYOR

Ted A. Gossett 1/18/2024

Ted A. Gossett Texas R.P.L.S. No. 5991

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X:\2022\21-0300-11\Working\Base Maps\ROW DEDICATION\21-0300-11 CHOATE PARKWAY - 1 ROW.dwg



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	827.77'	1416.84'	33°28'28"	N73°36'05"W	816.05'
C2	830.98'	1398.39'	34°02'51"	S73°34'27"E	818.81'

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S00°54'33"E	16.28'
L2	S89°39'44"W	34.89'
L3	N28°18'05"E	19.59'
L4	N89°02'16"E	22.81'

RIGHT-OF-WAY DEDICATION
0.348 ACRE PORTION OF
A CALLED 7.511 ACRE
SOVANA, INC.
INST. NO. 20220214000248680
SHELBY GLASS SURVEY
ABSTRACT NO. 346
COLLIN COUNTY, TEXAS

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TBPELS REG. NO. 10194220

X:\2022\21-0300-11\Working\Base Maps\ROW DEDICATION\21-0300-11 CHOATE PARKWAY -2.dwg

LEGAL DESCRIPTION

BEING a 0.348 acre (15,177 square foot) tract of land situated in the Shelby Glass Survey, Abstract No. 346, Collin County, Texas, and being a portion of a called 7.511 acre tract of land described as "Tract 2 South Tract" in the deed to Sovava, Inc. recorded in Instrument Number 20220214000248680, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a capped iron rod found at the Northeast corner of said called 7.511 acre tract and in the West line of a called 115.503 acre tract described in the deed to Westgate HS Celina Investments, L.P. recorded in instrument number 20171219001670750, O.P.R.C.C.T. in the South right-of-way line of County Road 88 (Choate Pkwy.);

THENCE S 00°54'33" E, with the East line of said called 7.511 acre tract and the common West line of said called 115.503 acre tract, a distance of 16.28 feet from which an iron rod found at the Southeast corner of said 7.511 acre tract bears S 00°54'33" E, a distance of 253.69 feet;

THENCE over and across said called 7.511 acre tract the following courses and distances:

S 89°39'44" W, a distance of 34.89 feet;

With a curve to the right, having a radius of 1416.84 a delta angle of 33°28'28", and a chord bearing of N 73°36'05" W, a chord length of 816.05 feet and an arc length of 827.77 feet to the West line of said 7.511 acre tract and the common East line of a called 0.0480 acre tract described it the deed to the City of Celina, Texas recorded in instrument number 20200710001066820, O.P.R.C.C.T, from which a capped iron rod bears S 28°18'05" W a distance of 14.43 feet;

THENCE N 28°18'05" E, with said common line a distance of 19.59 feet to a capped iron rod found at the Northwest corner of said 7.511 acre tact in the South right-of-way line of County Road 88 (Choate Pkwy.);

THENCE with the North line of said 7.511 acre tract and the common South right-of-way line of County Road 88 (Choate Pkwy.) the following courses and distances:

with a curve to the left, having a radius of 1398.39 a delta angle of 34°02' 51", and a chord bearing of S 73°34'27" E, a chord length of 818.81 feet, and an arc length of 830.98 feet,

N 89°02'16" E, a distance of 22.81 feet to the POINT OF BEGINNING and containing 0.348 acres or 15,177 square feet of land, more or less.

I, Ted A. Gossett, certify that this plat was prepared under my direct supervision from a survey made on the ground on February 2, 2023, that this plat correctly represents the facts found at the time of said survey.

STATE OF TEXAS
REGISTERED
TED A. GOSSETT
5991
PROFESSIONAL
LAND SURVEYOR

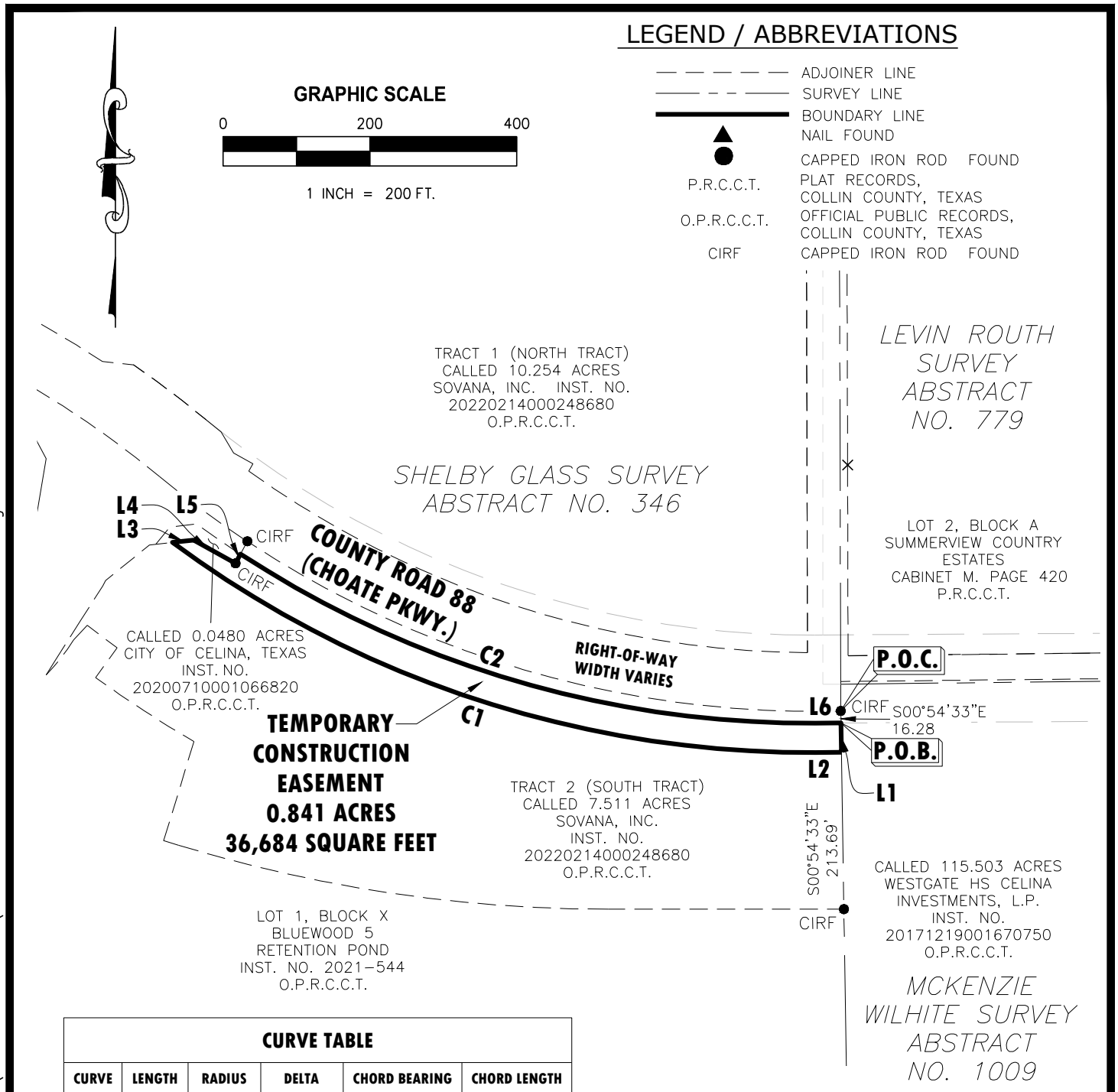
Ted A. Gossett 1/11/2024

Ted A. Gossett Texas R.P.L.S. No. 5991

RIGHT-OF-WAY DEDICATION
0.348 ACRE PORTION OF
A CALLED 7.511 ACRE
SOVANA, INC.
INST. NO. 20220214000248680
SHELBY GLASS SURVEY
ABSTRACT NO. 346
COLLIN COUNTY, TEXAS

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X:\2022\21-0300-11\Working\Base Maps\ROW DEDICATION\21-0300-11 CHOATE PARKWAY -2.dwg



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	937.36'	1456.84'	36°51'55"	N71°54'21"W	921.28'
C2	827.77'	1416.84'	33°28'28"	S73°36'05"E	816.05'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S00°54'33"E	40.00'
L2	S89°39'41"W	35.29'
L3	N83°45'04"E	29.17'
L4	S60°53'32"E	65.01'
L5	N28°18'05"E	14.43'
L6	N89°39'44"E	34.89'

TEMPORARY CONSTRUCTION EASEMENT
0.841 ACRES
A PORTION OF CALLED 7.511 ACRE
SOVANA, INC.
SHELBY GLASS SURVEY
ABSTRACT NO. 346
COLLIN COUNTY, TEXAS

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X:\2022\21-0300-11\Working\Base Maps\ROW DEDICATION\21-0300-11 CHOATE PARKWAY -2 TCE.dwg

LEGAL DESCRIPTION

BEING a 0.841 acre (36,684 square foot) tract of land situated in the Shelby Glass Survey, Abstract No. 346, Collin County, Texas, and being a portion of a called 7.511 acre tract of land described as "Tract 2 South Tract" in the deed to Sovava, Inc. recorded in Instrument Number 20220214000248680, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a capped iron rod found at the Northeast corner of said called 7.511 acre tract and in the West line of a called 115.503 acre tract described in the deed to Westgate HS Celina Investments, L.P. recorded in instrument number 20171219001670750, O.P.R.C.C.T. in County Road 88 (Choate Pkwy.);

THENCE S 00°54'33" E, with the East line of said called 7.511 acre tract and the common West line of said called 115.503 acre tract, a distance of 16.28 feet to the POINT OF BEGINING;

THENCE S 00°54'33" E, with said common line a distance of 40.00 feet, from which a capped iron rod found at the Southeast said 7.511 acre tract bears S 00°54'33" E, a distance of 213.69 feet;

THENCE over and across said called 7.511 acre tract the following courses and distances:

S 89°39'41" W, a distance of 35.29 feet;

With a curve to the right, having a radius of 1456.84, a delta angle of 36° 51' 55", and a chord bearing N 71°54'21" W, a chord length of 921.28 feet and an arc length of 937.36 feet to a North line of said 7.511 acre tract and the common Souhh line of a called 0.0480 acre tract described it the deed to the City of Celina, Texas recorded in instrument number 20200710001066820, O.P.R.C.C.T;

THENCE with said common line the following courses and distances:

N 83°45'04" E, a distance of 29.17 feet;
S 60°53'32" E, a distance of 65.01 feet to a capped iron rod found;
N 28°18'05" E, a distance of 14.43 feet, from which a capped iron rod found bears N 28°18'05" E a distance of 19.59 feet;

THENCE over and across said called 7.511 acre tract the following courses and distances:

With a curve to the left, having a radius of 1416.84, a delta angle of 33° 28' 28", and a chord bearing of S 73°36'05" E, a chord length of 816.05 feet, and an arc length of 827.77 feet,

N 89°39'44" E, a distance of 34.89 feet to the POINT OF BEGINNING and containing 0.841 acres or 36,684 square feet of land, more or less.

I, Ted A. Gossett, certify that this plat was prepared under my direct supervision from a survey made on the ground on February 2, 2023, that this plat correctly represents the facts found at the time of said survey.

STATE OF TEXAS
REGISTERED
TED A. GOSSETT
5991
PROFESSIONAL
LAND SURVEYOR

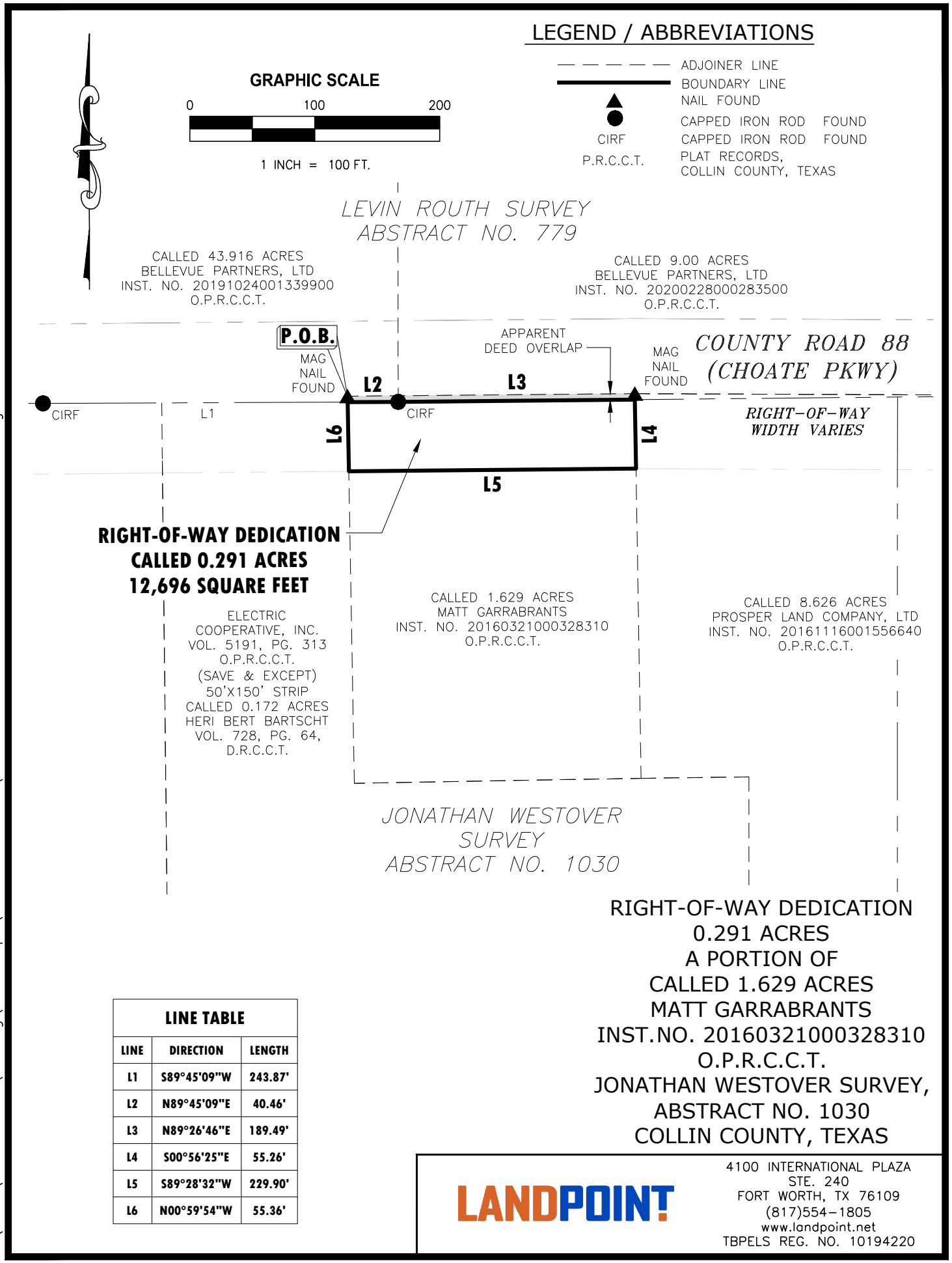
Ted A. Gossett 1/12/2024

Ted A. Gossett Texas R.P.L.S. No. 5991

TEMPORARY CONSTRUCTION EASEMENT
0.841 ACRES
A PORTION OF
A CALLED 7.511 ACRE
SOVANA, INC.
SHELBY GLASS SURVEY
ABSTRACT NO. 346
COLLIN COUNTY, TEXAS

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LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°45'09"W	243.87'
L2	N89°45'09"E	40.46'
L3	N89°26'46"E	189.49'
L4	S00°56'25"E	55.26'
L5	S89°28'32"W	229.90'
L6	N00°59'54"W	55.36'

RIGHT-OF-WAY DEDICATION
0.291 ACRES
A PORTION OF
CALLED 1.629 ACRES
MATT GARRABRANTS
INST.NO. 20160321000328310
O.P.R.C.C.T.
JONATHAN WESTOVER SURVEY,
ABSTRACT NO. 1030
COLLIN COUNTY, TEXAS

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X:\2022\21-0300-11\Working\Base Maps\ROW DEDICATION\21-0300-11 CHOATE PARKWAY - 13 ROW.dwg

LEGAL DESCRIPTION

BEING a 0.291 acre (12,696 square foot) acre tract of land situated in the Jonathan Westover Survey, Abstract Number 1030, Collin County, Texas and being a portion of a called 1.629 acre tract described in the deed Matt Garrabrants recorded in instrument number 20160321000328310, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a point in the South line of a called 43.916 acre tract described in the deed to Bellevue Partners, LTD recorded in instrument number 20191024001339900, O.P.R.C.C.T., being in County Road 88, (Choate Pkwy.); from which a capped iron rod in the South line of said 43.916 acre tract bears S 89°45'09" W a distance of 243.87 feet;

THENCE N 89°49'09" E, with the South line of said called 43.916 acre tract, and along County Road 88, (Choate Pkwy.) a distance of 40.46 feet to a capped iron rod found at the Southeast corner thereof and being the Southwest corner of a called 9.00 acre tract described in the deed to Bellevue Partners, LTD recorded in instrument number 20200228000283500, O.P.R.C.C.T.;

THENCE N 89°26'46" E, with the South line of said 9.00 acre tract, a distance of 189.49 feet to the East line of said 1.629 acre tract and the common West line of called 8.626 acre tract described in the deed to Prosper Land Company, LTD recorded in instrument number 20161116001556640, O.P.R.C.C.T.;

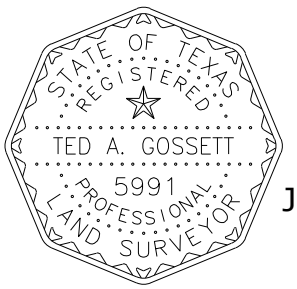
THENCE S 00°56'25" E, with said common line, a distance of 55.26 feet;

THENCE S 89°28'32" W, over and across said called 1.629 acre tract, a distance of 229.90 feet to the West line of said called 1.629 acre tract;

THENCE N 00°59'54" W, with the said West line, a distance of 55.36 feet to the POINT OF BEGINNING and containing 0.291 acres or 12,696 square feet of land, more or less.

RIGHT-OF-WAY DEDICATION
0.291 ACRES
A PORTION OF
CALLED 1.629 ACRES
MATT GARRABRANTS
INST.NO.
20160321000328310
O.P.R.C.C.T.
JONATHAN WESTOVER SURVEY,
ABSTRACT NO. 1030
COLLIN COUNTY, TEXAS

I, Ted A. Gossett, certify that this plat was prepared under my direct supervision from a survey made on the ground on February 2, 2023, that this plat correctly represents the facts found at the time of said survey.

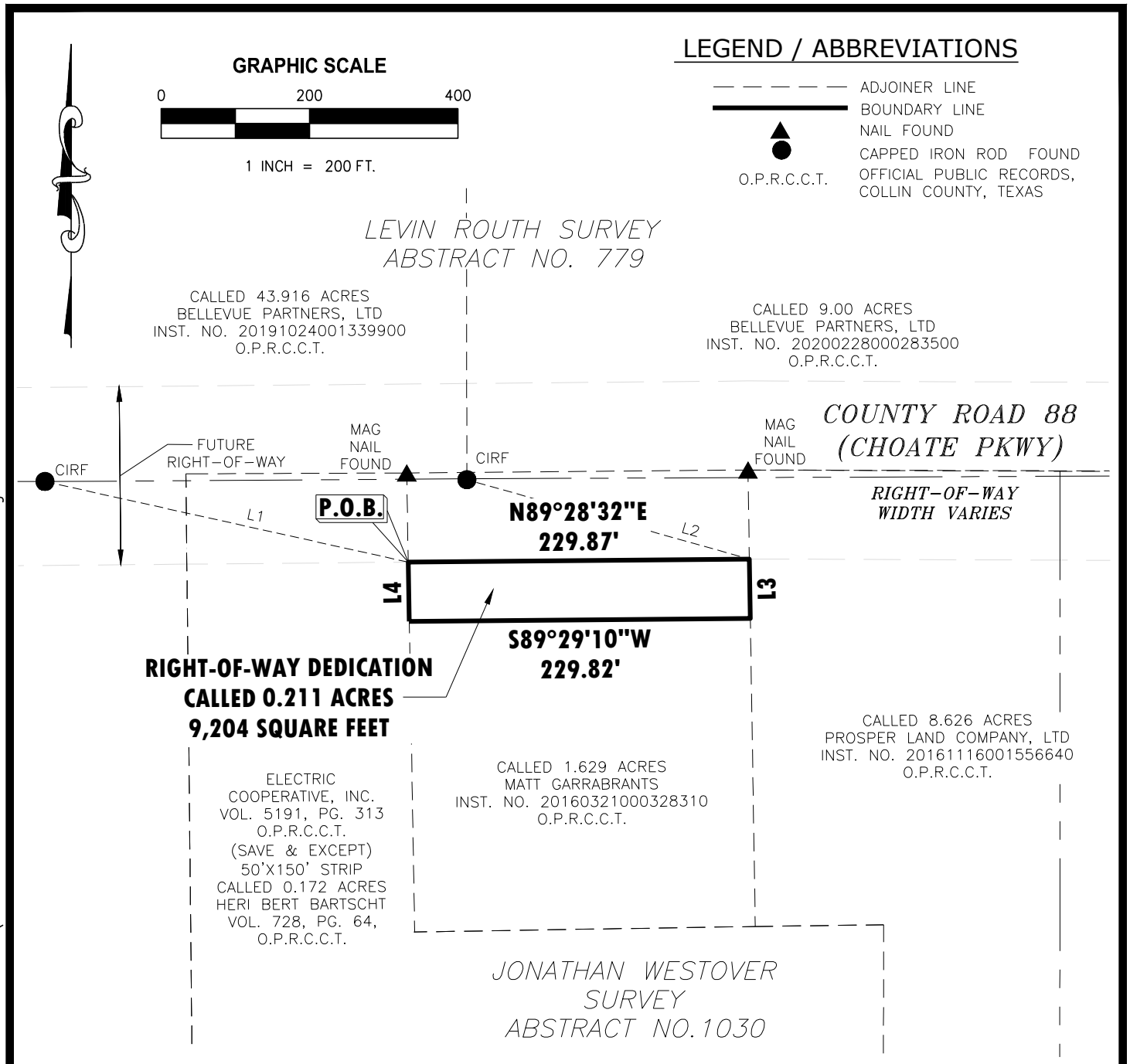


Ted A. Gossett 2-06-2024

Ted A. Gossett Texas R.P.L.S. No. 5991

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LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N77°29'47"W	250.78'
L2	N74°19'31"W	197.72'
L3	S00°55'11"E	40.01'
L4	N00°59'54"W	39.97'

TEMPORARY CONSTRUCTION EASEMENT
0.211 ACRES
A PORTION OF
CALLED 1.629 ACRES
MATT GARRABRANTS
INST. NO. 20160321000328310
O.P.R.C.C.T.
JONATHAN WESTOVER SURVEY,
ABSTRACT NO. 1030
COLLIN COUNTY, TEXAS

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X:\2022\21-0300-11\Working\Base Maps\ROW DEDICATION\21-0300-11 CHOATE PARKWAY - 13 TCE.dwg

LEGAL DESCRIPTION

BEING a 0.211 acre (9,204 square foot) tract of land situated in the Jonathan Westover Survey, Abstract Number 1030, Collin County, Texas and being a portion of a called 1.629 acre tract described in the deed Matt Garrabrants recorded in instrument number 20160321000328310, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a point in the West line of said called 1.629 acre tract from which a capped iron rod found in the South line of a called 43.916 acre tract described in a deed to Bellview Partners, LTD, recorded in instrument number 20191024001339900, O.P.R.C.C.T, being in County Road 88 (Choate Pkwy.) bears N 77°29'44" W, a distance of 250.78 feet;

THENCE N 89°28'32 E, over and across said called 1.629 acre tract, a distance of 229.87 feet to the East line thereof and the common West line of a called 8.626 acre tract described in the deed to Prosper Land Company, LTD instrument number 20161116001556640, O.P.R.C.C.T. from which a capped iron rod found at the Southwest corner of said called 42.916 acre tract bears N 74°19'31" W, a distance of 197.72 feet;

THENCE S 00°55'11" E, with said common line, a distance of 40.01 feet;

THENCE S 89°29'10" W, over and across said called 1.629 acre tract, a distance of 229.82 feet to the West line of said called 1.629 acre tract;

THENCE N 00°59'54" W, with the West line of said called 1.629 acre tract, a distance of 39.97 feet to the POINT OF BEGINNING and containing 0.211 acres or 9,204 square feet of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT
0.211 ACRES
A PORTION OF
CALLED 1.629 ACRES
MATT GARRABRANTS
INST. NO. 20160321000328310
O.P.R.C.C.T.
JONATHAN WESTOVER SURVEY,
ABSTRACT NO. 1030
COLLIN COUNTY, TEXAS

I, Ted A. Gossett, certify that this plat was prepared under my direct supervision from a survey made on the ground on February 2, 2023, that this plat correctly represents the facts found at the time of said survey.

STATE OF TEXAS
REGISTERED
TED A. GOSSETT
5991
PROFESSIONAL
LAND SURVEYOR

Ted A. Gossett 1/24/2024

Ted A. Gossett Texas R.P.L.S. No. 5991

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TBPELS REG. NO. 10194220

X:\2022\21-0300-11\Working\Base Maps\ROW DEDICATION\21-0300-11 CHOATE PARKWAY - 13 TCE.dwg

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robert Ranc, City Manager
CC:	
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Discussion Regarding the Fiscal Year 2024-25 Proposed Budget.

Action Requested:
Discussion Regarding the Fiscal Year 2024-25 Proposed Budget.

Background Information:
On July 31, 2024, the City Manager's Proposed Budget for Fiscal Year 2024 - 2025 (Proposed Budget) was presented to City Council at a Special Council Work Session. The Proposed Budget's primary focus areas are development-related operations, public safety, infrastructure maintenance, fiscal sustainability, and employee compensation and benefits. The Council asked and received additional clarification and additional information for several items during the work session. Among follow-up items, staff will evaluate the City's commercial development fees to ensure they are in line with the region as part of the proposed master fee schedule (Fee Schedule) for 2025. The proposed 2025 Fee Schedule will be presented for Council's consideration in Fall 2024.

The purpose of this item is to provide a brief overview of the Proposed Budget and an opportunity for the Council to provide any additional feedback it may have prior to considering the Proposed Budget for adoption. Council will consider the adoption of the FY 2024-2025 Budget and tax rate, as well as a required property tax increase ratification (since the budget is based on the Voter Approval Tax Rate and will increase property taxes), at the Regular City Council Meeting on September 10, 2024.

Legal Review:
N/A

Supporting Documents:

1. Staff Presentation

Financial Consideration:
N/A

Staff Recommendation:
N/A

City Manager's Proposed Budget
FY 2024-25

City Council Meeting
August 13, 2024



BUDGET DRIVERS

Fastest Growing City in America

- The City's population is projected to increase by **11,015** from 43,039 to **54,054** in FY 2025
- On pace to issue more than 2,600 single family home permits for FY 2024, up from 2,220
- Increasing demand for services for development-related operations, public safety and infrastructure

Meeting Today's Needs while Planning for the Future

- Budget prepared based on the guiding principles established in City's Strategic Plan, Comprehensive Plan, and Core Values

Fiscal Responsibility

- Five-Year Budget Forecast provided for all major funds – provide an understanding of the budget impact of this year's decisions on future budgets
- Healthy fund balances for all major funds and economic stabilization fund

BUDGET FOCUS AREAS – ALL FUNDS

- Development-Related Activities
- Public Safety
- Infrastructure Maintenance
- Fiscal Responsibility
- Employee Compensation & Benefits

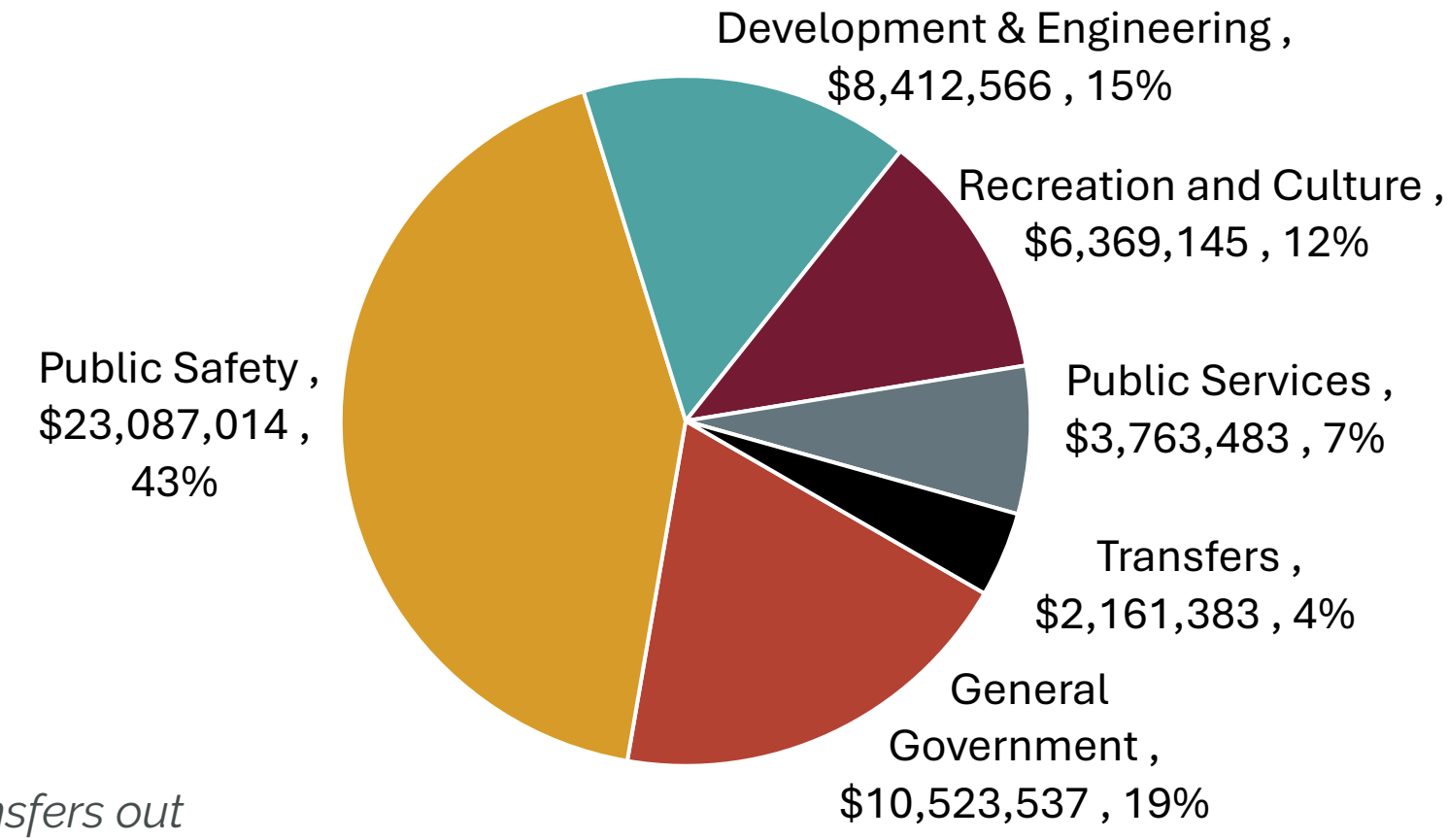
GENERAL FUND

GENERAL FUND 5-YEAR FORECAST

	Actual 2022-23	Budget 2023-24	Estimate 2023-24	Proposed 2024-25	Projected 2025-26	Projected 2026-27	Projected 2027-28	Projected 2028-29
Beginning Fund Balance	**$ 23,462,308**	**$ 12,097,059**	**$ 25,102,006**	**$ 14,413,444**	**$ 13,822,030**	**$ 14,408,850**	**$ 15,135,174**	**$ 16,505,780**
Revenues								
Property Tax	12,108,227	16,672,043	16,672,043	20,946,451	23,144,428	25,290,234	28,961,497	30,899,443
Sales Tax	3,874,132	3,442,500	3,977,600	4,526,900	5,142,128	6,592,683	7,524,425	8,684,276
Development Fees	21,738,227	14,400,000	18,375,000	17,800,000	18,400,000	18,725,000	19,175,000	19,475,000
Other Taxes	1,026,997	1,075,050	1,142,700	1,308,200	1,466,300	1,634,500	1,803,000	1,934,500
Charges for Service & Fines	3,355,784	3,106,440	3,060,585	3,266,110	3,388,125	3,590,516	3,763,302	3,940,502
Interest Income	1,503,060	1,000,000	1,000,000	1,500,000	1,750,000	2,000,000	2,250,000	2,500,000
Contributions & Other	2,615,635	2,791,205	2,806,183	3,108,987	2,501,440	2,104,624	2,249,817	2,412,019
Transfers In	930,999	980,000	980,000	1,269,066	1,317,146	1,372,660	1,429,090	1,486,462
Total Revenues	**$ 47,153,063**	**$ 43,467,238**	**$ 48,014,111**	**$ 53,725,714**	**$ 57,109,567**	**$ 61,310,217**	**$ 67,156,131**	**$ 71,332,203**
Expenditures								
Personnel	23,371,504	30,034,436	30,633,070	35,683,298	36,728,047	39,330,433	41,974,632	45,276,197
Personnel Development	666,543	772,036	776,832	867,073	852,296	917,426	982,040	1,064,631
Legal & Professional Services	2,742,915	3,242,724	3,402,705	4,262,612	4,647,154	5,058,272	5,440,604	5,921,389
Materials & Supplies	2,107,476	2,811,793	2,814,385	3,487,241	3,536,677	3,944,262	4,372,623	4,884,598
Maintenance & Repair	1,196,334	1,436,299	1,449,872	1,828,830	1,976,826	2,184,552	2,410,607	2,664,540
Other	3,133,458	4,016,978	4,249,639	4,979,592	5,067,852	5,462,458	5,907,110	6,424,360
Capital	694,596	1,007,912	1,037,912	1,047,099	40,110	41,253	42,431	43,644
Decision Packages	-	-	-	-	2,374,561	2,307,035	3,277,130	2,774,085
Total Expenditures	**$ 33,912,826**	**$ 43,322,178**	**$ 44,364,415**	**$ 52,155,745**	**$ 55,223,522**	**$ 59,245,693**	**$ 64,407,178**	**$ 69,053,443**
Net Income	**$ 13,240,236**	**$ 145,060**	**$ 3,649,696**	**$ 1,569,969**	**$ 1,886,045**	**$ 2,064,524**	**$ 2,748,953**	**$ 2,278,760**
Other Financing Sources & (Uses)								
Transfers VERF	(845,914)	(988,258)	(988,258)	(1,115,760)	(1,149,233)	(1,183,710)	(1,219,221)	(1,255,798)
Transfers Capital	(10,500,000)	-	(13,350,000)	(750,000)	-	-	-	-
Transfer Fleet	-	-	-	(295,623)	(149,992)	(154,491)	(159,126)	(163,900)
Total Other Financing Sources & (Use	**$ (11,345,914)**	**$ (988,258)**	**$ (14,338,258)**	**$ (2,161,383)**	**$ (1,299,224)**	**$ (1,338,201)**	**$ (1,378,347)**	**$ (1,419,698)**
Restricted Fund Balance	$ 254,624	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Ending Fund Balance	**$ 25,102,006**	**$ 11,253,861**	**$ 14,413,444**	**$ 13,822,030**	**$ 14,408,850**	**$ 15,135,174**	**$ 16,505,780**	**$ 17,364,842**
Fund Balance % of Expenditures	**55%**	**25%**	**25%**	**25%**	**25%**	**25%**	**25%**	**25%**

GENERAL FUND EXPENSES BY FUNCTION

General Fund Expenses by Function in Millions: $54,317,128



Includes transfers out

PROPERTY TAX

Certified Values in Billions

Tax Year	2021	2022	2023	2024
Base Tax Value	$2.411	$3.501	$5.140	$6.720
New Construction	$0.360	$0.705	$0.846	$1.328
Net Tax Value	$2.771	$4.206	$5.986	$8.049
Change in Net Tax Value	$0.622	$1.435	$1.781	$2.062
% Change	28.94%	51.78%	42.34%	34.45%
Average Taxable Value	$391,372	$440,281	$512,151	$567,574

PROPERTY TAX

Proposed Property Tax Rate

Type	Rate
Maintenance & Operation	$0.287061 / $100
Interest & Sinking (Debt Service)	$0.311107 / $100
Total Proposed Tax Rate	$0.598168 / $100

No-New-Revenue Tax Rate	**$0.566421 / $100**
Voter Approval Tax Rate	**$0.598168 / $100**

PROPERTY TAX

Property Tax Rate History

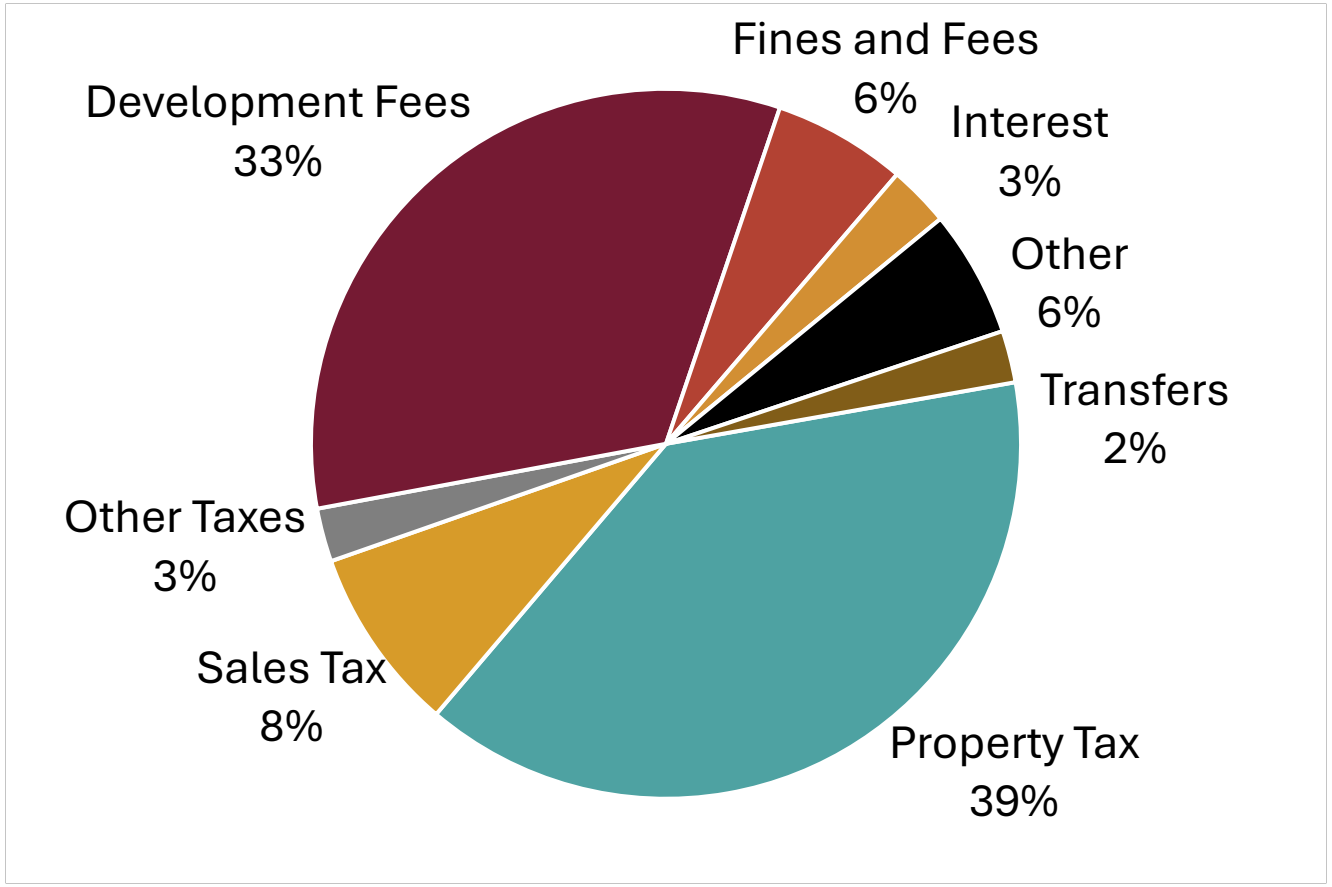
Fiscal Year	M&O Rate	I&S Rate	Total Rate
FY 2024-25 Proposed	$0.287061	$0.311107	$0.598168
FY 2023-24	$0.315878	$0.296276	$0.612154
FY 2022-23	$0.372702	$0.262057	$0.634759
FY 2021-22	$0.429385	$0.215615	$0.645000
FY 2020-21	$0.453125	$0.191875	$0.645000

GENERAL FUND TOTAL NEW REVENUE

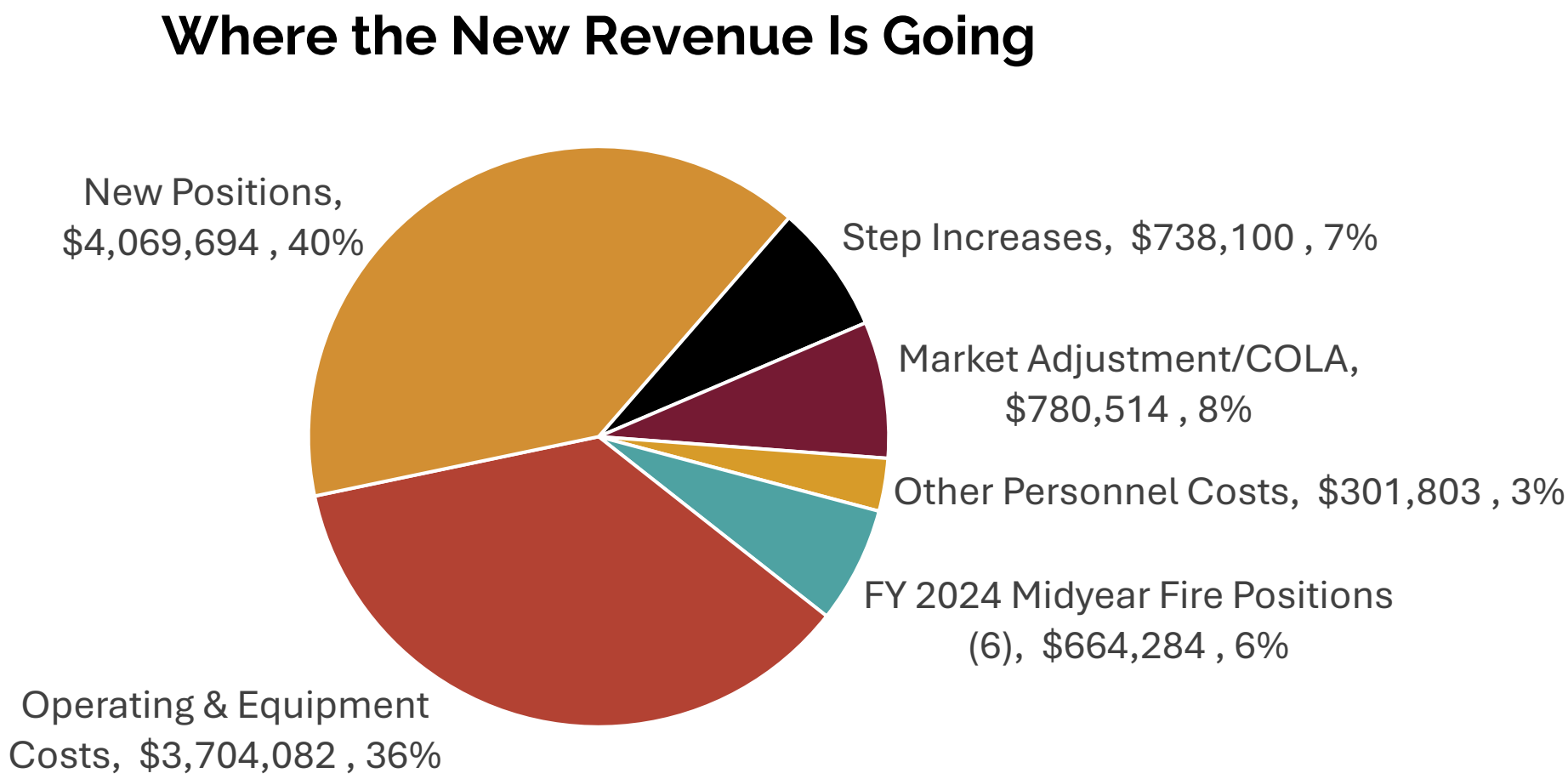
Revenue Category	FY 2024 Budget	FY 2025 Proposed	New Revenue
Property Tax	$16,672,043	$20,946,451	$4,274,408
Sales Tax	3,442,500	4,526,900	1,084,400
Development Fees	14,400,000	17,800,000	3,400,000
Fines and Charges	3,106,440	3,266,110	159,670
Other Taxes	1,075,050	1,308,200	233,150
Interest	1,000,000	1,500,000	500,000
Contributions/Other	2,791,205	3,108,987	317,782
Transfers In	980,000	1,269,066	289,066
Total	**$43,467,238**	**$53,725,714**	**$10,258,476**

GENERAL FUND REVENUE

Total General Fund Revenue by Category: $53,725,714



GENERAL FUND USE OF NEW REVENUE

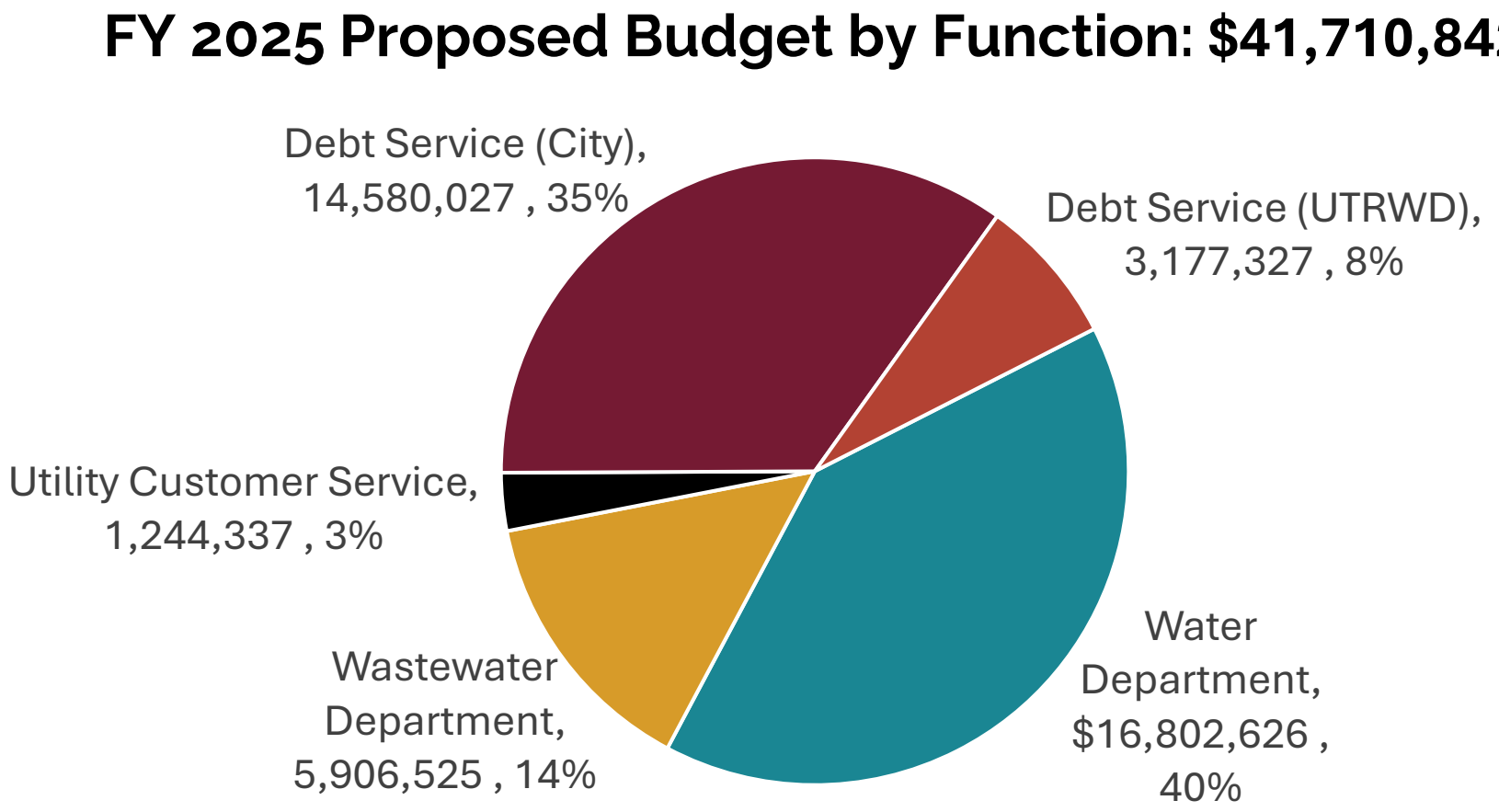


PROPRIETARY FUNDS

WATER UTILITIES 5-YEAR FORECAST

	Actual 2022-23	Budget 2023-24	Estimate 2023-24	Proposed 2024-25	Projected 2025-26	Projected 2026-27	Projected 2027-28	Projected 2028-29
Beginning Fund Balance	**$ 19,762,509**	**$ 18,885,751**	**$ 21,815,512**	**$ 18,892,284**	**$ 19,643,320**	**$ 20,495,723**	**$ 24,318,022**	**$ 28,356,819**
Revenues								
Water Sales	16,217,006	17,268,000	18,800,000	21,620,000	24,646,800	29,509,995	35,341,510	42,253,923
Wastewater Sales	9,359,162	10,200,000	11,500,000	13,225,000	15,076,500	22,631,699	29,493,197	34,723,341
Connection Fees	6,682,788	5,512,500	7,450,000	6,800,000	6,800,000	6,800,000	6,800,000	6,800,000
Meter Revenue	928,896	700,000	700,000	660,000	660,000	660,000	660,000	660,000
Developer Revenue	650,000	750,000	750,000	750,000	775,000	775,000	-	-
Fines & Fees	212,567	144,400	227,400	241,400	261,400	271,400	281,400	291,400
Miscellaneous Revenue	133,721	60,000	60,000	25,000	25,000	25,000	25,000	25,000
Interest Income	1,615,778	1,300,000	2,240,000	2,200,000	2,200,000	2,200,000	2,220,000	2,220,000
Other Revenue	$ 12,182,293	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000
Total Revenues	**$ 47,982,209**	**$ 36,334,900**	**$ 42,127,400**	**$ 45,921,400**	**$ 50,844,700**	**$ 63,273,094**	**$ 75,221,107**	**$ 87,373,664**
Expenditures								
Water Department	13,404,187	13,262,118	13,248,434	16,802,626	19,699,690	23,183,998	27,568,773	32,029,559
Wastewater Department	15,761,088	4,321,187	4,628,800	5,906,525	6,220,718	7,079,439	8,294,601	9,589,308
Utility Customer Service	1,022,054	1,014,614	1,078,018	1,244,337	1,415,396	1,606,396	1,792,419	1,983,760
Fleet	109,253	-	-	-	-	-	-	-
Debt Service (City)	7,907,057	12,994,746	12,994,746	14,580,027	16,935,823	19,860,336	23,203,524	26,142,272
Debt Service (UTRWD)	1,702,085	1,779,835	1,779,835	3,177,327	5,984,322	7,851,844	9,115,669	8,932,076
Total Expenditures	**$ 39,905,724**	**$ 33,372,500**	**$ 33,729,833**	**$ 41,710,842**	**$ 50,255,949**	**$ 59,582,013**	**$ 69,974,986**	**$ 78,676,975**
Net Income	**$ 8,076,486**	**$ 2,962,400**	**$ 8,397,567**	**$ 4,210,558**	**$ 588,751**	**$ 3,691,081**	**$ 5,246,121**	**$ 8,696,689**
Other Financing Sources & (Uses)								
Transfers In	46,500	-	-	-	1,800,000	1,750,000	500,000	-
Transfers Out	(6,069,982)	(5,820,795)	(11,320,795)	(3,459,522)	(1,536,348)	(1,618,782)	(1,707,324)	(1,802,520)
Total Other Financing Sources & (Uses	**$ (6,023,482)**	**$ (5,820,795)**	**$ (11,320,795)**	**$ (3,459,522)**	**$ 263,652**	**$ 131,218**	**$ (1,207,324)**	**$ (1,802,520)**
Ending Fund Balance	**$ 21,815,512**	**$ 16,027,356**	**$ 18,892,284**	**$ 19,643,320**	**$ 20,495,723**	**$ 24,318,022**	**$ 28,356,819**	**$ 35,250,988**
Fund Balance % of Expenditures	**47%**	**41%**	**42%**	**43%**	**40%**	**40%**	**40%**	**44%**

WATER UTILITIES EXPENSES BY FUNCTION



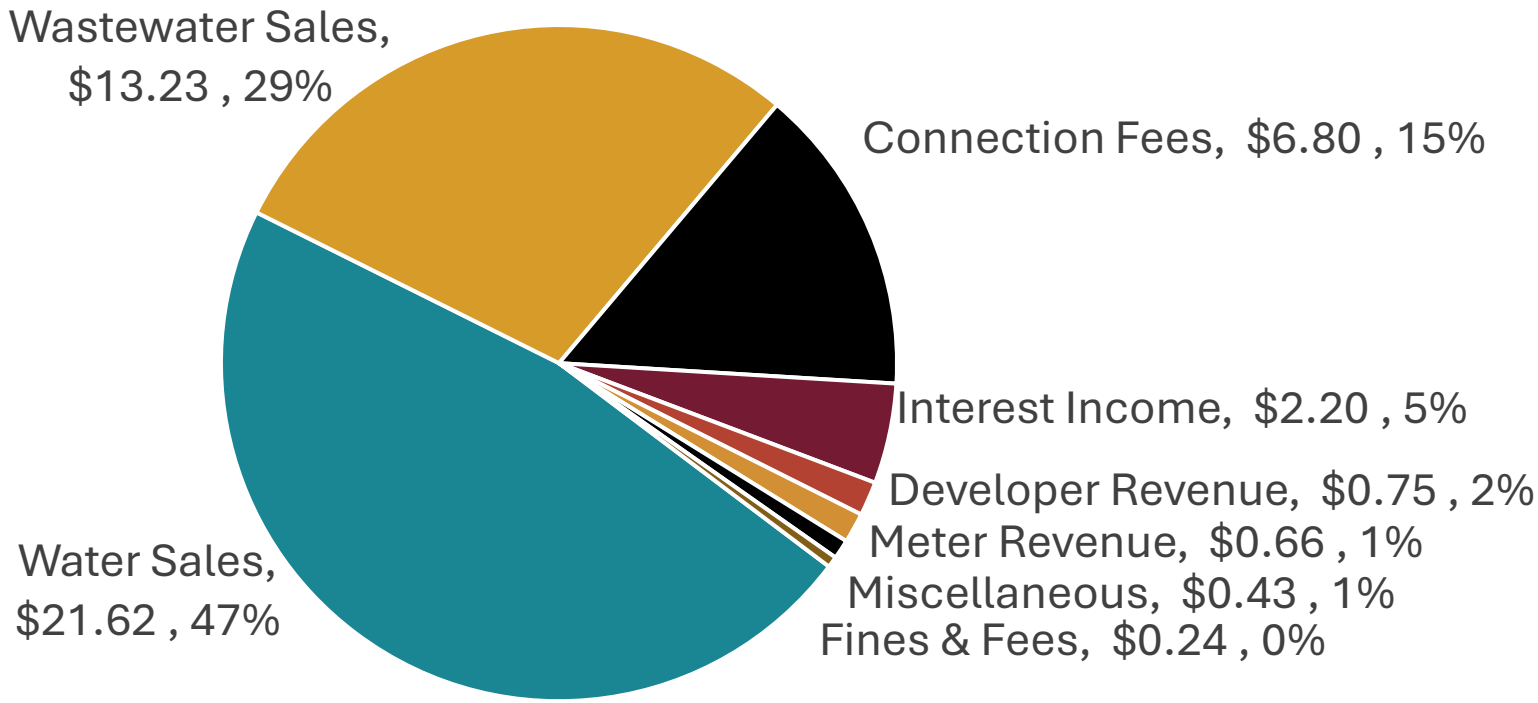
*Excludes transfers out.

WATER UTILITIES TOTAL NEW REVENUE

Revenue Category	FY 2024 Budget	FY 2025 Proposed	New Revenue
Water Sales	$17,268,000	$21,620,000	$4,352,000
Wastewater Sales	10,200,000	13,225,000	3,025,000
Connection Fees	5,512,500	6,800,000	1,287,500
Meter Revenue	700,000	660,000	(40,000)
Developer Revenue	750,000	750,000	-
Fines & Fees	144,400	241,400	97,000
Miscellaneous Revenue	460,000	425,000	(35,000)
Interest Income	1,300,000	2,200,000	900,000
Total	**$36,334,900**	**$45,921,400**	**$9,586,500**

WATER UTILITIES REVENUE

FY 2025 Proposed Revenue by Category in Millions: $45,921,400



STORMWATER DRAINAGE 5-YEAR FORECAST

	Actual 2022-23	Budget 2023-24	Estimate 2023-24	Proposed 2024-25	Projected 2025-26	Projected 2026-27	Projected 2027-28	Projected 2028-29
Beginning Fund Balance	**$ 1,778,156**	**$ 2,434,248**	**$ 2,695,475**	**$ 4,951,864**	**$ 4,835,475**	**$ 2,623,363**	**$ 2,618,346**	**$ 2,423,149**
Revenues								
Stormwater Drainage Fees	1,080,350	1,240,000	1,285,000	1,415,000	1,625,000	1,868,750	2,093,000	2,302,300
Interest Income	74,829	80,000	145,000	150,000	150,000	150,000	150,000	150,000
Total Revenues	**$ 1,155,179**	**$ 1,320,000**	**$ 1,430,000**	**$ 1,565,000**	**$ 1,775,000**	**$ 2,018,750**	**$ 2,243,000**	**$ 2,452,300**
Expenditures								
Operations	231,363	414,196	414,484	902,848	1,097,421	1,190,507	1,596,611	1,462,788
Capital	363,520	570,000	5,899,811	2,209,731	2,814,000	750,000	750,000	750,000
Total Expenditures	**$ 594,883**	**$ 984,196**	**$ 6,314,295**	**$ 3,112,579**	**$ 3,911,421**	**$ 1,940,507**	**$ 2,346,611**	**$ 2,212,788**
Net Income	**$ 560,297**	**$ 335,804**	**$ (4,884,295)**	**$ (1,547,579)**	**$ (2,136,421)**	**$ 78,243**	**$ (103,611)**	**$ 239,512**
Other Financing Sources & (Uses)								
Transfers In	400,000	500,000	7,170,000	1,500,000	-	-	-	-
Transfers Out	(42,978)	(29,316)	(29,316)	(68,810)	(75,691)	(83,260)	(91,586)	(100,745)
Total Other Financing Sources & (Uses	**$ 357,022**	**$ 470,684**	**$ 7,140,684**	**$ 1,431,190**	**$ (75,691)**	**$ (83,260)**	**$ (91,586)**	**$ (100,745)**
Ending Fund Balance	**$ 2,695,475**	**$ 3,240,736**	**$ 4,951,864**	**$ 4,835,475**	**$ 2,623,363**	**$ 2,618,346**	**$ 2,423,149**	**$ 2,561,916**

SOLID WASTE FUND

- Pass-through fund
  - Revenue from trash/recycling fees
  - Payment to contractor for trash/recycling services
- Contractual CPI rate increase in December – not yet calculated
- Assume 2,000 new residential accounts per year
- Contract with Waste Connections
  - Plan to go out for RFP for service provider in FY 2025 to ensure competitive rates

OTHER FUNDS

COMMUNITY DEVELOPMENT CORPORATION

- Funds debt service for capital projects for parks, recreation, trails, and sports facilities.

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 2,332,838**	**$ 4,181,408**	**$ 4,350,400**	**$ 4,350,400**	**$ 5,884,958**
Revenues					
Taxes	$ 2,043,581	$ 2,021,250	$ 2,021,250	$ 2,288,800	$ 2,563,450
TIRZ Agreements	(71,013)	(75,000)	(75,000)	(82,985)	(100,000)
Interest Income	114,755	75,000	75,000	150,000	175,000
Total Revenues	**$ 2,087,323**	**$ 2,021,250**	**$ 2,021,250**	**$ 2,355,815**	**$ 2,638,450**
Expenditures					
Miscellaneous Expense	$ 69,761	$ -	$ -	$ -	$ -
Total Expenditures	**$ 69,761**	**$ -**	**$ -**	**$ -**	**$ -**
Total available resources less expenditures	**$ 4,350,400**	**$ 6,202,658**	**$ 6,371,650**	**$ 6,706,215**	**$ 8,523,408**
Other Financing Sources (Uses)					
Transfers Out	-	(821,257)	(821,257)	(821,257)	(1,651,706)
Total other financing sources (uses)	**$ -**	**$ (821,257)**	**$ (821,257)**	**$ (821,257)**	**$ (1,651,706)**
Fund Balance, End of Year	**$ 4,350,400**	**$ 5,381,401**	**$ 5,550,393**	**$ 5,884,958**	**$ 6,871,702**

OTHER FUNDS

Street Construction (106) – annual street maintenance projects and other Streets capital items.

- Proposed FY 2025 ending fund balance is **$409,475**
- Proposed Revenues - **$110,000**
- Proposed Expenses - **$5,056,682**
  - Capital projects to be discussed further in 5-Year Capital Improvement Program
  - Purchase major equipment discussed in street maintenance operations in General Fund

Roadway Impact Fee (107) – street capital improvements related to Impact Fee Study.

- Proposed FY 2025 ending fund balance is **$54,136**
- Proposed Revenues - **$2,600,000**
- Proposed Expenses - **$13,796,001**
  - Capital projects to be discussed further in 5-Year Capital Improvement Program

OTHER FUNDS

Park Fee Fund (109) – park land purchases and parks-related capital projects.

- Proposed FY 2025 ending fund balance is **$6,191,360**
- Proposed Revenues - **$6,131,706**
- Proposed Expenses - **$2,566,975**
  - Developer incentive payments and capital maintenance
  - Capital projects to be discussed further in 5-Year Capital Improvement Program

Downtown (112) – downtown special events and activities identified by the Board.

- Proposed FY 2025 ending fund balance is **$71,981**
- Proposed Revenues - **$99,500**
- Proposed Expenses - **$95,753**
  - Golf tournament expenses and Downtown Board events/special projects

OTHER FUNDS

Vehicle & Equipment Replacement (113) – purchase replacement vehicles for existing fleet.

- Proposed FY 2025 ending fund balance is **$5,769,747**
- Proposed Revenues - **$1,641,383**
- Proposed Expenses - **$587,650**

Seizures & Forfeitures (116) – law enforcement restricted funds.

- Proposed FY 2025 ending fund balance is **$23,613**
- Proposed Revenues - **$15,400**
- Proposed Expenses - **$50,000**

Court Security & Tech (118, 119) – municipal court restricted funds.

- Proposed FY 2025 ending fund balance is **$123,053**
- Proposed Revenues - **$30,340**
- Proposed Expenses - **$40,000**

OTHER FUNDS

Capital Acquisition (120) – purchase new capital equipment and major one-time purchases.

- Proposed FY 2025 ending fund balance is **$3,855,712**
- Proposed Revenues - **$250,000**
- Proposed Expenses - **$874,488**
  - Wayfinding project
  - Fire Station #1 remodel and equipment replacement
  - School zone flashers, traffic signals, and traffic controls
  - Street maintenance equipment
  - Police Rapid Deployment Vehicle
  - Parks bleachers and picnic tables

Road Capital Recovery (121) – street capital projects.

- Proposed FY 2025 ending fund balance is **$2,080,111**
- Proposed Revenues - **$3,305,000**
- Proposed Expenses - **$11,510,294**
  - Capital projects to be discussed further in 5-Year Capital Improvement Program

OTHER FUNDS

Technology (122) – technology infrastructure, hardware, and software improvements.

- Proposed FY 2025 ending fund balance is **$1,723,683**
- Proposed Revenues - **$840,000**
- Proposed Expenses - **$1,195,000**
  - Camera replacement, A/V replacements, and multifactor authentication

Integrity (123) – neighborhood beautification, façade enhancements, tree planting, and outdoor warning sirens.

- Proposed FY 2025 ending fund balance is **$3,123,315**
- Proposed Revenues - **$920,000**
- Proposed Expenses - **$787,500**

OTHER FUNDS

Utility Infrastructure, Impact, and Capital Recovery (205, 206, 209, 210) – capital improvements for the water and sewer system and rate stabilization.

- Proposed FY 2025 ending fund balance is **$51,842,547**
- Proposed Revenues - **$17,840,000**
- Proposed Expenses - **$19,384,857**
  - Capital projects to be discussed further in 5-Year Capital Improvement Program
  - Reserve **$24.0M** fund balance for Water/Wastewater future infrastructure fund, approved through the 2024 rate study, to minimize rate impacts to customers

TIRZ 11 (311) – Tax increment reinvestment zone eligible projects and administrative fees.

- Proposed FY 2025 ending fund balance is **$2,034,524**
- Proposed Revenues - **$1,648,560**
- Proposed Expenses - **$585,434**
  - Patio project – final payment
  - Right-of-way purchase contract – final payment

OTHER FUNDS

Developer Capital Fee Funds (450, 451) – developer agreement capital projects and reimbursements.

- Proposed FY 2025 ending fund balance is **$8,199,049**
- Proposed Revenues - **$2,782,000**
- Proposed Expenses - **$1,028,491**
  - Development Agreement payment

MINOR FUNDS

Fund	FY 2024-25 Revenue	FY 2024-25 Expenditure	FY 2024-25 Ending Fund Balance
Hotel Fund	$ 13,800	$ -	$ 63,646
PEG Fund	11,500	-	103,140
Grants Fund	2,600	-	9,204
Donations Fund	5,450	-	19,390

DEBT SERVICE FUND

TOTAL OUTSTANDING DEBT

Type	Outstanding Principal 9/30/2023	Percent	Outstanding Principal 9/30/2024	Percent	Increase (Decrease) Principal
Property Tax Supported	$ 173,810,000	49%	$ 288,030,000	60%	$ 114,220,000
Water & Sewer	161,475,000	45%	170,740,000	36%	9,265,000
Community Development Corporation	19,845,000	6%	19,245,000	4%	(600,000)
Total Outstanding Debt	**$ 355,130,000**	**100%**	**$ 478,015,000**	**100%**	**$122,885,000**

SUMMARY

TOTAL EXPENDITURES – MAJOR FUNDS

Fund	FY 2024	FY 2025	Variance
General Fund (102)	43,322,178	52,155,745	8,833,567
Debt Service Fund (103)	16,589,795	23,626,642	7,036,847
Water/Wastewater Fund (202)	33,372,500	41,710,842	8,338,342
Solid Waste Fund (203)	3,110,000	4,470,000	1,360,000
Utility Infrastructure (205, 206, 209, 210, 213)	12,310,000	15,247,725	2,937,725
Stormwater Drainage Fund (208)	984,196	3,112,579	2,128,383
Special Revenue Funds (109, 112, 116, 118, 119, 122, 123, 311, 450, 451)	6,835,137	6,349,153	(485,984)
Other Governmental Funds (106, 107, 113, 120, 121)	7,650,890	31,825,115	24,174,225
CIP Funds	61,230,501	173,144,968	111,914,467
Economic Development Corp (401)	1,710,011	2,595,350	885,339
Community Development Corp (402)	821,257	1,651,707	830,450
Total	**$ 187,936,465**	**$ 355,889,826**	**$ 167,953,361**

MONTHLY RATE IMPACT

Rate	FY 2024	FY 2025	Increase (Decrease)	% Change
Property Taxes	$261.26	$282.92	$21.66	8.3%
Water	57.41	57.41	-	0.0%
Wastewater	77.75	77.75	-	0.0%
Solid Waste	23.50	23.50	-	0.0%
Stormwater	7.90	7.90	-	0.0%
Total	**$427.82**	**$449.48**	**$21.66**	**5.1%**

Assumptions

- Average Taxable Value in each fiscal year
- Water at 5,000 gallons & 1" meter
- Wastewater at 5,000 gallons & 1" meter
- Solid Waste rate will increase with CPI adjustment in December – rate not yet set by contract process
- Stormwater Tier 2

NEXT STEPS

August 19
- Publish Notice of Hearings on Proposed Budget and Tax Rate in Celina Record

September 10
- City Council Meeting
  - Hold Budget and Tax Rate Public Hearings
  - Consider FY 2025 Tax Rate
  - Consider FY 2025 Budget

October 8
- City Council Meeting
  - Work Session item to present 5-Year CIP for Council input

November 12
- City Council Meeting
  - Consider 5-Year CIP

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Kimberly Brawner, Assistant City Manager
CC:	Robert Ranc, City Manager
Intiated by:	Drew Jenks
Date:	August 13, 2024
Re:	Update regarding the Public Safety Campus Master Plan

Action Requested:
Update regarding the Public Safety Campus Master Plan (Brawner)

Background Information:
The City of Celina purchased 23.7 acres of land from Westgate HS Celina Investments LP in 2019. The new Celina Police Station is located on approximately 9.5 acres out of 23.7 acres. The design of Fire Station #4 has started and will also be constructed on this site. A master plan for the public safety campus was developed before the design and construction of the police station. Now that the police station is complete and FS #4 design has started, city staff wants to update the public safety campus master plan.

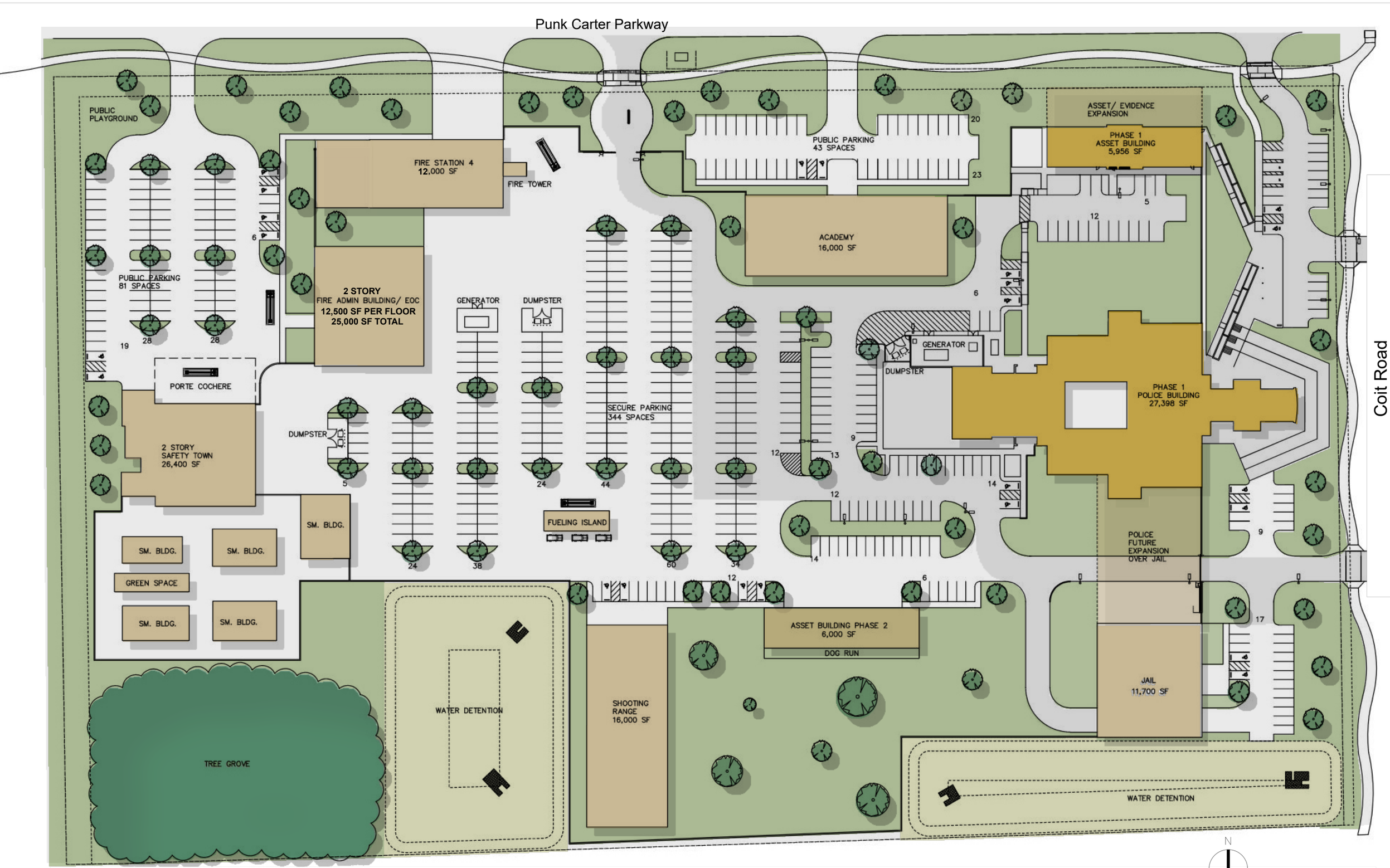
Master plans are created to provide a vision for the ultimate use of the facility. As the city grows and matures, the city's vision will change and master plans can be modified. The attached master plan includes the fully developed 75,000-square-foot ultimate police station, expanded asset buildings, a police holding facility, an indoor shooting range, a fire administration building, Fire Station #4, and a community safety town.

Legal Review:
N/A

Supporting Documents:
1. 08062024 Celina Municipal Center
2. PD Master Plan v3

Financial Consideration:
N/A

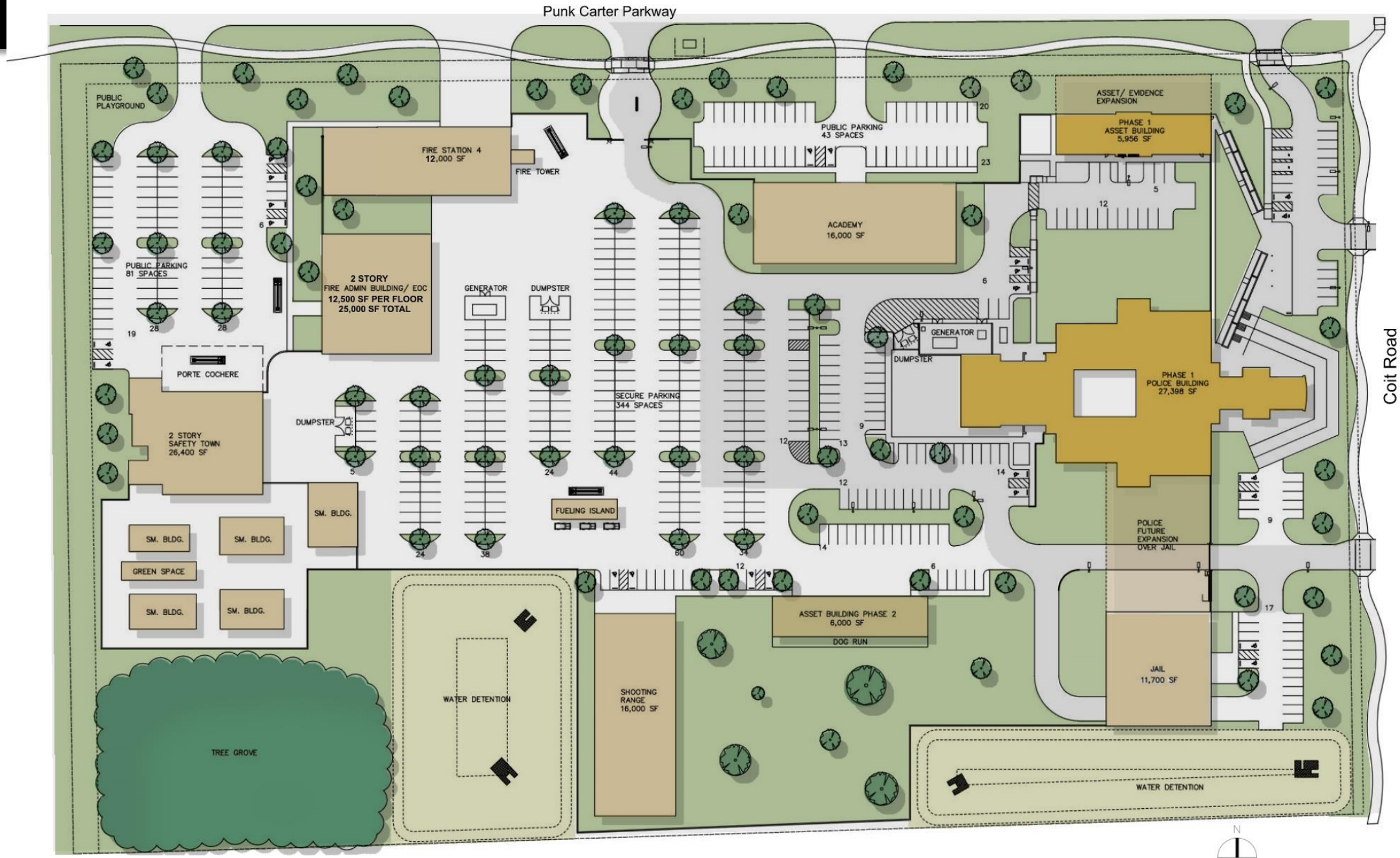
Staff Recommendation:
N/A


Punk Carter Parkway
Coit Road
PUBLIC PLAYGROUND
PUBLIC PARKING 81 SPACES
FIRE STATION 4 12,000 SF
FIRE TOWER
2 STORY FIRE ADMIN BUILDING/ EOC 12,500 SF PER FLOOR 25,000 SF TOTAL
GENERATOR
DUMPSTER
PUBLIC PARKING 43 SPACES
ACADEMY 16,000 SF
ASSET/ EVIDENCE EXPANSION
PHASE 1 ASSET BUILDING 5,956 SF
PORTE COCHERE
2 STORY SAFETY TOWN 26,400 SF
SECURE PARKING 344 SPACES
FUELING ISLAND
SM. BLDG.
GREEN SPACE
TREE GROVE
WATER DETENTION
SHOOTING RANGE 16,000 SF
ASSET BUILDING PHASE 2 6,000 SF
DOG RUN
PHASE 1 POLICE BUILDING 27,398 SF
POLICE FUTURE EXPANSION OVER JAIL
JAIL 11,700 SF
N

PUBLIC SAFETY CAMPUS MASTER PLAN

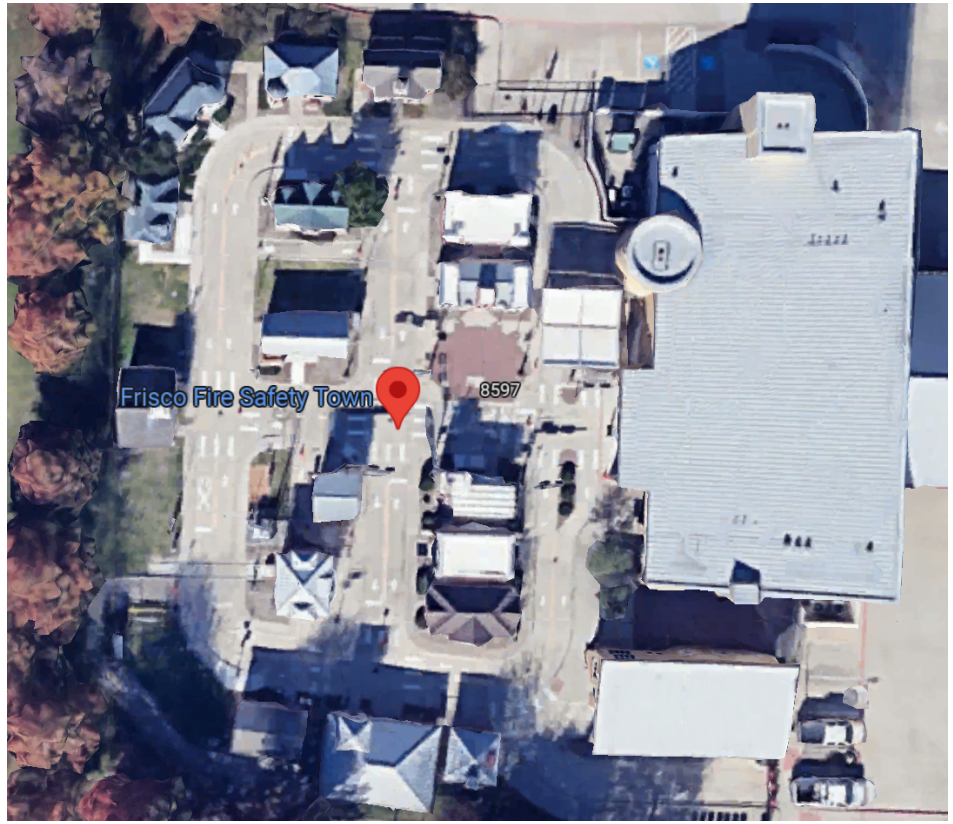
August 13, 2024





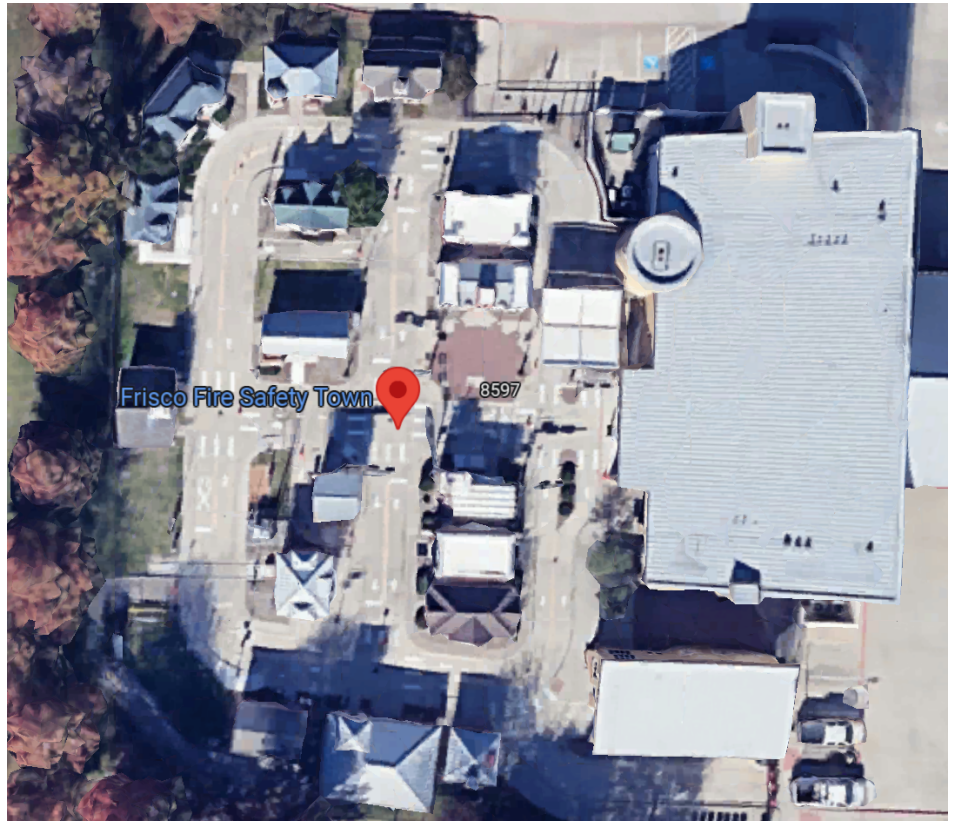
Celina Municipal Center - Master Plan

Safety Town - Frisco





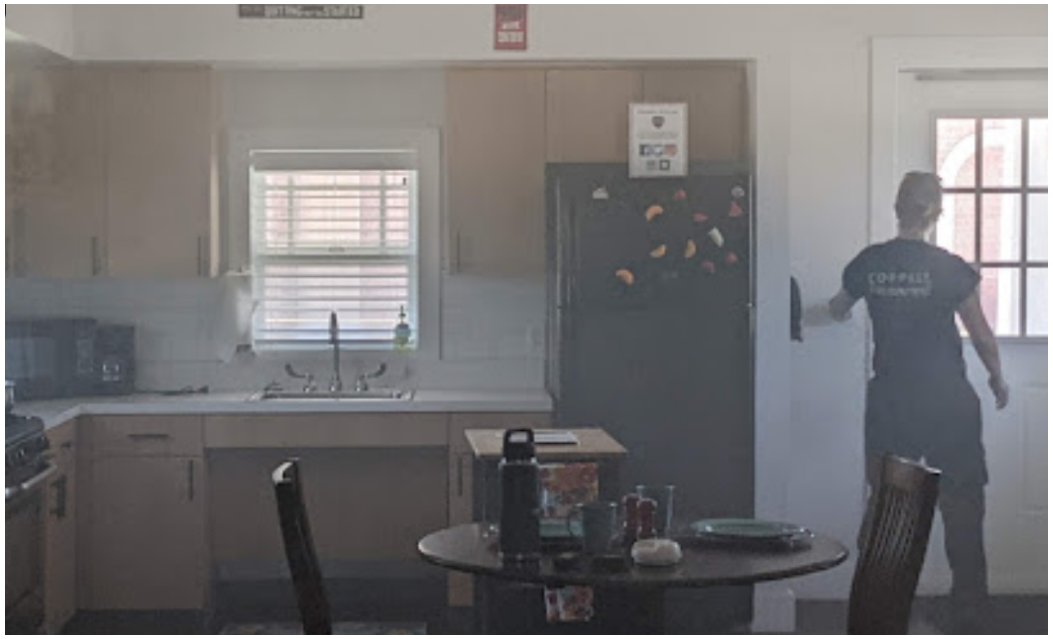
Safety Town - Coppell





Safety Town











KEY TAKEAWAYS

- 75,000 ft^2 ultimate police station
- Indoor Shooting Range
- Expanded asset buildings
- Academy training building
- Detention Center
- Fire Station #4
- Fire Administration
- Safety town
- Shared FD/PD fueling center

TIMING

- Station 4 under design
  - Construction summer 2025
  - Shared FD/PD fueling center
- Fire Administration ~2027
- Indoor Shooting Range ~ 2029
- +5 years
  - Academy training building
  - Expanded asset buildings
  - Safety town
  - Detention Center

Life Connected.

Parks
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Karla Stovall, Assistant City Manager
CC:	Robert Ranc, City Manager
Intiated by:	Karla Stovall
Date:	August 13, 2024
Re:	Senior Center Guidelines

Action Requested:
Update to City Council regarding development of Senior Center Guidelines (Stovall)

Background Information:
The Ralph O'Dell Senior Center draft guidelines have been prepared for presentation and feedback from City Council. Staff worked closely with Parks Board and patrons of the Senior Center in developing guidelines that will address the need for an operating structure including guidelines, general rules and a code of conduct.

Legal Review:
Completed

Supporting Documents:
1. ROSC Guidelines 2024 Powerpoint
2. ROSC Draft Guidelines - City Council

Financial Consideration:
N/A

Staff Recommendation:

RALPH O'DELL SENIOR CENTER GUIDELINES

AUGUST 13, 2024



BACKGROUND – ORIGINAL SENIOR CENTER

- City provided space
- Seniors managed all operations as volunteers
  - Ralph O'Dell led the Center as a volunteer
- Seniors established informal, internal guidelines
  - Eligibility age was 65 or older
  - Cost was $10 per month – collected/managed by volunteers
- Provided lunch Mondays, Wednesdays, & Fridays
  - Ralph secured lunch sponsors from the community
- Hosted 1 exercise class on Mondays, Wednesdays, & Fridays
  - Seniors paid fitness instructor from collected fees
- Maximum attendance capacity of 30



RALPH O'DELL SENIOR CENTER

- Opened December 6, 2023
- Approximately 5,000 sq. ft.



- 30-50 members at opening
- Added 1 City staff member to manage



RALPH O'DELL SENIOR CENTER

- Operations
  - Provide lunch through sponsorships on Mondays, Wednesdays, & Fridays – 55+ attendees
  - Host several fitness classes Monday through Friday
  - Coordinate games and activities on Tuesdays and Thursdays
  - M/W/F averaging 65 attendees; T/Th averaging 35 attendees
  - Limited capacity – paper sign-ups for fitness classes and activities
- Programs, classes, and activities
  - Seated exercise
  - Standing exercise
  - Zumba
  - Drumba
  - Chair volleyball
  - Chair yoga
  - Card games
  - Domino games
  - Mahjong
  - Bingo
  - Wood carving
  - Monthly birthday celebrations
  - Educational presentations through sponsors

RALPH O'DELL SENIOR CENTER

- 180 registered members (145 residents, 35 non-residents – self-identified)
- Average age of members: 77 (approximately half are 75 and older)
- No written internal guidelines or code of conduct
- Open memberships with honor system for residency and age
- Operated by Celina Parks and Recreation staff





GUIDELINE OVERVIEW

- Staff and City Council have received feedback from members of the new Senior Center
  - Concerns regarding the current operations
  - Expressed a need for rules, guidelines, and a code of conduct

- Staff have met with seniors to gather their input and received feedback on the guidelines at the Senior Center.

- The Parks Board have provided their input and provided guidance on the draft guidelines.

- Draft Guidelines provided to City Council with proposed approval in September

GUIDELINE OVERVIEW

- Purpose: establish guidelines, rules, and a code of conduct
  - Eligibility – minimum age to become a member
  - Residency status – do you have to be a City resident to join?
  - Cost of membership
  - General guidelines and rules for facility use and program participation
  - Code of conduct

- Staff has conducted research on Senior Citizen Centers to provide a comparison when drafting the guidelines. Facilities included in the in-depth review include Allen, Farmers Branch, Rowlett and Wylie due to the size of the Center and similar programming.

- Other Centers reviewed for membership included Flower Mound, Richardson, Carrollton, Grand Prairie, McKinney, Frisco, Irving, and Plano.

MAJOR COMPONENTS OF GUIDELINES

- Membership Eligibility
  - Resident vs Non-Resident
  - Minimum age
- Fees
  - Resident vs Non-Resident
  - Day pass
- Facility Access
  - Spectators/Visitors and Children
  - Caregiver Assistance
- Code of Conduct

MEMBERSHIP ELIGIBILITY

Residency

- All twelve comparison cities allow non-residents to become members with an increased fee.
- Greatest challenge for Celina will be the capacity of the facility – as the City grows, members will increase
  - Currently, 35 non-resident members (19%)
  - Residency and age restrictions can be used to relieve capacity issues for the Center
- **Staff Recommendation**
  - Allow residents and non-residents to become members
  - Charge non-residents a higher fee – to be addressed in fee section of presentation

  - What is City Council's feedback for a residency requirement?

MEMBERSHIP ELIGIBILITY

Age

- Majority of comparison cities have set minimum age at 50
- Currently, the average age of members is 77 and approximately half are 75 and older
- Original senior center unofficially set eligibility at 65 years and older
- Greatest challenge for Celina will be the capacity of the facility of 5,000 Square Footage in comparison to the 20,000 + at the other facilities.
- A key component to the original senior center was to provide supplemental meals to seniors living on a fixed income
- **Staff Recommendation**
  - Age 65
  - If a member's spouse is under 65, they are eligible to join through their spouse's membership

  - What is City Council's feedback for age eligibility?

FEES

Cost for Membership

- Original senior center charged $10 per month
- The number of fitness classes and activities are increasing and there is no cost to a member as is common to charge for fitness and special interest classes separately in the other twelve comparison centers.
- Lunches continue to be provided through sponsorships – this may become harder if attendance continues to increase
- All twelve comparison cities charge higher fees to non-residents.

FEES COMPARISON

Allen:

- Approximate monthly fee: $118.25
  - $5 lunch on MWF for four weeks ($60)
  - $53.25 for three fitness classes for the month
  - $5 one-time annual membership fee

Farmers Branch (currently under renovations):

- Approximate monthly fee: $35
  - $25 one-time annual membership fee, includes 6 monthly fitness classes
  - $10 greeting card class
  - No lunch

FEES COMPARISON

Rowlett:

- Approximate monthly fee: $35
  - $10 monthly fee
  - $25 fitness punch card for up to 20 classes

Wylie:

- Approximate monthly fee: $86
  - $10 monthly fee
  - One monthly lunch
  - $35 FUN Yoga monthly class
  - $36 Zumba for four weeks

FEES

- **Staff Recommendation**

Membership Type	Age	Monthly	Annual	Daily Guest Pass
Resident	65-74	$10	$100	$5
Non-Resident	65-74	$30	$300	$5
Resident	75-89	$5	$50	$5
Non-Resident	75-89	$10	$100	$5
Resident	90+	$0	$0	$0
Non-Resident	90+	$5	$50	$5

- What is City Council's feedback for fees for memberships and day passes?

FACILITY ACCESS

- Must be a member to access the facility or you will be required to purchase a guest pass (meet eligibility requirements)
  - Members may not bring guests under the age of 65 (except for an eligible spouse)
  - Children are not permitted in the facility except on designated days
  - Family members are not permitted in the facility
  - Two exceptions are provided – Spectators and Caregivers

Exceptions

- Spectators
  - The Center may host certain events (performances or recognitions) where family and friends (including children) are allowed to attend as spectators
  - Spectators may not participate in any activities, classes, or meals
  - Staff will specifically communicate when spectators are allowed at an event

FACILITY ACCESS

Exceptions

- Caregiver Assistance
  - Staff is unable to provide members with special assistance
  - Members may bring a caregiver to assist them
  - Caregiver must fill out a registration form, but do not have to pay for access to the facility
  - Caregiver may not participate in classes, programs, or activities, except to assist the member
  - Caregiver may not receive a meal when lunch is served

- Does the City Council have any feedback regarding the Facility Access?

CODE OF CONDUCT

- Purpose: establish clear expectations for conduct in the facility and the actions staff may take for violations

  - Be respectful and courteous of others personal space or others' enjoyment of the facility. Refrain from behavior, dress, or language that is abusive, threatening, or disruptive to others.

  - Respect the Senior Center property and the personal belongings of others. Destruction, defacement, or theft of personal belongings or City property is strictly prohibited.

  - Act Honestly. Follow all written guidelines and rules.

  - The Senior Center is a substance-free environment. Alcohol, tobacco, e-cigarettes, and illegal drug use are strictly prohibited at the city facility.

CODE OF CONDUCT

- No solicitation or performing business activities at the Center without prior written approval from staff.

- Treat Parks and Recreation staff in a civil and respectful manner.

- **Staff Recommendation**
  - The City may suspend or revoke membership or limit the use of the facility or involvement in programs/classes. Any such suspension or revocation will result in the forfeiture of fees paid

  - Does the City Council have any feedback on the Code of Conduct?

IMPLEMENTATION

- The effective date of the guidelines is October 1,2024.
- This date will provide for full implementation of fee structure for current members to be able to plan for the monthly expenditure.

- Does the City Council have any specific preferences for the implementation?

Does the City Council have any additional feedback for staff preparing the guidelines for the Senior Center?

THANK YOU

Ralph O'Dell Senior Center Guidelines

Established in December 2023, the Ralph O'Dell Senior Center provides seniors in the City of Celina with excellent fellowship opportunities and recreational activities. This new facility provides a space to gather with old friends and make new friends, as well as attend fitness classes, lunches, special interest classes, and special events.

The City of Celina's Parks and Recreation Department strives to provide all members and guests with an excellent experience. The following Guidelines have been established with input from patrons of the Senior Center and the City of Celina Parks and Recreation Board to ensure the safety of all guests as well as an excellent experience within the facility. The Guidelines are subject to change at the discretion of the Parks and Recreation Department.

The Guidelines include the following sections:

- Benefits and Amenities
- Membership and Fees
- General Guidelines and Rules
- Code of Conduct

BENEFITS AND AMENITIES

The Senior Center provides an excellent facility to gather with friends and make new ones. The Parks and Recreation Department provides monthly calendars with all scheduled activities, classes, and lunches. All scheduled activities are subject to attendee limitations with many such benefits provided on a first come, first serve basis. The benefits and amenities include:

- Weekly lunches
- Monthly birthday party for members
- Weekly fitness classes
- Special interest classes
- Special events
- Hot coffee, hot chocolate, and water
- Games (board games, card games, dominos, bingo, chair volleyball, etc.)

MEMBERSHIP AND FEES

A membership is required to access the Ralph O'Dell Senior Center facility and participate in all activities. The purpose of the membership is to ensure that all patrons meet the eligibility requirements and are aware of all Guidelines for participation. Memberships can be obtained in-person at the facility or online on the City of Celina website (www.celina-tx.gov).

Eligibility

Membership to the Ralph O'Dell Senior Center is restricted to patrons who are 65 years or older. A member's spouse who is under 65 is also eligible to become a member.

The following items must be provided to be considered for membership:

- Proof of age
- Valid government-issued photo ID
- Proof of residency (to receive the resident rate for membership)
    - Government-issued ID with your current address
    - Utility bill with your name and address (water, electricity, gas, etc.)
    - Lease with your name and address

Membership Fees

Membership Type	Age	Monthly	Annual	Daily Guest Pass
Resident	65-74	$10	$100	$5
Non-Resident	65-74	$30	$300	$5
Resident	75-89	$5	$50	$5
Non-Resident	75-89	$15	$150	$5
Resident	90+	$0	$0	$0
Non-Resident	90+	$5	$50	$5

Resident rates are available to those who live within the current city limits of Celina. Proof of residency must be provided for first-time registration and upon a change of address.

Daily Guest Pass

All individuals entering the Senior Center facility must meet the membership requirements. Guests who are eligible but do not want to pay for a monthly or annual membership may purchase a Daily Guest Pass. The Daily Guest Pass is only valid for the date that it is purchased. Guests must complete the Daily Guest Pass Application, meet the minimum age requirements, and purchase a $5 Daily Guest Pass. Guests will have full access to all activities, benefits, and amenities for the day.

Automatic Renewal

Memberships will automatically renew each month or year (depending on membership type). Members requesting to change their payment type will need to inform the Sr. Center prior to the start of a new membership period.

Cancelation

For monthly memberships, no refunds will be issued. For annual memberships, members will receive a prorated refund based upon the number of months that have been completed prior to the cancelation date. To cancel, members must complete a cancelation notice form and submit it to Parks and Recreation Department staff at least 30 days in advance of the cancelation date.

GENERAL GUIDELINES AND RULES

The following general guidelines and rules apply to all members and guests at the Senior Center.

Caregiver Assistance

The Parks and Recreation Department staff are unable to provide specialized assistance to members. Members must be able to use all facilities and participate in the respective activities of their choosing either on their own or with their respective legal guardian or caregiver (collectively, "caregiver"). Members who have a caregiver may bring their caregiver to assist them.

The caregiver must complete a Caregiver Registration Form and sign the Waiver to enter the facility with a member, as well as check-in. There is no fee for caregivers to enter the facility. Caregivers are not eligible to participate in the programs and activities of the Senior Center except for assisting their respective member. Caregivers are not eligible to receive lunch.

The Ralph O'Dell Senior Center is committed to serving its members in the community and does not discriminate on the basis of disability in its programs, services, activities, and employment practices. If a member is in need of auxiliary aids or services for effective communication, reasonable access, and/or reasonable modification in programs, services, or activities, please contact the Sr. Center Coordinator at the Senior Center as soon as possible, preferably at least 5 business days before the activity or event. The Senior Center Coordinator may be contacted at 972-382-7730. The Center will try its best to make reasonable modifications and/or accommodations to policies, procedures, and programs to ensure that people with disabilities have an equal opportunity to access those programs, services, and activities. A grievance procedure is

available to resolve any complaints in this regard, and those individuals may contact the Director of Parks and Recreation or their designee for the City of Celina.

Children

Children are not allowed access to the Senior Center except for designated activities or events. We appreciate your understanding and cooperation.

Check-In

All members, guests, caregivers, and spectators are required to check-in upon entry to the building. Members must present their membership card. Guests must complete a Guest Registration form and pay the daily guest pass fee. Caregivers and spectators of members will be asked to check-in as well.

Membership Cards

The Senior Center is a controlled-access facility. All members will have their photo taken and will be provided with a membership card. Members must present their physical membership card to check-in upon entry to the facility.

Lost or stolen cards will be replaced (a $5 replacement fee may apply).

Spectators

Members may bring spectators to the facility for certain events in which the member is performing or being honored. Staff will communicate when spectators are welcome to attend. Spectators are prohibited from participating in classes, activities, or programs, except for the specific event they are attending.

Photo/Video

The City of Celina reserves the right to photograph, film, or otherwise record on the premises of facilities maintained by the City and during any activity conducted by the City, and to use these photos or recordings for promotional purposes in media such as, but not limited to, the City website, brochures, and the City's social media accounts.

If you do not agree to the foregoing, please withdraw your consent in writing. The city strives to never post anything objectionable, embarrassing, or hurtful, and will not identify anyone by name without prior notification. The city will remove or blur any photo, video, or other media by request and as deemed reasonable. Members are prohibited from taking photos and videos in the facility without the consent of those being photographed or videoed.

Solicitation/Distribution

Literature may not be distributed, nor any solicitation made on the premises without written consent from the Parks and Recreation Department.

Lost and Found

If you have left an item at the facility, please contact the Parks and Recreation Department.

Equipment Use

Equipment may be used in the manner that is intended. Equipment may not be removed from the facility. Tampering with equipment is strictly prohibited. If a member is unsure how to operate the equipment, Park and Recreation Department staff members are available to help.

Music

Personal music is not allowed to be played over facility equipment or from personal speakers (including phones) without prior permission from a Parks and Recreation Department staff member.

Some classes and activities will include music, which may be disruptive to the use of other rooms in the facility. Any music played in the facility must be appropriate for all audiences.

Transportation

The City of Celina does not provide transportation services to and from the Senior Center. The City does participate in Collin County Transit through DART. The Senior Program of Collin County Transit provides on-demand rides at a reduced rate to City of Celina residents who are 65 years old or older. The Parks and Recreation Department staff can assist you in applying for this program.

CODE OF CONDUCT

The following Code of Conduct is applicable to anyone who enters the Senior Center facility. As a member, guest, spectator, or caregiver, you agree to:

1. Behave in a courteous and respectful manner that does not interfere with another person's personal space or enjoyment of the facility and programs.
2. Refrain from behavior, dress, or language that is abusive, threatening, or disruptive to others.
3. Respect the personal belongings of others. Destruction, defacement, or theft of personal belongings is strictly prohibited.
4. Respect Senior Center property. Destruction, defacement, or theft of city property, including littering, is strictly prohibited.
5. Secure your own personal belongings. The city is not responsible for lost or stolen items.

6. Act honestly. Do not share membership cards—it can be considered theft of service. Do not make false statements or provide false information on membership forms—it can be considered forgery. It is your responsibility to notify staff in a timely manner of any address, phone number, email, or emergency contact information changes.
7. Keep the Senior Center a substance-free environment. Alcohol, tobacco, e-cigarettes, and illegal drug use are strictly prohibited at the city facility. Immediately report any use to Parks and Recreation Department staff.
8. Refrain from soliciting individuals in the center for a business, agency, or religious affiliation without prior written approval from the Parks and Recreation Department. This includes but is not limited to posting flyers, business cards, advertising materials, and religious materials.
9. Refrain from performing business activities in the facility. Private or group instruction for pay is prohibited, unless it is contracted through the Parks and Recreation Department. Wi-Fi is for personal use only and is not intended for use to run a business or perform work remotely.
10. Follow all written guidelines and rules, as well as verbal directions by staff.
11. Treat Parks and Recreation staff in a civil and respectful manner.

Parks and Recreation staff are authorized to enforce the Code of Conduct through the suspension or revocation of the use of the facility or involvement in programs. The length of suspension or revocation of access to the facility will be determined on a case-by-case basis. Any such suspension or revocation will result in the forfeiture of fees paid.

EXCEPTIONS

Circumstances may arise that an exception may be requested. The Director of Parks and Recreation or their designee may grant an exemption on a case-by-case basis.

DRAFT

Life Connected.

Library
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Drew Jenks
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Drew Jenks
Date:	August 13, 2024
Re:	Recognition of Summer Reading Program finishers

Action Requested:
Recognition of the Celina Public Library's Summer Reading Program finishers. (Stovall)

Background Information:
The Celina Library's Summer Reading Program ended on July 26, 2024. The Library had 83 readers finish the program and meet their reading goals from May through the end of July. The 435 participants in the Summer Reading Program read for a combined total of 167,900 minutes or 2,798.33 hours.

Legal Review:
N/A

Supporting Documents:
None

Financial Consideration:
N/A

Staff Recommendation:
N/A

Life Connected.

EDC
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Josh McCarroll
CC:	Robert Ranc, City Manager
Intiated by:	Josh McCarroll
Date:	August 13, 2024
Re:	EDC Local Business Report (McCarroll)

Action Requested:
Presentation of Local Business Spotlight.

Background Information:
This EDC Local Business Report showcases The Forge 1912 and all the food and products they offer. The Local Business Report is a part of the CEDC's Business Retention & Expansion program and focuses on promoting new businesses in Celina by introducing them to the City Council and the community.

Legal Review:
A legal review is not applicable as there is no action taking place.

Supporting Documents:
1. 08052024 - LocalBusinessReport - TheForge1912

Financial Consideration:
There are no financial obligations being considered.

Staff Recommendation:
A recommendation is not applicable as there is no action taking place.

The Forge 1912 is a family-owned steakhouse located in the heart of the Historic Downtown Celina Square. Beginning in 1912, the building was established as the location of Celina's blacksmith shop.

Owned by Celina residents that are committed to creating a community gathering place where friends, neighbors, and the extended community can gather to enjoy Texas-raised grass-fed Prime Angus steak and Akaushi Wagyu, craft cocktails, impeccable wines, and much more. From the Chef's Table room to the main dining area to Grover's Bar and Patio, the aim is to make every meal at The Forge 1912 an unforgettable experience.

Hours: 11 am to 9 pm daily

Website: https://theforge1912.com/

Email: info@theforge1912.com

Address: 132 N Louisiana Drive, Celina, TX 75009



Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Quarterly Investment Report - 3rd qtr FY 24

Action Requested:
Review and acceptance of the Quarterly Investment Report for the period ended June 30, 2024. (Bromiley)

Background Information:
The purpose of this item is to provide the City Council with an overview of the City's cash and invested balances for the fiscal period ending June 30, 2024.

Legal Review:
N/A

Supporting Documents:
1. FY24 Q3 Investment report Powerpoint
2. FY24 Q3 Investment Report - April - June 2024

Financial Consideration:
N/A

Staff Recommendation:
Staff recommeds approval.

Quarterly Investment Report for the period ended June 30, 2024.

City Council Meeting
August 13, 2024



APRIL – JUNE 30, 2024 - 3RD QTR FY 24

Beginning balance for all City Accounts as of March 31, 2024 $297,794,293

Major Categories of Revenue and Expenses

+ Series 2024 Bond Proceeds	$141,000,000
+ Development Fees	$18,709,024
+ Utility Payments	$5,696,296
+ Interest Earned	$4,253,006
+ Sales Tax Revenue	$2,601,607
+ Property Tax Payments	$709,234
+ Other Revenues	$12,164,858
- Capital Projects /AP	$29,495,128
- Payroll	$6,610,485
- UTRWD	$2,805,606

Ending balance for all City Accounts as of June 30, 2024 $444,017,099

Interest Rate Range from 2.83% - 5.63%

City of Celina
Quarterly Report
Quarter Ending: 6/30/2024

Listing by Maturity Date			3/31/2024			6/30/2024				
Investment	Institution	Account	Beginning	Interest Earned	Other Transactions	Ending	% of Total Portfolio	Unrealized G/L	Interest Rate	Avg Weighted Yield to maturity of Portfolio Compared to Benchmark*
Public Fund Now Acc	Independence Bk	#0052 GF MMA	$ 149,483	$ 1,176	$ -	$ 178,328	0.0%	0	2.83%	n/a
					$ *(1,520)*	*Permits and Court Fees Collected - CC*				
					$ 29,189	*Franchise Oncor*				
Public Fund Now Acc	Independence Bk	#1532 WS MMA	$ 7,010,451	$ 69,876	$ 5,696,296	$ 12,776,623	2.9%	0	2.83%	n/a
					$ *5,696,296*	*Utility Payment fees collected - CC*				
Public Fund Now Acc	Independence Bk	#8142 Pooled Cash 998	$ 85,365,847	$ 1,542,899	$ 135,947,589	$ 222,856,335	50.2%	0	5.63%	n/a
					$ *408,656*	*Property Taxes*				
					$ *2,601,607*	*Sales Taxes*				
					$ *141,000,000*	*Bond Proceeds*				
					$ *18,709,024*	*Permits*				
					$ *11,952,725*	*Other revenues*				
					$ *(22,673,327)*	*Other -Payables*				
					$ *(2,805,606)*	*UTRWD Water/Wastewater*				
					$ *(6,610,485)*	*Payroll*				
					$ *(6,626,766)*	*CIP*				
					$ (195,035)	*Debt Payments*				
Public Fund Now Acc	Independence Bk	#0258 Old Acct	$ 42,951	$ 300	$ -	$ 43,250	0.0%	0	2.83%	n/a
Public Fund Now Acc	Independence Bk	#4191 Forfeiture	$ 204,305	$ 1,412	$ (2,333)	$ 203,385	0.0%	0	2.83%	n/a
Public Fund Now Acc	Independence Bk	#9907 I&S Fund	$ 18,175,821	$ 127,981	$ 300,578	$ 18,604,379	4.2%	0	2.83%	n/a
					$ *300,578*	*Property Taxes - I/S*				
Pooled	TexPool Prime**	#0007 GenFund 590	$ 60,913,595	$ 833,526	$ -	$ 61,747,122	13.9%	0	5.40%	n/a
Pooled	TexPool**	#0007 GenFund Acct (1)	$ 125,928,201	$ 1,675,789	$ -	$ 127,603,990	28.7%	0	5.25%	n/a
Pooled	TexPool**	#0006 W&S Acct	$ 3,639	$ 48	$ -	$ 3,687	0.0%	0	5.21%	n/a
		Total	$ 297,794,293	$ 4,253,006	$ 141,942,130	$ 444,017,099	100.0% avg		3.96%	

** All investments are in interest bearing accounts with terms of same day cash available upon demand.*
***TexPool WAM 30 days as of 06.30.2024 (https://www.texpool.com/texPool/pools/historical-monthly-average-performance/investment-pools/texpool.do). Maximum allowed is 100%.*

The City of Celina's investment portfolio is in compliance with the State Law and the investment strategy and policy approved by the City Council.

Robin Bromiley 08/01/2024
Robin Bromiley, Director of Finance/Investment Officer *Date*

Economic Summary – Q2 2024

Scott McIntyre, CFA
HilltopSecurities Asset Management
Senior Portfolio Manager
Managing Director
512.481.2009
scott.mcintyre@hilltopsecurities.com

Greg Warner, CTP
HilltopSecurities Asset Management
Senior Portfolio Manager
Managing Director
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An unexpected increase in inflationary pressure had pushed bonds yields sharply higher in the first quarter and tempered expectations for aggressive Fed easing in 2024. In the second quarter, inflation appeared to settle down again, although both investors and Fed officials are viewing the resumed decrease in price pressure with a cautious eye.

The main reason for the skepticism is the continued resilience of the economy, and corresponding labor market strength. The final reading of Q1 GDP was +1.4% (QoQ SAAR), but second quarter growth appears to have turned slightly higher.

Employment

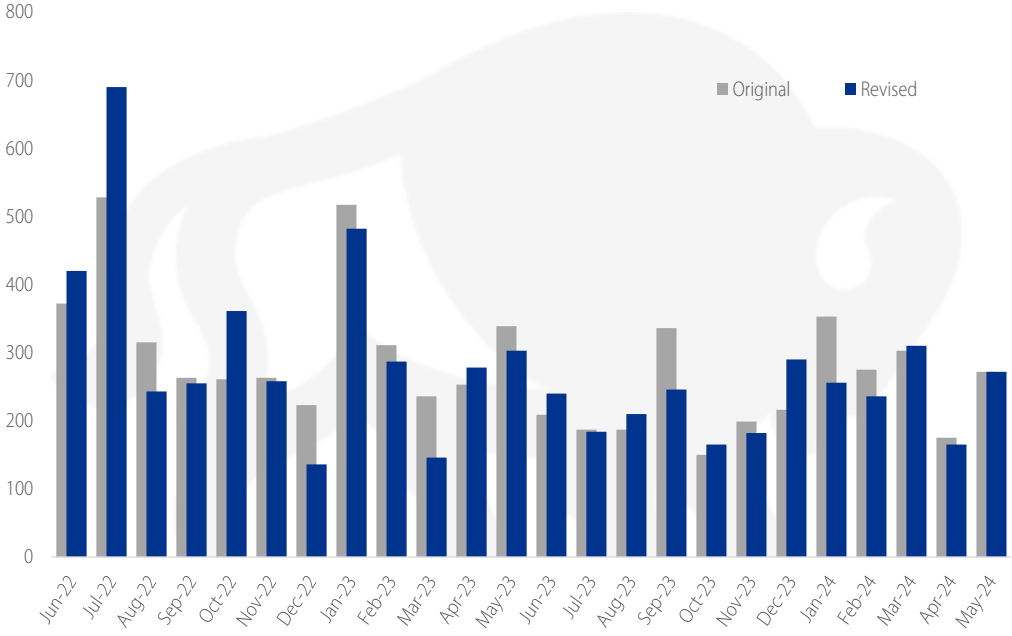
After averaging monthly nonfarm payroll gains of +267k during the first three months of the year, U.S. businesses added +165k workers in April before rebounding to +272k in May. The separate household survey told a different story as the total number of employed workers actually fell by -408k in May, while the overall labor force declined by -250k, pushing the headline unemployment rate up to 4.0% for the first time since January 2022.

The final reading of Q1 GDP was +1.4% (QoQ SAAR), but second quarter growth appears to have turned slightly higher.

Part of the explanation for the variance is the fact that every job added in the business survey counts an employed worker, meaning Americans holding more than one job are counted multiple times. Another report flaw is the inability of the household survey to capture recent shifts in immigration. Therefore, a more appropriate employment measure may be the number of unfilled positions.

The "quits rate," a measure of workers who voluntarily left their jobs, remained at 2.2% in April, matching the lowest level since September 2020.

Non-Farm Payrolls Total Change (in thousands)



Source: Bureau of Labor Statistics

Please see disclosure starting on page 7

The Job Openings and Labor Turnover Survey (JOLTS) showed job postings declined by another -300k in April to 8.06 million. By the most current count, there are now approximately 1.2 available jobs for every job seeker. *Two years ago, this ratio was 2 to 1.* In theory, a less tight labor market would be expected to ease wage pressure, and by extension overall inflation.

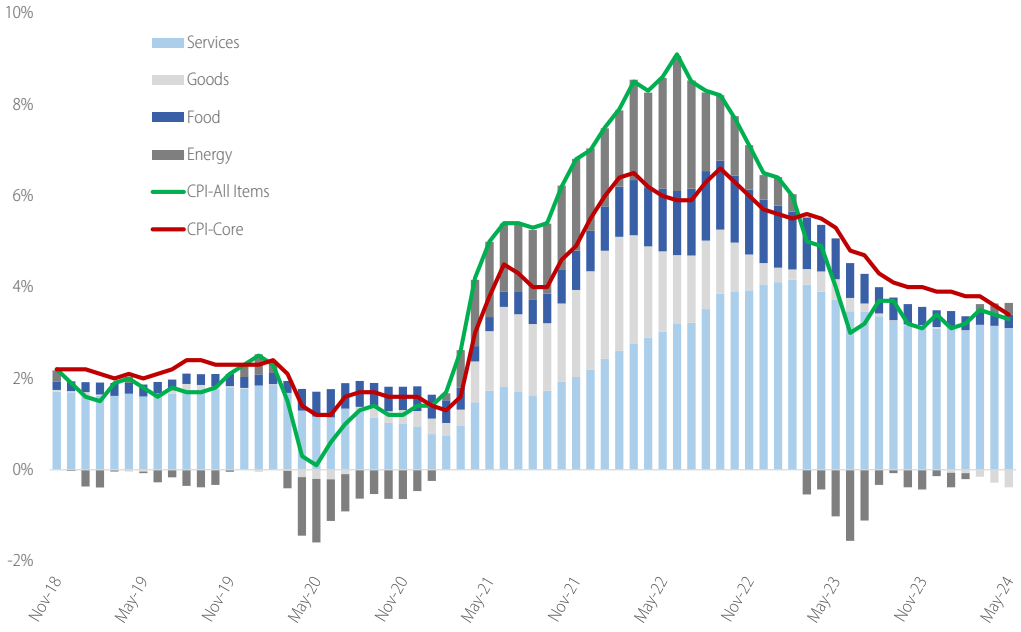
The "quits rate," a measure of workers who voluntarily left their jobs, remained at 2.2% in April, *matching the lowest level since September 2020*. Fewer quits suggest workers have less confidence in securing alternate employment, which should also put downward pressure on wages. However, average hourly earnings followed a +0.2% rise in April with a +0.4% May increase, pushing the annual wage gain from +3.9% to +4.1%.

For the first time in four months, the consumer price index (CPI) came in mercifully less warm in April, before cooling further in May.

Inflation

For the first time in four months, the consumer price index (CPI) came in mercifully *less warm* in April, before cooling further in May. The +0.3% April increase was only slightly below the median forecast but ended the ugly string of first quarter monthly surprises. On an annual basis, April CPI slipped from +3.5% to +3.4%, still above the +3.1% January pace, but well below the +9.1% peak in June 2022. A sharp rise in gasoline prices and persistently elevated shelter costs contributed over 70% of the April increase (BLS).

Consumer Price Index (Year-over-Year Percent Change)



Source: Bureau of Labor Statistics

The June FOMC meeting concluded that afternoon, and committee members took little comfort in the improved CPI reading. Instead, they emphasized caution, which reversed much of the post CPI rally.

The May CPI report (released the morning of the Fed meeting) was arguably the most anticipated news of the month and perhaps the quarter. The *unchanged* headline reading was below the +0.1% forecast, while core CPI was up just +0.2%. On an annual basis, overall CPI edged slightly lower to +3.3%, while core CPI fell from +3.6% to +3.4%. Motor vehicle insurance was still up an ugly +20.3% year-over-year but was actually down -0.3% for the month.

The Fed

The June FOMC meeting concluded that afternoon, and committee members took little comfort in the improved CPI reading. Instead, they emphasized caution, which reversed much of the post CPI rally. As expected, the overnight rate target was left unchanged for the seventh straight meeting. The so-called "dot plot," representing the overnight rate projections of 19 voting and non-voting committee members, was a surprise as the number of expected quarter point cuts for 2024 was lowered from three at the March meeting to just one.

However, the last mile of the road to the +2.0% target promises to be the toughest. Prices for goods are already essentially flat, in some cases negative. It's the service sector that's responsible for inflation's stubborn refusal to heel, and the majority of the problem still centers on shelter costs.

Although this recalibration seems to telegraph a more hawkish stance, the reality is there are simply fewer opportunities to ease as the year winds down. Total rate cuts of 100 basis points were forecasted for both next year and 2026. If core inflation were to fall back to the Fed's +2.0% target sooner than expected, the Fed might be incentivized to move more aggressively.

However, the last mile of the road to the +2.0% target promises to be the toughest. Prices for goods are already essentially flat, *in some cases negative*. It's the service sector that's responsible for inflation's stubborn refusal to heel, and the majority of the problem still centers on shelter costs.

Asking rents climbed +0.6% in May to a record $2,036 per month according to the *Zillow Observed Rent Index*. Since the pandemic began, the average rental cost is up +32.1%, but only +3.4% year-over-year. For a brief period in late 2022 and early 2023, costs for new rentals were actually down, but over time price increases have resumed, *albeit at a lesser pace*.

The housing story has been told repeatedly and hasn't changed. There isn't enough supply.

Housing

The housing story has been told repeatedly and hasn't changed. *There isn't enough supply.* Sales of existing homes, hamstrung by homeowners' reluctance to part with historically low mortgage rates, fell for the third straight month to a 4.1 million unit annual pace. By comparison, at the pandemic peak in January 2021, when mortgage rates were below 3%, the pace of existing home sales was 6.6 million.

In more normal times, new home sales would soar as opportunistic builders added fresh supply to fill the gap, but that hasn't happened. New home sales actually dropped -11.3% in May to a 619k annualized rate, below the 707k pace from February 2020 and significantly under the 1.03 million catch-up pace logged in October 2020.

The unfortunate result of lean housing inventory and persistent demand is higher prices.

The unfortunate result of lean housing inventory and persistent demand is higher prices. The median sales price for an existing home rose nearly 6% year-over-year in May to $419,300, a new record high. According to data from the National Association of Realtors (NAR), home prices have now risen on an annual basis for 11 consecutive months, with the May price appreciation being the biggest since October 2022.

US Existing Home Sales (Seasonally adjusted annual rate, millions)



Source: National Association of Realtors

Housing prices filter through to the inflation measures, in particular CPI. Shelter costs make up roughly 33% of the headline CPI index and 42% of core CPI, but only 18% of core PCE (Boston Fed). This explains why both the overall and core PCE are rising at a more comfortable +2.6% annual rate. Since Fed officials consider personal consumption expenditures to be the more appropriate price measure, their +2.0% target is actually within sight.

In an update to the FY 2024 forecast from the Congressional Budget Office (CBO), $400 billion was tacked on to the February estimate, increasing the expected federal budget deficit by 27% to $1.9 trillion for the current fiscal year, a shocking number to amass during a period of robust economic expansion.

Federal Budget and National Debt

On the whole, the economic releases were mixed during the quarter. The economy is still growing, the labor market remains healthy, and inflation appears to be on the decline once again. But it's an election year, and both presidential candidates have proposed policies that are undeniably inflationary.

Even if a divided congress brought another four years of gridlock, the crippling debt levels along with the Fed's pivot to quantitative tightening means investors will have massive amounts of supply to absorb. *Increased supply, absent corresponding demand, usually means higher yields, not lower.*

Increased supply, absent corresponding demand, usually means higher yields, not lower.

In an update to the FY 2024 forecast from the Congressional Budget Office (CBO), $400 billion was tacked on to the February estimate, increasing the expected budget deficit by 27% to $1.9 trillion for the current fiscal year, a shocking number to amass during a period of robust economic expansion. Higher Medicare spending, aid to Israel and Ukraine, student loan forgiveness and revised costs of the 2023 bank failures were all factors contributing to the upward revision.

The CBO also increased its 10-year cumulative deficit by $2.1 trillion to $22.1 trillion, bringing the projected national debt above $57T. By comparison, in 2007, the year before the "Great Recession" began and 15 years before the global pandemic, the national debt was just over $9T. At that point, total debt to GDP was around 61%. By 2024, it's expected

to double to 122%, well past what would normally be considered the breaking point. If the 2017 Tax Cut and Jobs Act is extended next year for another decade, estimated debt would rise by an additional $4.6 trillion.

Options for reducing the deficit are severely limited. Mandatory spending has grown from about 26% of the budget in 1962 to 61% as the population ages. At the current rate, annual spending on Social Security and Medicare are both expected to increase by roughly $1 trillion over the next ten years, with both presidential candidates promising not to cut entitlements.

Options for reducing the deficit are severely limited. Mandatory spending has grown from about 26% of the budget in 1962 to 61% as the population ages.

Discretionary spending, which is subject to congressional approval, and is more routinely blamed for the explosion in deficit spending, has fallen from 66% in 1962 to 26%, with nearly half currently allocated to national defense. The remaining percentage represents interest on the debt, the fastest growing piece of the budget …and at least for the time being, the most difficult to trim. Annual net interest costs, according to current CBO forecasts, would rise from $890 billion in 2024 to almost $1.7 trillion by 2034.

The longer inflation stays elevated and the longer the Fed maintains its restrictive monetary policy, the higher interest costs will climb. The catch-22 is that higher rates are required in order to reduce inflation.

The longer inflation stays elevated and the longer the Fed maintains its restrictive monetary policy, the higher interest costs will climb. The catch-22 is that higher rates are required in order to reduce inflation.

Roughly 60% of American families are homeowners, and a similar percentage have a foot in the stock market. These folks receive varied degrees of benefit from rising prices. The remaining 40% feel the full brunt of inflation, and ironically will be most impacted when the government is forced to make the painful cuts it has ignored for decades.

The Markets

The S&P 500 and the Nasdaq both reached record highs in mid-June, although the rally has been concentrated primarily among a handful of tech firms. In June, Nvidia surpassed Microsoft to become the most valuable company in the U.S. at $3.1 trillion, up roughly 800% over a two-year period. By quarter end, Microsoft had regained the lead, followed closely by Apple. For perspective, Apple became the first publicly-traded company with a market value above the $1 trillion mark in 2018. Since then, Apple has tripled in value. The combined market cap of the five largest U.S. companies is now just above $14 trillion, representing 25% of the entire U.S. equity market. For the year, the S&P has returned nearly +14.5%, but the top heavy market has masked what might otherwise be lackluster equity market performance. The Russell 2000 small cap index is up just +0.5% in 2024 and remains almost -17% below its 2021 high.

For the year, the S&P has returned nearly +14.5%, but the top heavy market has masked what might otherwise be lackluster equity market performance.

Treasury yields peaked for the quarter in late April before settling down along with inflationary pressure to close only slightly higher for the period.

Q2 Interest Rates

		Fed Funds	3 mo. T-bill	12 mo. T-bill	2 yr. T-note	5 yr. T-note	10 yr. T-note
Last	3/31/24	5.25%-5.50%	5.36%	5.02%	4.62%	4.21%	4.20%
High			5.41%	5.24%	5.03%	4.72%	4.70%
Low			5.34%	5.00%	4.65%	4.24%	4.22%
End	6/30/24	5.25%-5.50%	5.36%	5.11%	4.75%	4.38%	4.40%

Source: U.S. Department of the Treasury

Economic and Interest Rate Outlook

Fed officials are now forecasting just a single rate cut this year, while the June Bloomberg survey of U.S. economists mirrors the bond market, expecting two quarter point cuts.

The immediate economic focus continues to be squarely on inflation and when the Fed will feel comfortable enough to begin lowering the overnight funds target. There are signs that the U.S. economy is slowing down, but since that's been the case for well over a year, many investors and economists have thrown in the towel.

Fed officials are now forecasting just a single rate cut this year, while the June Bloomberg survey of U.S. economists mirrors the bond market, expecting two quarter point cuts. There is virtually no chance the Fed will ease policy at the end of July. If the June and July inflation data were to cool, September becomes a good bet.

The November FOMC meeting falls just two days after the presidential election. Fed officials might be wise to sit quietly while the ground steadies, making December the more palatable choice. Next year's interest rate path is anyone's guess.

If congressional leaders recognize the gravity of the runaway budget and enact strict austerity measures, you'd expect consumer demand, GDP growth and inflationary pressure to fall, which would point to lower rates. On the other hand, an extension of the 2017 tax cuts without further cuts in discretionary spending and entitlement reform will only worsen the fiscal problem. Investors *should* demand higher rates when holding the debt of less fiscally responsible nations.

In late June, the International Monetary Fund (IMF), in its annual review of the U.S. economy, warned that record deficits and escalating debt levels pose "a growing risk" to the global economy and urged the United States to address the problem while its economy was strong.

For seven years as the U.S. emerged from the Great Recession, government borrowing was cheap. It got even cheaper during the pandemic, but *this is no longer the case*. The combination of record deficits and interest rates near two-decade highs has dramatically increased debt payments.

In late June, the International Monetary Fund (IMF), in its annual review of the U.S. economy, warned that record deficits and escalating debt levels pose "a growing risk" to the global economy and urged the United States to address the problem *while its economy was strong*. Back in April, IMF officials had scolded the U.S. for running deficits that acted to stimulate the economy, effectively countering Fed policy and keeping interest rates unnecessarily elevated.

The domestic economy may be at a turning point, but it's not just the near-term data that will dictate market direction. Geopolitical uncertainty continues to rise, while pretend-and-extend election promises made by both parties threaten to make normality unrecognizable.

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Life Connected.

City Secretary's Office
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Lauren Vaughns, City Secretary
CC:	Robert Ranc, City Manager
Intiated by:	Lauren Vaughns
Date:	August 13, 2024
Re:	Bill Webber resignation from the Celina Economic Development Corporation Board

Action Requested:
Consider and act to accept the resignation of Bill Webber and declare a vacancy on the Economic Development Corporation Board of Directors. (Vaughns)

Background Information:
On Monday, August 5, Bill Webber submitted his resignation as a member of the CEDC Board to the Director, Anthony Satarino. City Secretary was notified to provide the vacancy notification to City Council.

Legal Review:

Supporting Documents:
None

Financial Consideration:

Staff Recommendation:

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City Secretary's Office
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Lauren Vaughns, City Secretary
CC:	Robert Ranc, City Manager
Intiated by:	
Date:	August 13, 2024
Re:	Joy Martinez resignation from the Library Board

Action Requested:
Consider and act to accept the resignation of Joy Martinez and declare a vacancy on the Library Board. (Vaughns)

Background Information:
On Thursday, July 11, Joy Martinez sent her resignation from the Library Board to City Staff. Joy has served on the Library board since November 2023.

Legal Review:
N/A

Supporting Documents:
None

Financial Consideration:
N/A

Staff Recommendation:
N/A

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Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Linda Majeed
Date:	August 13, 2024
Re:	Bid 2024-116 Rectangular Rapid-Flashing Beacon (RRFB) on Bothwell Blvd.

Action Requested:
Consider and act to award bid 2024-116 for the Rectangular Rapid-Flashing Beacon (RRFB) to Roadway Solutions, Inc., at the unit prices listed in the amount of $58,480.00 plus ten percent contingency in the amount of $5,848.00 for a total amount not to exceed $64,328.00. (Glasgow)

Background Information:
In August 2023, a representative from the Christie Elementary PTO board in Sutton Fields contacted the City with concerns about the traffic issues observed with the new elementary school on Crutchfield Rd and the middle and high school bus stop on the east side of Bothwell Boulevard. With this information, the City contracted with Westwood in September 2023 to conduct a traffic study to include pedestrian counts, an all-way stop study, and a speed study along Bothwell Blvd.

The traffic study's final report included several recommendations that the City relayed to Prosper ISD (PISD), in November 2023, to collaborate with addressing the issues. One of the recommendations was the installation of RRFBs at Sutton Fields Trail on Bothwell Boulevard due to the high pedestrian crossing in that area. This intersection is the current location of the Sutton Fields amenity center and is adjacent to PISD's school bus stop. The RRFB is a pedestrian crossing signal that is activated by pedestrians to signal motorists to yield to pedestrians on the crosswalk along Bothwell. The installation will increase driver attention and crossing safety.

In February 2024, the city again contracted with Westwood to design the RRFBs at Sutton Fields Trail on Bothwell Boulevard. The design contract included solar-powered flashing beacons, pedestrian push-button poles, and signs. The design was completed, and the project was advertised for bidders. Roadway Solutions, Inc. is the lowest apparent bidder.

In March 2024, the Sutton Fields HOA contacted the City with safety concerns about students crossing Bothwell at two intersections on the southern end, Painswick Drive and Tudor Place. In March 2024, the City again contracted with Westwood to extend the study along Bothwell Blvd to include the two additional intersections residents cited. The finalized revised report contained new recommendations for these locations. The City partnered with PISD on the recommendations, which resulted in PISD installing a new school bus location for the upcoming school year on the east side of Bothwell to eliminate the need for students to cross Bothwell.

Legal Review:
Contracts have been previously reviewed and approved.

Supporting Documents:
1. Agreement - RRFB 2024-116 - unsigned
2. Agenda Recap - 2024-116
3. Bid Tabulation RRFB
4. R87-RRFB Bothwell Blvd _August Council Presentation
5. Final 2023-1128 Pedestrian Safety Study Memo

Financial Consideration:
Funding is available through roadway capital recovery fees. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends awarding the contract as presented.

SECTION 00410

EJCDC STANDARD FORM OF AGREEMENT

BETWEEN OWNER AND CONTRACTOR ON THE BASIS OF A STIPULATED PRICE

THIS AGREEMENT is by and between the **City of Celina** (OWNER) and **Roadway Solutions, Inc.** (CONTRACTOR). OWNER and CONTRACTOR, in consideration of the mutual covenants hereby agree as follows:

ARTICLE 1 – WORK

1.01 CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

CITY OF CELINA
RECTANGULAR RAPID FLASHING BEACONS
BID 2024-116
PROJECT # R87

ARTICLE 2 – THE PROJECT

2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

The construction project includes:

The purchase and installation of rectangular rapid flashing beacon on Bothwell Blvd.

ARTICLE 3 – ENGINEER

3.01 The Project has been designed by **Westwood Professional Services, Inc.,** which hereinafter called ENGINEER and which is to act as OWNER'S representative, assume all duties and responsibilities, and have the rights and authority assigned to ENGINEER in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 – CONTRACT TIMES

4.01 Time of the Essence

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 Days to Achieve Substantial Completion and Final Payment

A. The Work will be substantially completed within 15 days after the date when the Contract Times commence to run as provided in paragraph 2.03 of the General Conditions, and completed and ready for final payment in accordance with paragraph 14.07 of the General Conditions within 30 days after the date when the Contract Times commence to run.

4.03 Liquidated Damages

A. CONTRACTOR and OWNER recognize that time is of the essence of this Agreement and that OWNER will suffer financial loss if the Work is not completed within the times specified in paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidate damages for delay (but not as a penalty), CONTRACTOR shall pay OWNER ***$500.00*** for each day that expires after the time specified in paragraph 4.02 for Substantial Completion until the Work is substantially

complete. After Substantial Completion, if CONTRACTOR shall neglect, refuse, or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by OWNER, CONTRACTOR shall pay OWNER $***500.00*** for each day that expires after the time specified in paragraph 4.02 for completion and readiness for final payment until the Work is completed and ready for final payment.

ARTICLE 5 – CONTRACT PRICE

5.01 OWNER shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to paragraphs 5.01.

For all Work other than Unit Price Work, a Lump sum of: $**58,480.00**

All specific cash allowances are included in the above price and have been computed in accordance with paragraph 11.02 of the General Conditions.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 Submittal and Processing of Payments

A. CONTRACTOR shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by ENGINEER as provided in the General Conditions.

6.02 Progress Payments; Retainage

A. OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR'S Applications for Payment on or about the ***last*** day of each month during performance of the Work as provided in paragraphs 6.02.A.1 and 6.02.A.2 below. All such payments will be measured by the schedule of values established in paragraph 2.07.A of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements:

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as ENGINEER may determine or OWNER may withhold, in accordance with paragraph 14.02 of the General Conditions:

   a. ***95%*** of Work completed (with the balance being retainage).

   b. ***95%*** of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

2. Upon Substantial Completion, OWNER shall pay an amount sufficient to increase total payments to CONTRACTOR to ***95%*** of the Work completed, less such amounts as ENGINEER shall determine in accordance with paragraph 14.02.B.5 of the General Conditions and less ***100%*** of ENGINEER's estimate of the value of Work to be completed or corrected as shown on the tentative list of items to be completed or corrected attached to the certificate of Substantial Completion.

6.03 Final Payment

A. Upon final completion and acceptance of the Work in accordance with paragraph 14.07 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said paragraph 14.07.

ARTICLE 7 – INTEREST

7.01 All moneys not paid when due as provided in Article 14 of the General Conditions shall bear interest at the rate of ***0%*** per annum.

ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS

8.01 In order to induce OWNER to enter into this Agreement CONTRACTOR makes the following representations:

A. CONTRACTOR has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.

B. CONTRACTOR has visited the site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. CONTRACTOR is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.

D. CONTRACTOR has carefully studied all: (1) Geotechnical Investigations, explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site which have been identified in the Supplementary Conditions as provided in paragraph 4.02 of the General Conditions.

E. CONTRACTOR does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

F. CONTRACTOR is aware of the general nature of work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Contract Documents.

G. CONTRACTOR has correlated the information known to CONTRACTOR, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

H. CONTRACTOR has given ENGINEER written notice of all conflicts, errors, ambiguities, or discrepancies that CONTRACTOR has discovered in the Contract Documents, and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.

I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.`

ARTICLE 9 – CONTRACT DOCUMENTS

9.01 Contents

A. The Contract Documents consist of the following in their entirety:

1. This Agreement;
2. Performance Bond;
3. Payment Bond;
4. Maintenance Bond;
5. General Conditions;
6. Supplementary Conditions;
7. Specification as listed in the table of contents of the Project Manual;
8. Drawings;
9. All Addenda;
10. Exhibits to this Agreement:
    a. CONTRACTOR'S Bid Response;
    b. CONTRACTOR'S Insurance
    c. Documentation submitted by CONTRACTOR prior to Notice of Award

11. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:

    a. Written Amendments;

    b. Work Change Directives;

    c. Change Order(s).

B. The documents listed in paragraph 9.01. Are attached to this Agreement (except s expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 9.

D. The Contract Documents may only be amended, modified, or supplemented as provided in paragraph 3.04 of the General Conditions.

ARTICLE 10 – MISCELLANEOUS

10.01 Terms

A. Terms used in this Agreement will have the meanings indicated in the General Conditions.

10.02 Assignment of Contract

A. No assignment by a party hereto of any rights under or interests on the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 Successors and Assigns

A. OWNER and CONTRACTOR each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 Severability

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law of Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon OWNER and CONTRACTOR, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 Contractor's Certifications

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.05:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;

2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

3. “collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

IN WITNESS WHEREOF, OWNER and CONTRACTOR have assigned this Agreement in duplicate. One counterpart each has been delivered to OWNER and CONTRACTOR. All portions of the Contract Documents have been signed or identified by OWNER and CONTRACTOR or on their behalf.

EXECUTED in single or multiple originals with an effective date of **August 14, 2024.**

CITY OF CELINA, TEXAS

Robert Ranc, City Manager

Address for giving notices:

City of Celina
142 N. Ohio
Celina, TX 75009
Attn: Contracts
469-813-4194
contracts@celina-tx.gov

Approved as to Content:

Dawn Berry, Purchasing Director

CONTRACTOR

MORRIE GAMINI (Jul 31, 2024 13:47 CDT)

Morrie Gamini

Printed Name & Title

Address for giving notices:

1425 Crescent Drive
Carrollton,. TX 75006

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CITY OF CELINA
SOLICITATION RECAP

SOLICITATION #: 2024-116
SOLICITATION NAME: RECTANGULAR RAPID FLASHING BEACONS
PROJECT #: N/A

Bid Opening Date	July 25, 2024	Bid Opening Time:	10:00 AM

Number of Invitations Sent/Vendors Notified:	264
Number of Submissions:	3
Number of Non-Responsive Bids:	1
Number of Responsive Bids:	2
Number of No Bids	1
Did any vendor apply for Local Preference? (Y/N)	No

Review/Evaluation:
An initial review was completed by Purchasing to determine the responsiveness of each bidder.

Three responses were received. Upon review, Mwari, LLC, was deemed non-responsive. All forms were submitted unsigned, the experience record (previous job history) was blank, and the contractor questionnaire was partially complete, but omitted all references and did not respond to the the subcontractor question.

The two remaining responses were sent to the department and engineer of record for further review.

Recommendation:
Upon completion of the review, the department recommends lowest responsible vendor(s):

Recommended Vendor(s):	Roadway Solution, Inc.
Contract Term:	30 days

Dawn Berry, Purchasing Director	7/31/2024
Submitted By	Date

TAB SHEET

Rectangular Rapid-Flashing Beacon on Bothwell Blvd
Bid 2024-116

				Mwari LLC		Roadway Solutions, Inc.		Road S
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit
1	Base Bid							
1.1	DRILL SHAFT (24 IN)	16	LF	$ 320.00	$ 5,120.00	$ 300.00	$ 4,800.00	$ 459.00
1.2	CONDT (PVC) (SCH 40) (2") (BORE)	15	LF	$ 150.00	$ 2,250.00	$ 28.00	$ 420.00	$ 35.00
1.3	ALUMINUM SIGNS (TY A)	66	SF	$ 250.00	$ 16,500.00	$ 85.00	$ 5,610.00	$ 40.00
1.4	REMOVE SM RD SN SUP&AM (SIGN ONLY)	4	EA	$ 1,300.00	$ 5,200.00	$ 100.00	$ 400.00	$ 200.00
1.5	INSTL RDSD FLSH BCN ASSM (SOLAR PWRD)	3	EA	$ 6,700.00	$ 20,100.00	$ 7,250.00	$ 21,750.00	$ 12,500.00
1.6	PEDESTRIAN PUSH BUTTON POLE	1	EA	$ 280.00	$ 280.00	$ 3,000.00	$ 3,000.00	$ 5,150.00
1.7	CITY OF CELINA STANDARD DECORATIVE POL	3	EA	$ 115.00	$ 345.00	$ 7,500.00	$ 22,500.00	$ 18,430.00
					$ 49,795.00		$ 58,480.00	

Solutions	
Line #	Extended
1	
1.1	$ 7,344.00
1.2	$ 525.00
1.3	$ 2,640.00
1.4	$ 800.00
1.5	$ 37,500.00
1.6	$ 5,150.00
1.7	$ 55,290.00
	$ 109,249.00

RECTANGULAR RAPID-FLASHING BEACON (RRFB) ON BOTHWELL BLVD

CONSTRUCTION AWARD

August 13th, 2024

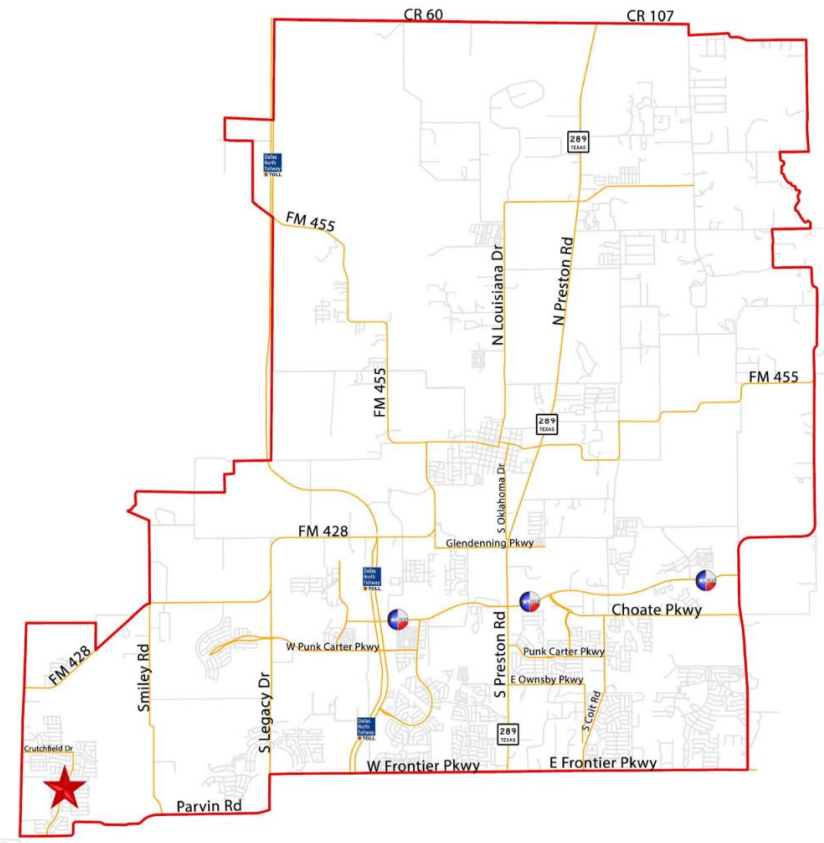
Andy Glasgow, P.E., PMP, CFM
Director of Engineering



INTRODUCTION

- This item is to consider and act to award a construction contract to Roadway Solutions, Inc. for the Bothwell Boulevard Rectangular Rapid-Flashing Beacon (RRFB) project.
- Bid invitation was sent out to Vendors and 3 responses were received.
- The lowest bidder was rejected as incomplete.
- Staff proceeded with the second-lowest bidder and verified their references.
- Construction contract is for 30 days

PROJECT LOCATION



- Southwest side of the City.
- Bothwell Blvd at Sutton Fields Trail.

EXISTING CONDITIONS

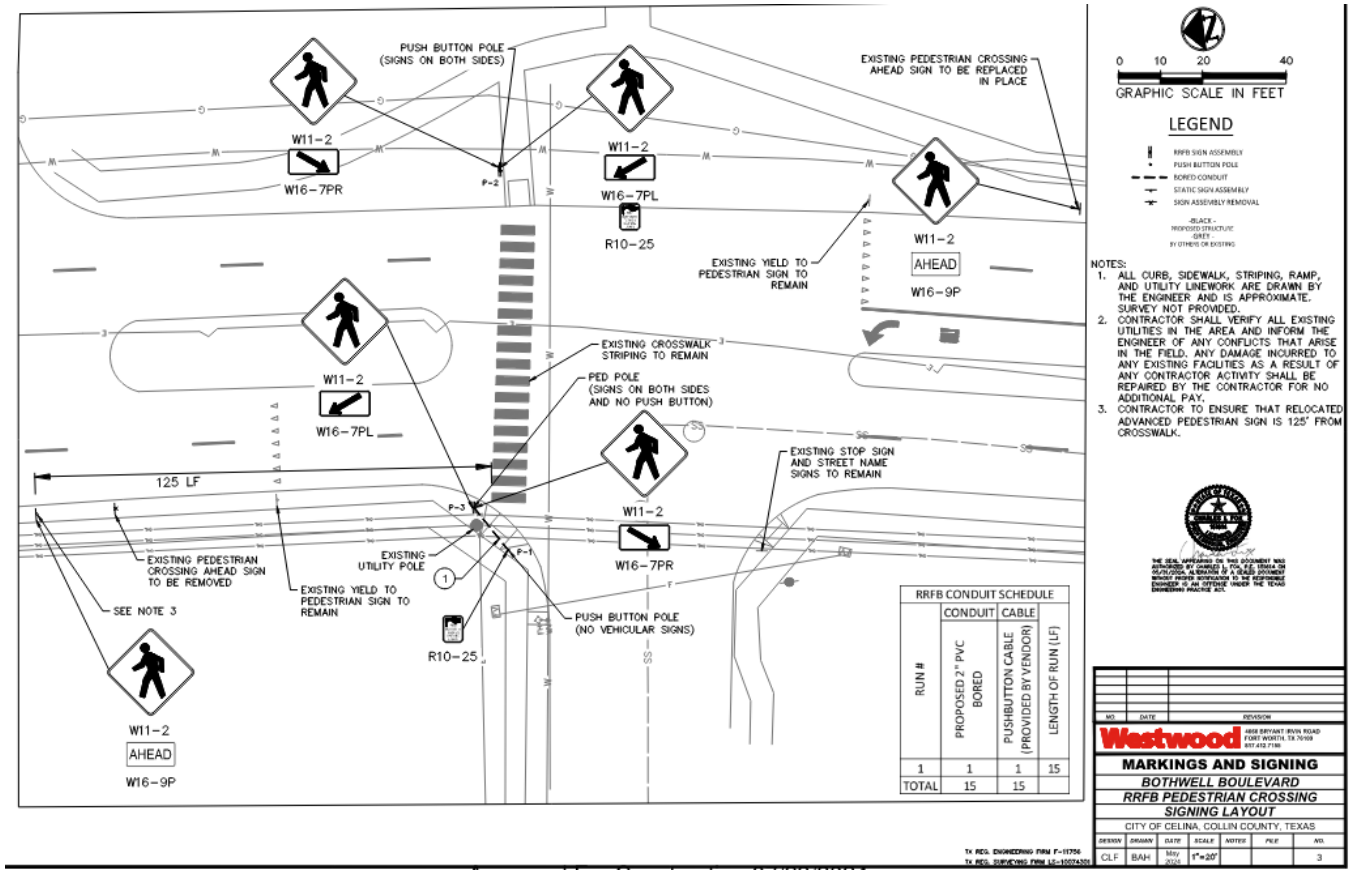
- There is an existing crosswalk on Bothwell Blvd at Sutton Fields Trail.
- Based on the traffic study, there are 113 pedestrians crossing during a school day.



Table 1 – Pedestrian & Biker Count Data Summary

Pedestrian + Biker Count Data Summary						
Bothwell Boulevard at:	Approach ->	EB	WB	NB	SB	TOTAL
Crutchfield Drive	6:15-7:15	0	0	13	0	**13**
	7:15-8:15	0	3	28	3	**34**
	15:00-16:00*	0	0	9	0	**9**
	16:00-17:00	0	0	0	0	**0**
	TOTAL	**0**	**3**	**50**	**3**	**56**
	6:45-7:45 (AM Peak)	*1*	*27*	*2*	*0*	***30***
Sutton Fields Trail	6:15-7:15	6	-	0	8	**14**
	7:15-8:15	7	-	9	52	**68**
	15:00-16:00	4	-	0	19	**23**
	16:00-17:00	1	-	0	7	**8**
	TOTAL	**18**	-	**9**	**86**	**113**

PROPOSED IMPROVEMENTS



- Installation of RRFB.

BID 2024-116

- First lowest apparent bidder is rejected as incomplete.
- Second lowest apparent bidder is Roadway Solutions, Inc.
- Bid Price: $58,480.00
- 10% Contingency: $5,848.00
- Total Not to Exceed: $64,238.00

TAB SHEET

Rectangular Rapid-Flashing Beacon on Bothwell Blvd
Bid 2024-116

				Mwari LLC		Roadway Solutions, Inc.		Road Solutions	
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended
1	Base Bid								
1.1	DRILL SHAFT (24 IN)	16	LF	$ 320.00	$ 5,120.00	$ 300.00	$ 4,800.00	$ 459.00	$ 7,344.00
1.2	CONDT (PVC) (SCH 40) (2") (BORE)	15	LF	$ 150.00	$ 2,250.00	$ 28.00	$ 420.00	$ 35.00	$ 525.00
1.3	ALUMINUM SIGNS (TY A)	66	SF	$ 250.00	$ 16,500.00	$ 85.00	$ 5,610.00	$ 40.00	$ 2,640.00
1.4	REMOVE SM RD SN SUP&AM (SIGN ONLY	4	EA	$ 1,300.00	$ 5,200.00	$ 100.00	$ 400.00	$ 200.00	$ 800.00
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1.6	PEDESTRIAN PUSH BUTTON POLE	1	EA	$ 280.00	$ 280.00	$ 3,000.00	$ 3,000.00	$ 5,150.00	$ 5,150.00
1.7	CITY OF CELINA STANDARD DECORATIVE	3	EA	$ 115.00	$ 345.00	$ 7,500.00	$ 22,500.00	$ 18,430.00	$ 55,290.00
					$ 49,795.00		$ 58,480.00		$ 109,249.00

QUESTIONS?

Pacheco Koch
a Westwood company
4060 Bryant Irvin Road
Fort Worth, Texas 76109
(972) 235-3031 www.pkce.com
TX. REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-10008001

STATE OF TEXAS
TAYLOR N. BATES
140982
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TAYLOR N. BATES, P.E. 140982 ON **11/28/2023**. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

MEMORANDUM

To: Linda Majeed, PE, CFM
From: Taylor N. Bates, PE, RSP1
CC: Andy Glasgow, PE, CFM
Date: November 28, 2023
Subject: Pedestrian Safety Study – Sutton Fields Neighborhood
WW#0041428.00

Background

The services of Pacheco Koch, a Westwood company (PK) were retained by the City of Celina to conduct a Pedestrian Safety Assessment for Sutton Fields Neighborhood (See **Figure 1**). The city wanted to review student walking routes to and from school bus pick-up/drop-off locations and identify any ways to improve pedestrian safety. The city also asked that the intersection of Bothwell and Crutchfield be analyzed to determine the potential need for an all-way stop.

Figure 1 – Project Location



Site Observations

PK Westwood conducted site visits on August 25 and August 29, 2023, during both the AM school pickup and PM school drop off times. The times observed were from 7:05 to 8:15 AM and 3:00 to 5:15 PM. These were typical school days with a sunny forecast.

Four-hour turning movement and pedestrian counts were conducted along Bothwell Boulevard at the intersections of Crutchfield Drive and Sutton Fields Trail on Thursday, August 24 and Wednesday, August 30 as these were the primary intersections that the city was most concerned with. Four-day speed counts were collected along Bothwell Boulevard northbound and southbound from Thursday, August 24 through Sunday, August 27, 2023. Twenty-four-hour approach counts were collected at the intersection of Bothwell Boulevard and Crutchfield Drive on Wednesday, August 30, 2023. Detailed traffic data can be found in **Appendix A**.

Observed Vehicle Operations

During both the AM and PM peaks, vehicles were observed parking to drop off/pick up students at the buses. Most cars parked along Gaunt Drive. There was some minor northbound queuing along Bothwell Boulevard in the morning because of vehicles yielding to larger pedestrian groups crossing at Sutton Fields Trail, but also due to parents dropping their kids off at the bus stop along Bothwell Boulevard just south of Gaunt Drive. Additionally, some vehicles were observed stopping along Bothwell for pick-up in the afternoon. Overall, through traffic was observed obeying the speed limit.

Speed data is typically measured based on the 85% speed, which means 85% of the traffic drives that speed or lower. Based on the data collected, Bothwell Boulevard has a mean speed of 34-35 MPH and an 85% speed of 41-42 MPH. Based on this data, the problem is not speeding traffic but the way a pedestrian feels crossing a street in a 40 MPH speed zone. The speed studies which were collected for bi-directional traffic, shown in **Appendix A**, also reflect this. A graphical summary of these observations can be found in **Appendix B**.

PISD may require middle school and high school students to walk up to 1 mile to/from their designated pick up and drop off locations. **Appendix C** graphically represents the designated pick up and drop off radius showing all rooftops are currently located within the appropriate 1-mile walking distance. Although this may be true, PISD adding another pick up location on the west side of Bothwell Boulevards may help reduce the number of pedestrians crossing the major roadway and potentially reduce pedestrian concentrations to about half at each designated pick up and drop off location. However, PISD also attempts to minimize travel times to/from school to be within a 45-minute window which may also play a role into the number of allowed pick up and drop off locations.

Existing Pedestrian Infrastructure

The major crossing defined within the project area is located on the north side of Sutton Fields Trail at Bothwell Boulevard. This crossing is supplemented with the appropriate signage as defined in the Texas Manual on Uniform Traffic Control Devices. This is a marked crossing with continental striping with two barrier free ramps. All residential corners within the pickup locations include barrier free ramps, but not all approaches include crosswalk markings.

There are existing 40 MPH speed limit signs at the north and south ends of the study area, with radar feedback on both signs. Traffic was observed to obey the speed limit, but speeds still caused pedestrians to show concern when trying to find a gap to cross. Pedestrians only attempted to

cross once vehicles drastically slowed down or came to a complete stop. There is currently no school zone related signage in place.

Observed Walking Routes

Based on observations in the field during the pickup and drop off times, pedestrians came to/from all directions surrounding the dedicated pick up and drop off location. As expected, since this is the only location where students are being picked up. Most of the students came from the south where most of the homes in the subdivision are concentrated. The students who came from the west were less of a concern since they came from local residential streets that have lower traffic volumes. Eventually more will come from this direction as the area is built out, but they appear to be low volume local streets that would not appear to have significant traffic volume.

A notable number of students came from the west along Sutton Fields Trail and crossed Bothwell Boulevard to get to/from the dedicated pick-up/drop-off location. A good portion of the students properly utilized the pedestrian crossing elements located on the north side of the intersection, but a significant portion crossed on the unmarked south side of the intersection or jay walked were there were no markings or pedestrian ramps. The students who jay walked would not be captured in the collected traffic data, but this pattern was observed to occur in both the AM and PM peak hours. Jay walking was noticed to occur at various locations along Bothwell Boulevard.

Students that came from the north along Bothwell seemed to properly utilize the crosswalk since the crosswalk did not require them to back track to arrive at their destination. Moving the pick-up location to the north side of the community center should increase the proper utilization of the crosswalk, by locating the bus stop as close as possible to the existing crossing. Based on the significant pedestrian volumes shown in **Table 1** below and the observed hesitation pedestrians had to cross four lanes of traffic, it would be prudent to enhance this crossing with either a Rectangular Rapid Flashing Beacon (RRFB) to increase driver attention and crossing safety. This upgrade would assist with driver attention, as well as provide a safe, lit crossing for pedestrians during low light hours. In the wintertime especially, there is a chance of school pedestrian traffic occurring before/after the sun is out. It is important to note that the pedestrian data included in **Table 1** below will not include pedestrians that crossed at mid-block locations, were dropped off by parents along Bothwell, or crossed Bothwell Boulevard at a location further south than Sutton Fields Trail. For example, during the AM peak hour a notable number of pedestrians walked northbound along the east side of Bothwell Boulevard. In the PM, many pedestrians were also observed to be crossing at Halton Drive as students left the amenity center. This was likely due to the back tracking they would have to do in order to use the designated crosswalk at Sutton Fields Trail located north of the pickup and drop off location. A graphical summary of these observations can be found in **Appendix D**.

Table 1 – Pedestrian & Biker Count Data Summary

Pedestrian + Biker Count Data Summary						
Bothwell Boulevard at:	Approach ->	EB	WB	NB	SB	TOTAL
Crutchfield Drive	6:15-7:15	0	0	13	0	**13**
	7:15-8:15	0	3	28	3	**34**
	15:00-16:00*	0	0	9	0	**9**
	16:00-17:00	0	0	0	0	**0**
	TOTAL	**0**	**3**	**50**	**3**	**56**
	6:45-7:45 (AM Peak)	*1*	*27*	*2*	*0*	***30***
Sutton Fields Trail	6:15-7:15	6	-	0	8	**14**
	7:15-8:15	7	-	9	52	**68**
	15:00-16:00	4	-	0	19	**23**
	16:00-17:00	1	-	0	7	**8**
	TOTAL	**18**	-	**9**	**86**	**113**

*PM Peak

Sight Distance Analysis

To further identify all the potential safety issues within the pedestrian crossing zone, a sight distance analysis was done near the crossing locations with existing ramps and marked crosswalks. Upon reviewing the existing and proposed crosswalk locations, no stopping sight distance issues were determined. As drivers on Bothwell Boulevard have full visibility of the pedestrian crossing area, the recommendations are based on alerting drivers to slow down for crossing pedestrians. See **Appendix E** for sight distance measurements.

All Way Stop Warrant Analysis

PK Westwood was asked to analyze the intersection of Bothwell Boulevard and Crutchfield Road to see if an all-way stop is warranted. After analyzing the traffic at the intersection, based upon the multi-way stop warrant criteria in the Texas MUTCD, an all-way stop at the intersection is not warranted based on traffic volumes (as shown in **Table 2** below), however there are a few other options unrelated to volumes that warrant the installation of an all way stop controlled intersection.

Table 2. All Way Stop Warrant Analysis Summary

Weekday Multi-Way Stop Applications							
Time Frame	Minor Road			Major Road			Multi-Way Stop Application
	NB/SB			EB/WB			
	Bothwell Boulevard			Crutchfield Road			
	Eight Hour Total	AVG Per Hour	Required	Eight Hour Total	AVG Per Hour	Required	
7:00 AM - 3:00 PM	578	72		497	62		Does Not Meet
8:00 AM - 4:00 PM	420	53		448	56		Does Not Meet
9:00 AM - 5:00 PM	445	56	200	453	57	300	Does Not Meet
10:00 AM - 6:00 PM	467	58		476	60		Does Not Meet
11:00 AM - 7:00 PM	491	61		480	60		Does Not Meet
7:00 AM - 3:00 PM	422	53		448	56		Does Not Meet
8:00 AM - 4:00 PM	455	57		460	58		Does Not Meet
9:00 AM - 5:00 PM	482	60	140 (70%)	477	60	210 (70%)	Does Not Meet
10:00 AM - 6:00 PM	494	62		485	61		Does Not Meet
11:00 AM - 7:00 PM	511	64		489	61		Does Not Meet
Note: 85th percentile speeds were observed to be greater than 40 MPH speed limit. Therefore, 70% factor was applied to							

For this case, conditions related to options B and D with the Texas MUTCD are met and listed below.

TMUCTD Section 2B.07 paragraph 05:

B. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes.
D. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection.

The excerpt from the Texas MUTCD used in the all way stop analysis can be found in **Appendix F**.

Based on the pedestrian data (per **Table 1**), this intersection currently has 30 pedestrians and bicycle riders in the AM peak and 9 pedestrians and bicycle riders in the PM peak crossing this intersection. The intersection is also in a rapidly developing neighborhood, and it will soon become a 4-legged intersection. As this intersection does not currently meet vehicular volume warrants, an all-way stop control should be re-evaluated as vehicle and pedestrian volumes rise due to neighborhood expansion.

Conclusion / Recommendations

Crutchfield Drive at Bothwell Boulevard Recommendations:

Based on the all way stop warrant analysis traffic volumes do not warrant the installation of an all way stop. However, since there was a notable amount of pedestrian volume utilizing this intersection (before build out conditions) and the ultimate build out of both roadways will have similar functions as collector streets along with similar cross-sections, it is recommended to re-evaluate the necessity of an all way stop at this location once all approaches have been opened and more homes are occupied to the north and east.

Safety Recommendations:

Based on the site observations previously described there are a variety of issues creating an environment that does not make pedestrians feel safe walking to school. Below is a list of recommendations to enhance safety along the observed walking routes to/from the bus pick up/drop off location at the Sutton Fields Amenity Center.

1. Adjust the bus drop-off/pick-up locations to be north of the Sutton Fields pedestrian infrastructure on Exeter Drive. The shifted bus stop location will be closer to the existing pedestrian crossing, which encourages people to utilize the crossing as it is close to their preferred route.
2. Run a public information campaign in partnership with Prosper ISD to educate and inform parents and students of the following:
    - Ask parents to utilize the enhanced crossing when their students are going to/from the bus stop.
    - Ask parents to pick up or drop off students within the local residential streets and avoid temporarily parking to pick up their child on Bothwell Boulevard. Inform parents how this can create dangerous sudden stop conditions along the higher volume roadway. This may need to be coupled with enforcement during the early stages of implementation to ensure cooperation.
3. Examine Prosper ISD pick-up/drop-off routes to determine whether changes can be made to spread the students out and lessen the concentration of pedestrians in the study area.
    - Adding pick-up/drop-off locations on both sides of Bothwell should reduce the need for pedestrian crossings along Bothwell Boulevard and minimize the number of concentrated pedestrians at a single location.
4. Add upgraded pedestrian infrastructure:
    - Upgrade Sutton Fields Trail pedestrian crossing to RRFB due to the number of pedestrians utilizing the crossing.
    - Reevaluate the need to add an enhanced crossing for Bothwell Boulevard at Halton Drive once the new pickup location is established north of the amenity center. This problem may be eliminated once students realize the existing crosswalk doesn't add walking distance or require back tracking to get to the pickup and drop off location.
5. Add pedestrian zone flashers (Note: If option 4 is selected, this option is no longer needed)
6. Add a school zone to create a 20 MPH speed within the crossing zone. This will require a partnership with PISD.

A graphical summary of the recommendations can be found in **Exhibit 1**.



RECOMMENDATIONS

EXHIBIT 1

Pacheco Koch
a Westwood company
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817.412.7155

CELINA, TX

WW#: R0041428.00 (TNB: 26/09/2023)

Pacheco Koch
a Westwood company
4060 Bryant Irvin Road
Fort Worth, Texas 76109
(972) 235-3031 www.pkce.com
TX. REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-10008001

Appendix A – Detailed Traffic Volume Data

Leg	Sutton Fields Trail						Bothwell Boulevard						Bothwell Boulevard						
Direction	Eastbound						Northbound						Southbound						
Start Time	Right	Left	U-Turn	**App Total**	Peds CW	Peds CCW	Thru	Left	U-Turn	**App Total**	Peds CW	Peds CCW	Right	Thru	U-Turn	**App Total**	Peds CW	Peds CCW	**Int Total**
2023-08-30 06:15:00	2	0	0	**2**	0	0	4	3	0	**7**	0	0	1	5	0	**6**	1	0	**15**
2023-08-30 06:30:00	7	0	0	**7**	1	1	5	5	0	**10**	0	0	1	12	0	**13**	0	0	**30**
2023-08-30 06:45:00	5	0	0	**5**	0	2	19	4	0	**23**	0	0	0	30	0	**30**	0	1	**58**
2023-08-30 07:00:00	5	0	0	**5**	2	0	44	9	1	**54**	0	0	0	23	0	**23**	0	6	**82**
2023-08-30 07:15:00	24	4	0	**28**	0	1	110	29	3	**142**	0	5	4	60	0	**64**	18	11	**234**
2023-08-30 07:30:00	24	4	0	**28**	1	1	25	19	5	**49**	0	0	4	98	0	**102**	4	2	**179**
2023-08-30 07:45:00	7	8	0	**15**	3	1	15	8	1	**24**	0	3	1	27	0	**28**	9	1	**67**
2023-08-30 08:00:00	5	11	0	**16**	0	0	25	14	3	**42**	0	1	3	24	0	**27**	7	0	**85**
2023-08-30 15:00:00	19	0	0	**19**	0	4	38	12	0	**50**	0	0	2	94	0	**96**	9	0	**165**
2023-08-30 15:15:00	12	4	0	**16**	0	0	10	6	0	**16**	0	0	1	74	0	**75**	0	0	**107**
2023-08-30 15:30:00	9	8	0	**17**	0	0	16	8	0	**24**	0	0	8	15	0	**23**	0	0	**64**
2023-08-30 15:45:00	9	8	1	**18**	0	0	27	17	8	**52**	0	0	4	15	0	**19**	0	10	**89**
2023-08-30 16:00:00	4	1	0	**5**	0	0	18	7	3	**28**	0	0	4	16	0	**20**	0	0	**53**
2023-08-30 16:15:00	2	1	0	**3**	0	0	12	6	1	**19**	0	0	2	12	0	**14**	0	0	**36**
2023-08-30 16:30:00	4	1	0	**5**	0	0	22	10	0	**32**	0	0	1	13	0	**14**	0	0	**51**
2023-08-30 16:45:00	5	9	0	**14**	0	1	25	10	12	**47**	0	0	3	19	0	**22**	0	7	**83**
Grand Total	143	59	1	**203**	7	11	415	167	37	**619**	0	9	39	537	0	**576**	48	38	**1398**
% Approach	70.4%	29.1%	0.5%				67.0%	27.0%	6.0%				6.8%	93.2%	0.0%				
% Total	10.2%	4.2%	0.1%	**14.5%**			29.7%	11.9%	2.6%	**44.3%**			2.8%	38.4%	0.0%	**41.2%**			
Lights	141	59	1	**201**			397	158	37	**592**			37	526	0	**563**			**1356**
% Lights	98.6%	100.0%	100.0%	**99.0%**			95.7%	94.6%	100.0%	**95.6%**			94.9%	98.0%	0.0%	**97.7%**			**97.0%**
Articulated Trucks	0	0	0	**0**			3	0	0	**3**			0	0	0	**0**			**3**
% Articulated Trucks	0.0%	0.0%	0.0%	**0.0%**			0.7%	0.0%	0.0%	**0.5%**			0.0%	0.0%	0.0%	**0.0%**			**0.2%**
Buses and Single-Unit Trucks	2	0	0	**2**			15	9	0	**24**			2	11	0	**13**			**39**
% Buses and Single-Unit Trucks	1.4%	0.0%	0.0%	**1.0%**			3.6%	5.4%	0.0%	**3.9%**			5.1%	2.0%	0.0%	**2.3%**			**2.8%**
Pedestrians					5	8					0	9					26	22	
% Pedestrians					71.4%	72.7%					0.0%	100.0%					54.2%	57.9%	
Bicycles on Crosswalk					2	3					0	0					22	16	
% Bicycles on Crosswalk					28.6%	27.3%					0.0%	0.0%					45.8%	42.1%	

Leg	Crutchfield Drive								Crutchfield Drive								Bothwell Boulevard								Bothwell Boulevard							
Direction	Eastbound								Westbound								Northbound								Southbound								
Start Time	Right	Thru	Left	Hard left	U-Turn	App Total	Peds CW	Peds CCW	Right	Bear right	Thru	Left	U-Turn	App Total	Peds CW	Peds CCW	Right	Thru	Bear left	Left	U-Turn	App Total	Peds CW	Peds CCW	Hard right	Right	Thru	Left	U-Turn	App Total	Peds CW	Peds CCW	Int Total
2023-08-24 06:15:00	5	0	0	0	0	**5**	0	0	0	0	0	0	0	**0**	0	0	0	0	0	4	0	**4**	2	1	0	0	0	0	0	**0**	0	0	**9**
2023-08-24 06:30:00	8	2	0	0	0	**10**	0	0	0	0	0	0	0	**0**	0	0	0	0	0	3	0	**3**	0	2	0	0	0	0	0	**0**	0	0	**13**
2023-08-24 06:45:00	16	1	0	0	0	**17**	0	0	0	0	2	0	0	**2**	0	0	1	0	0	15	0	**16**	0	0	0	0	0	0	0	**0**	0	0	**35**
2023-08-24 07:00:00	19	0	0	0	0	**19**	0	0	0	0	1	0	0	**1**	0	0	1	0	0	36	0	**37**	5	3	0	0	0	0	0	**0**	0	0	**57**
2023-08-24 07:15:00	57	5	0	0	0	**62**	0	0	0	0	15	1	0	**16**	1	0	1	0	0	96	0	**97**	10	3	0	0	0	0	0	**0**	1	0	**175**
2023-08-24 07:30:00	103	6	0	0	0	**109**	0	0	0	0	7	0	0	**7**	0	0	1	0	0	42	0	**43**	4	2	0	0	0	0	0	**0**	0	1	**159**
2023-08-24 07:45:00	18	2	0	0	0	**20**	0	0	0	0	0	0	0	**0**	0	0	2	0	0	12	0	**14**	2	1	0	0	0	0	0	**0**	0	1	**34**
2023-08-24 08:00:00	6	0	0	0	0	**6**	0	0	0	0	0	0	0	**0**	2	0	0	0	0	9	0	**9**	4	2	0	0	0	0	0	**0**	0	0	**15**
2023-08-24 15:00:00	104	6	0	0	0	**110**	0	0	0	0	4	0	0	**4**	0	0	3	0	0	38	0	**41**	0	9	0	0	0	0	0	**0**	0	0	**155**
2023-08-24 15:15:00	44	1	0	0	0	**45**	0	0	0	0	0	0	0	**0**	0	0	0	0	0	15	0	**15**	0	0	0	0	0	0	0	**0**	0	0	**60**
2023-08-24 15:30:00	9	0	0	0	0	**9**	0	0	0	0	0	1	0	**1**	0	0	0	0	0	8	0	**8**	0	0	0	0	0	0	0	**0**	0	0	**18**
2023-08-24 15:45:00	11	1	0	0	0	**12**	0	0	0	0	1	0	0	**1**	0	0	0	0	0	11	0	**11**	0	0	0	0	0	0	0	**0**	0	0	**24**
2023-08-24 16:00:00	11	1	0	0	0	**12**	0	0	0	0	3	0	0	**3**	0	0	1	0	0	7	0	**8**	0	0	0	0	0	0	0	**0**	0	0	**23**
2023-08-24 16:15:00	5	0	0	0	0	**5**	0	0	0	0	2	0	0	**2**	0	0	0	0	0	12	0	**12**	0	0	0	0	0	0	0	**0**	0	0	**19**
2023-08-24 16:30:00	11	0	0	0	0	**11**	0	0	0	0	0	0	0	**0**	0	0	0	0	0	11	0	**11**	0	0	0	0	0	0	0	**0**	0	0	**22**
2023-08-24 16:45:00	5	1	0	0	0	**6**	0	0	0	0	0	0	0	**0**	0	0	0	0	0	16	0	**16**	0	0	0	0	0	0	0	**0**	0	0	**22**
Grand Total	432	26	0	0	0	**458**	0	0	0	0	35	2	0	**37**	3	0	10	0	0	335	0	**345**	27	23	0	0	0	0	0	**0**	1	2	**840**
% Approach	94.3%	5.7%	0.0%	0.0%	0.0%				0.0%	0.0%	94.6%	5.4%	0.0%				2.9%	0.0%	0.0%	97.1%	0.0%				0.0%	0.0%	0.0%	0.0%	0.0%				
% Total	51.4%	3.1%	0.0%	0.0%	0.0%	**54.5%**			0.0%	0.0%	4.2%	0.2%	0.0%	**4.4%**			1.2%	0.0%	0.0%	39.9%	0.0%	**41.1%**			0.0%	0.0%	0.0%	0.0%	0.0%	**0.0%**			
Lights	426	25	0	0	0	**451**			0	0	35	1	0	**36**			10	0	0	329	0	**339**			0	0	0	0	0	**0**			**826**
% Lights	98.6%	96.2%	0.0%	0.0%	0.0%	**98.5%**			0.0%	0.0%	100.0%	50.0%	0.0%	**97.3%**			100.0%	0.0%	0.0%	98.2%	0.0%	**98.3%**			0.0%	0.0%	0.0%	0.0%	0.0%				**98.3%**
Articulated Trucks	1	0	0	0	0	**1**			0	0	0	0	0	**0**			0	0	0	0	0	**0**			0	0	0	0	0	**0**			**1**
% Articulated Trucks	0.2%	0.0%	0.0%	0.0%	0.0%	**0.2%**			0.0%	0.0%	0.0%	0.0%	0.0%	**0.0%**			0.0%	0.0%	0.0%	0.0%	0.0%	**0.0%**			0.0%	0.0%	0.0%	0.0%	0.0%				**0.1%**
Buses and Single-Unit Trucks	5	1	0	0	0	**6**			0	0	0	1	0	**1**			0	0	0	6	0	**6**			0	0	0	0	0	**0**			**13**
% Buses and Single-Unit Trucks	1.2%	3.8%	0.0%	0.0%	0.0%	**1.3%**			0.0%	0.0%	0.0%	50.0%	0.0%	**2.7%**			0.0%	0.0%	0.0%	1.8%	0.0%	**1.7%**			0.0%	0.0%	0.0%	0.0%	0.0%				**1.5%**
Pedestrians							0	0							3	0							19	10							1	2	
% Pedestrians							0.0%	0.0%							100.0%	0.0%							70.4%	43.5%							100.0%	100.0%	
Bicycles on Crosswalk							0	0							0	0							8	13							0	0	
% Bicycles on Crosswalk							0.0%	0.0%							0.0%	0.0%							29.6%	56.5%							0.0%	0.0%	

CJ Hensch & Associates, Inc.

ID:
Location: NB Bothwell Boulevard
Start Date: 8/24/2023

Direction: Northbound

8/24/2023 Time	0 - 15 MPH	> 15 - 20 MPH	> 20 - 25 MPH	> 25 - 30 MPH	> 30 - 35 MPH	> 35 - 40 MPH	> 40 - 45 MPH	> 45 - 50 MPH	> 50 - 55 MPH	> 55 - 60 MPH	> 60 - 65 MPH	> 65 - 70 MPH	> 70 MPH	Total
0:00	0	0	0	0	0	0	1	0	0	0	0	0	0	1
0:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0:30	0	0	0	0	0	1	0	0	0	0	0	0	0	1
0:45	0	0	1	0	0	0	0	0	0	0	0	0	0	1
	0	0	1	0	0	1	1	0	0	0	0	0	0	3
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
2:15	0	0	0	1	0	0	0	0	0	0	0	0	0	1
2:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	1	0	1	0	0	0	0	0	0	0	0	0	2
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
5:15	0	0	0	0	0	2	1	0	0	0	0	0	0	3
5:30	0	0	0	1	0	0	0	0	0	0	0	0	0	1
5:45	0	0	0	1	0	1	1	0	0	0	0	0	0	3
	0	1	0	2	0	3	2	0	0	0	0	0	0	8
6:00	0	0	1	0	2	1	1	1	0	0	0	0	0	6
6:15	0	1	2	1	0	2	0	0	0	0	1	0	0	7
6:30	0	2	1	3	4	3	0	0	0	0	0	0	0	13
6:45	0	0	1	0	5	7	3	0	0	0	0	0	0	16
	0	3	5	4	11	13	4	1	0	0	1	0	0	42
7:00	0	3	11	14	11	6	1	0	0	0	0	0	0	46
7:15	6	23	39	48	16	5	1	0	0	0	0	0	0	138
7:30	1	3	5	8	9	13	3	0	0	0	0	0	0	42
7:45	1	2	5	9	19	9	3	0	0	0	0	0	0	48
	8	31	60	79	55	33	8	0	0	0	0	0	0	274
8:00	0	3	1	2	14	12	3	0	0	0	0	0	0	35
8:15	0	0	4	1	4	3	2	0	1	0	0	0	0	15
8:30	0	0	1	3	3	2	5	0	0	0	0	0	0	14
8:45	0	0	2	0	2	5	4	1	0	0	0	0	0	14
	0	3	8	6	23	22	14	1	1	0	0	0	0	78
9:00	0	0	0	1	0	3	3	0	0	0	0	0	0	7
9:15	0	0	2	3	2	1	2	0	0	0	0	0	0	10
9:30	0	0	1	0	5	1	6	2	0	0	0	0	0	15
9:45	0	0	0	1	1	4	0	0	0	0	0	0	0	6
	0	0	3	5	8	9	11	2	0	0	0	0	0	38
10:00	0	0	0	2	0	5	4	0	0	0	0	0	0	11
10:15	2	4	2	1	3	3	5	0	0	0	0	0	0	20
10:30	0	0	1	3	1	1	2	1	0	0	0	0	0	9
10:45	0	1	0	1	0	3	2	1	0	0	0	0	0	8
	2	5	3	7	4	12	13	2	0	0	0	0	0	48
11:00	0	0	1	0	2	3	0	0	0	0	0	0	0	6
11:15	0	0	3	0	1	3	0	1	0	0	0	0	0	8
11:30	0	0	2	0	1	5	3	0	0	0	0	0	0	11
11:45	0	0	0	3	2	2	2	1	0	0	0	0	0	10
	0	0	6	3	6	13	5	2	0	0	0	0	0	35
12:00	0	0	1	1	1	1	1	1	0	0	0	0	0	6
12:15	0	0	2	0	2	4	7	0	0	0	0	0	0	15

CJ Hensch & Associates, Inc.

ID:
Location: NB Bothwell Boulevard
Start Date: 8/24/2023

12:30	0	0	1	2	4	1	1	0	0	0	0	0	0	9
12:45	0	0	1	2	1	4	4	1	0	0	0	0	0	13
	0	0	5	5	8	10	13	2	0	0	0	0	0	43
13:00	0	0	1	0	3	2	2	0	0	0	0	0	0	8
13:15	0	1	0	0	0	4	2	0	0	0	0	0	0	7
13:30	0	0	4	0	2	1	0	0	0	0	0	0	0	7
13:45	0	0	3	0	4	5	0	2	0	0	0	0	0	14
	0	1	8	0	9	12	4	2	0	0	0	0	0	36
14:00	0	1	2	1	4	5	2	2	0	0	0	0	0	17
14:15	0	0	8	8	5	10	7	0	0	0	0	0	0	38
14:30	0	1	5	14	14	16	8	0	0	0	0	0	0	58
14:45	0	0	4	8	10	21	17	4	0	0	0	0	0	64
	0	2	19	31	33	52	34	6	0	0	0	0	0	177
15:00	0	1	2	4	9	22	12	4	0	0	0	0	0	54
15:15	0	0	2	3	6	10	5	1	0	0	0	0	0	27
15:30	0	0	3	3	5	5	1	1	0	0	0	0	0	18
15:45	0	0	4	5	15	14	6	0	0	0	0	0	0	44
	0	1	11	15	35	51	24	6	0	0	0	0	0	143
16:00	0	0	5	3	8	7	1	2	0	0	0	0	0	26
16:15	0	0	0	7	4	9	8	1	0	0	0	0	0	29
16:30	0	1	6	5	10	9	6	0	1	0	0	0	0	38
16:45	0	1	3	4	15	16	17	2	0	0	1	0	0	59
	0	2	14	19	37	41	32	5	1	0	1	0	0	152
17:00	0	0	0	6	8	16	5	3	0	0	0	0	0	38
17:15	0	0	2	6	13	12	8	2	0	0	0	0	0	43
17:30	0	0	4	6	5	14	10	1	0	0	0	0	0	40
17:45	0	0	0	3	0	7	4	5	1	0	0	0	0	20
	0	0	6	21	26	49	27	11	1	0	0	0	0	141
18:00	0	0	2	3	9	10	9	0	0	0	0	0	0	33
18:15	0	0	0	2	2	7	11	1	1	0	0	0	0	24
18:30	0	1	2	3	8	4	5	0	2	0	0	0	0	25
18:45	0	0	1	4	4	9	6	0	0	0	0	0	0	24
	0	1	5	12	23	30	31	1	3	0	0	0	0	106
19:00	0	0	0	1	1	6	2	4	0	0	0	0	0	14
19:15	0	1	2	0	5	2	3	1	0	0	0	0	0	14
19:30	0	1	2	0	1	9	1	0	0	0	0	0	0	14
19:45	2	2	1	3	4	1	1	2	0	0	0	0	0	16
	2	4	5	4	11	18	7	7	0	0	0	0	0	58
20:00	1	0	4	2	5	3	3	0	0	0	0	0	0	18
20:15	0	2	0	3	2	4	7	1	0	0	0	0	0	19
20:30	0	0	0	0	7	13	3	0	0	0	0	0	0	23
20:45	0	0	3	2	2	6	1	0	0	0	0	0	0	14
	1	2	7	7	16	26	14	1	0	0	0	0	0	74
21:00	0	0	2	0	4	4	2	0	0	0	0	0	0	12
21:15	0	2	0	1	6	2	2	0	0	0	0	0	0	13
21:30	0	0	1	0	1	3	2	0	1	0	0	0	0	8
21:45	0	0	0	2	1	2	1	0	0	0	0	0	0	6
	0	2	3	3	12	11	7	0	1	0	0	0	0	39
22:00	0	0	0	1	2	0	2	1	0	0	0	0	0	6
22:15	0	0	0	1	0	2	0	0	0	0	0	0	0	3
22:30	0	0	3	2	0	1	1	0	0	0	0	0	0	7
22:45	0	0	0	1	0	3	0	0	0	0	0	0	0	4
	0	0	3	5	2	6	3	1	0	0	0	0	0	20
23:00	1	0	0	1	0	0	0	0	0	0	0	0	0	2
23:15	0	0	0	0	1	2	0	1	0	0	0	0	0	4
23:30	0	0	0	0	1	0	0	0	0	0	0	0	0	1
23:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1	0	0	1	2	2	0	1	0	0	0	0	0	7
Total	14	59	172	230	321	414	254	51	7	0	2	0	0	1524

Percentile	15th	50th	85th	95th
Speed	25	34	41	45

Mean Speed (Average) 33.8
10 MPH Pace Speed 32-41
Number in Pace 751

CJ Hensch & Associates, Inc.

ID:
Location: NB Bothwell Boulevard
Start Date: 8/24/2023

Percent in Pace	49.0%
Number > 40 MPH	0
Percent > 40 MPH	0.0%

CJ Hensch & Associates, Inc.

ID:
Location: NB Bothwell Boulevard
Start Date: 8/25/2023

Direction: Northbound

8/25/2023 Time	0 - 15 MPH	> 15 - 20 MPH	> 20 - 25 MPH	> 25 - 30 MPH	> 30 - 35 MPH	> 35 - 40 MPH	> 40 - 45 MPH	> 45 - 50 MPH	> 50 - 55 MPH	> 55 - 60 MPH	> 60 - 65 MPH	> 65 - 70 MPH	> 70 MPH	Total
0:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30	0	1	0	0	0	0	0	0	0	0	0	0	0	1
1:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	1	0	0	0	0	0	0	0	0	0	0	0	1
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30	0	0	0	0	1	0	0	0	0	0	0	0	0	1
2:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	1	0	0	0	0	0	0	0	0	1
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15	0	0	1	0	0	0	1	0	0	0	0	0	0	2
5:30	0	0	0	0	0	1	0	0	0	0	0	0	0	1
5:45	0	0	1	0	0	0	1	1	0	0	0	0	0	3
	0	0	2	0	0	1	2	1	0	0	0	0	0	6
6:00	0	1	0	0	0	1	1	0	0	0	0	0	0	3
6:15	0	0	0	0	1	0	0	0	0	0	0	0	0	1
6:30	0	0	3	5	0	4	4	0	0	0	0	0	0	16
6:45	1	2	4	3	8	5	3	0	0	0	0	0	0	26
	1	3	7	8	9	10	8	0	0	0	0	0	0	46
7:00	0	2	13	7	7	10	2	0	0	0	0	0	0	41
7:15	8	18	29	37	39	15	1	0	0	0	0	0	0	147
7:30	0	1	11	10	13	12	2	0	0	0	0	0	0	49
7:45	2	2	12	8	13	11	2	0	0	0	0	0	0	50
	10	23	65	62	72	48	7	0	0	0	0	0	0	287
8:00	1	0	3	8	15	16	3	0	1	0	0	0	0	47
8:15	0	0	3	1	2	3	2	0	1	0	0	0	0	12
8:30	0	0	0	3	5	6	5	0	0	0	0	0	0	19
8:45	0	0	0	2	2	7	0	0	0	0	0	0	0	11
	1	0	6	14	24	32	10	0	2	0	0	0	0	89
9:00	0	0	0	3	3	5	3	0	1	0	0	0	0	15
9:15	0	0	4	4	1	3	3	1	0	0	0	0	0	16
9:30	0	0	1	2	2	1	2	1	0	0	0	0	0	9
9:45	0	0	0	2	2	5	3	0	0	0	0	0	0	12
	0	0	5	11	8	14	11	2	1	0	0	0	0	52
10:00	0	0	0	0	3	3	1	0	0	0	0	0	0	7
10:15	0	1	3	0	2	3	4	0	0	0	0	0	0	13
10:30	0	0	2	1	2	3	1	0	0	0	0	0	0	9
10:45	0	0	1	0	2	2	3	1	0	0	0	0	0	9
	0	1	6	1	9	11	9	1	0	0	0	0	0	38
11:00	0	0	1	3	2	3	0	0	0	0	0	0	0	9
11:15	0	0	0	1	1	7	3	1	1	0	0	0	0	14
11:30	0	0	1	0	0	2	2	1	0	0	0	0	0	6
11:45	0	0	1	1	5	5	3	3	0	0	0	0	0	18
	0	0	3	5	8	17	8	5	1	0	0	0	0	47
12:00	0	0	0	1	5	3	3	1	0	0	0	0	0	13
12:15	0	0	1	2	2	7	1	0	1	0	0	0	0	14

CJ Hensch & Associates, Inc.

ID:
Location: NB Bothwell Boulevard
Start Date: 8/25/2023

12:30	0	1	1	2	2	5	3	1	0	0	0	0	0	15
12:45	0	0	1	1	2	4	4	0	0	0	0	0	0	12
	0	1	3	6	11	19	11	2	1	0	0	0	0	54
13:00	0	0	2	0	0	5	5	1	0	0	0	0	0	13
13:15	0	0	3	0	6	2	7	0	0	0	0	0	0	18
13:30	0	0	0	2	2	4	3	1	1	0	0	0	0	13
13:45	1	0	2	1	3	9	2	0	0	0	0	0	0	18
	1	0	7	3	11	20	17	2	1	0	0	0	0	62
14:00	0	0	1	2	5	7	3	1	0	0	0	0	0	19
14:15	0	0	4	8	9	11	5	0	0	0	0	0	0	37
14:30	0	1	4	10	8	23	11	1	0	0	0	0	0	58
14:45	1	2	5	5	11	26	11	0	0	0	0	0	0	61
	1	3	14	25	33	67	30	2	0	0	0	0	0	175
15:00	0	0	2	4	8	18	10	2	0	0	0	0	0	44
15:15	0	0	1	4	7	11	9	1	0	0	0	0	0	33
15:30	0	0	2	6	8	5	4	0	1	0	0	0	0	26
15:45	0	0	6	13	15	16	2	0	0	0	0	0	0	52
	0	0	11	27	38	50	25	3	1	0	0	0	0	155
16:00	1	2	5	8	11	9	2	1	0	0	0	0	0	39
16:15	0	0	0	1	3	3	8	0	0	0	0	0	0	15
16:30	0	0	3	2	10	15	9	5	0	0	1	0	0	45
16:45	0	0	5	7	11	23	9	1	0	0	0	0	0	56
	1	2	13	18	35	50	28	7	0	0	1	0	0	155
17:00	0	0	1	2	6	13	11	0	1	0	0	0	0	34
17:15	0	0	4	3	4	6	10	3	0	0	0	0	0	30
17:30	0	1	1	5	4	9	4	2	0	0	0	0	0	26
17:45	0	0	1	2	3	3	11	1	0	0	0	0	0	21
	0	1	7	12	17	31	36	6	1	0	0	0	0	111
18:00	0	0	2	4	7	4	11	3	1	0	0	0	0	32
18:15	0	0	4	5	4	6	7	3	0	0	0	0	0	29
18:30	0	0	4	0	5	3	2	3	0	0	0	0	0	17
18:45	0	0	0	3	7	14	10	1	0	0	0	0	0	35
	0	0	10	12	23	27	30	10	1	0	0	0	0	113
19:00	0	0	0	3	5	12	2	1	0	0	0	0	0	23
19:15	0	0	0	4	8	5	8	1	0	0	0	0	0	26
19:30	0	2	1	6	9	11	3	0	1	0	0	0	0	33
19:45	0	0	4	3	7	5	2	1	0	0	0	0	0	22
	0	2	5	16	29	33	15	3	1	0	0	0	0	104
20:00	0	1	1	2	10	6	0	0	0	0	0	0	0	20
20:15	0	0	4	4	8	5	1	1	0	0	0	0	0	23
20:30	0	0	4	3	7	5	4	0	0	0	0	0	0	23
20:45	0	0	2	2	2	2	0	0	2	0	0	0	0	10
	0	1	11	11	27	18	5	1	2	0	0	0	0	76
21:00	0	0	0	3	4	6	2	0	0	0	0	0	0	15
21:15	0	0	1	1	2	3	1	0	0	0	0	0	0	8
21:30	0	0	2	2	2	2	3	0	0	0	0	0	0	11
21:45	0	0	1	2	1	6	0	0	0	0	0	0	0	10
	0	0	4	8	9	17	6	0	0	0	0	0	0	44
22:00	0	0	1	1	2	3	2	0	0	0	0	0	0	9
22:15	0	0	2	3	2	1	1	0	0	0	0	0	0	9
22:30	0	0	1	1	2	1	2	0	0	0	0	0	0	7
22:45	0	0	0	1	3	3	0	0	0	0	0	0	0	7
	0	0	4	6	9	8	5	0	0	0	0	0	0	32
23:00	0	0	0	3	0	3	1	1	0	0	0	0	0	8
23:15	0	0	1	2	1	2	2	1	0	0	0	0	0	9
23:30	0	0	0	0	0	1	1	0	0	0	0	0	0	2
23:45	0	0	1	2	1	2	0	0	0	0	0	0	0	6
	0	0	2	7	2	8	4	2	0	0	0	0	0	25
Total	15	38	185	252	375	481	267	47	12	0	1	0	0	1673

Percentile	15th	50th	85th	95th
Speed	25	35	41	44
Mean Speed (Average)	34.1			
10 MPH Pace Speed	32-41			
Number in Pace	863			

CJ Hensch & Associates, Inc.

ID:
Location: NB Bothwell Boulevard
Start Date: 8/25/2023

Percent in Pace	52.0%
Number > 40 MPH	0
Percent > 40 MPH	0.0%

CJ Hensch & Associates, Inc.

ID:
Location: NB Bothwell Boulevard
Start Date: 8/26/2023

Direction: Northbound

8/26/2023 Time	0 - 15 MPH	> 15 - 20 MPH	> 20 - 25 MPH	> 25 - 30 MPH	> 30 - 35 MPH	> 35 - 40 MPH	> 40 - 45 MPH	> 45 - 50 MPH	> 50 - 55 MPH	> 55 - 60 MPH	> 60 - 65 MPH	> 65 - 70 MPH	> 70 MPH	Total
0:00	0	0	1	0	1	0	2	0	0	0	0	0	0	4
0:15	0	0	1	1	0	0	0	0	0	0	0	0	0	2
0:30	0	0	1	0	1	0	0	0	0	0	0	0	0	2
0:45	0	0	1	1	0	0	0	0	0	0	0	0	0	2
	0	0	4	2	2	0	2	0	0	0	0	0	0	10
1:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
1:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30	0	0	0	0	0	1	0	1	0	0	0	0	0	2
1:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	1	0	0	1	0	1	0	0	0	0	0	3
2:00	0	0	0	0	0	0	1	0	0	0	0	0	0	1
2:15	0	0	0	0	0	1	0	0	0	0	0	0	0	1
2:30	0	1	0	0	0	1	0	0	0	0	0	0	0	2
2:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	1	0	0	0	2	1	0	0	0	0	0	0	4
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15	0	0	0	0	0	1	0	0	0	0	0	0	0	1
4:30	0	0	0	1	1	1	0	0	0	0	0	0	0	3
4:45	0	0	0	0	0	0	1	0	0	0	0	0	0	1
	0	0	0	1	1	2	1	0	0	0	0	0	0	5
5:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15	0	0	1	0	0	0	1	0	0	0	0	0	0	2
5:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45	0	0	0	1	0	0	0	0	0	0	0	0	0	1
	0	0	1	1	0	0	1	0	0	0	0	0	0	3
6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30	0	0	1	1	0	0	0	0	0	0	0	0	0	2
6:45	0	1	0	1	1	0	1	0	0	0	0	0	0	4
	0	1	1	2	1	0	1	0	0	0	0	0	0	6
7:00	0	1	0	0	1	1	0	0	0	0	0	0	0	3
7:15	1	1	1	1	0	1	0	0	0	0	0	0	0	5
7:30	0	0	3	1	1	1	1	0	0	0	0	0	0	7
7:45	0	0	1	0	1	1	1	0	0	0	0	0	0	4
	1	2	5	2	3	4	2	0	0	0	0	0	0	19
8:00	0	0	1	2	2	2	1	0	0	0	0	0	0	8
8:15	1	1	2	2	1	1	2	0	0	0	0	0	0	10
8:30	0	0	2	4	3	3	2	0	0	0	0	0	0	14
8:45	0	0	0	1	2	1	0	0	0	0	0	0	0	4
	1	1	5	9	8	7	5	0	0	0	0	0	0	36
9:00	0	0	3	3	1	1	1	1	0	0	0	0	0	10
9:15	0	1	2	8	1	6	3	0	0	0	0	0	0	21
9:30	0	0	3	3	1	2	1	4	1	0	0	0	0	15
9:45	0	0	1	5	2	6	3	1	0	0	0	0	0	18
	0	1	9	19	5	15	8	6	1	0	0	0	0	64
10:00	0	0	0	2	4	1	1	1	0	0	0	0	0	9
10:15	0	0	0	1	3	4	2	0	0	0	0	0	0	10
10:30	0	0	1	0	2	3	3	0	0	0	0	0	0	9
10:45	0	0	0	4	3	0	2	0	1	0	0	0	0	10
	0	0	1	7	12	8	8	1	1	0	0	0	0	38
11:00	0	1	6	2	3	3	4	0	1	0	0	0	0	20
11:15	0	1	1	4	5	6	5	2	0	0	0	0	0	24
11:30	0	0	3	1	2	3	2	1	0	0	0	0	0	12
11:45	0	0	1	0	1	5	5	4	0	0	0	0	0	16
	0	2	11	7	11	17	16	7	1	0	0	0	0	72
12:00	0	1	0	1	4	8	3	2	0	0	0	0	0	19
12:15	0	0	0	4	2	6	3	1	0	0	0	0	0	16

CJ Hensch & Associates, Inc.

ID:
Location: NB Bothwell Boulevard
Start Date: 8/26/2023

12:30	0	0	0	1	6	6	1	2	0	0	0	0	0	16
12:45	0	2	0	1	1	3	6	3	0	0	0	0	0	16
	0	3	0	7	13	23	13	8	0	0	0	0	0	67
13:00	0	0	1	1	4	5	4	4	0	0	0	0	0	19
13:15	0	3	3	4	3	6	2	3	0	0	0	0	0	24
13:30	0	0	1	1	4	6	4	0	0	0	0	0	0	16
13:45	0	1	1	2	1	6	5	1	1	0	0	1	0	19
	0	4	6	8	12	23	15	8	1	0	0	1	0	78
14:00	0	0	1	4	8	5	5	0	0	0	0	0	0	23
14:15	0	0	1	3	2	1	3	0	0	0	0	0	0	10
14:30	0	1	1	1	5	5	9	0	1	0	0	0	0	23
14:45	1	0	1	3	1	2	6	2	0	0	0	0	0	16
	1	1	4	11	16	13	23	2	1	0	0	0	0	72
15:00	0	0	2	5	1	7	6	0	0	0	0	0	0	21
15:15	0	0	1	4	3	5	6	1	0	0	0	0	0	20
15:30	0	0	1	3	4	5	6	1	1	0	0	0	0	21
15:45	0	0	5	5	3	2	3	1	0	0	0	0	0	19
	0	0	9	17	11	19	21	3	1	0	0	0	0	81
16:00	0	0	1	2	4	6	2	0	1	0	0	0	0	16
16:15	0	0	2	4	3	4	3	1	0	0	0	0	0	17
16:30	0	0	0	2	0	5	3	1	0	0	0	0	0	11
16:45	0	0	2	0	0	3	3	3	0	0	0	0	0	11
	0	0	5	8	7	18	11	5	1	0	0	0	0	55
17:00	0	0	2	2	2	4	5	3	0	0	0	0	0	18
17:15	0	1	1	4	3	4	2	0	0	0	0	0	0	15
17:30	0	0	2	1	1	3	2	1	0	0	0	0	0	10
17:45	0	1	2	7	4	6	2	1	0	0	0	0	0	23
	0	2	7	14	10	17	11	5	0	0	0	0	0	66
18:00	0	0	4	5	2	4	1	3	0	0	0	0	0	19
18:15	1	0	1	7	1	6	3	0	0	0	0	0	0	19
18:30	0	0	1	0	4	3	2	1	0	0	0	0	0	11
18:45	0	0	2	1	8	3	3	1	0	0	0	0	0	18
	1	0	8	13	15	16	9	5	0	0	0	0	0	67
19:00	0	0	5	2	7	4	2	0	0	0	0	0	0	20
19:15	0	0	2	0	4	10	4	0	0	0	0	0	0	20
19:30	0	1	1	2	3	5	2	0	1	0	0	0	0	15
19:45	0	0	0	7	3	5	1	0	1	0	0	0	0	17
	0	1	8	11	17	24	9	0	2	0	0	0	0	72
20:00	0	2	1	2	2	3	3	0	0	0	0	0	0	13
20:15	0	0	1	3	2	6	2	0	0	0	0	0	0	14
20:30	0	0	2	3	0	4	5	2	0	0	0	0	0	16
20:45	0	0	3	6	4	0	2	1	0	0	0	0	0	16
	0	2	7	14	8	13	12	3	0	0	0	0	0	59
21:00	0	0	1	1	5	1	4	0	0	0	0	0	0	12
21:15	1	0	0	2	0	6	2	0	0	0	0	0	0	11
21:30	0	0	1	3	1	2	0	0	0	0	0	0	0	7
21:45	0	0	0	2	4	2	2	0	0	0	0	0	0	10
	1	0	2	8	10	11	8	0	0	0	0	0	0	40
22:00	0	0	1	0	3	2	2	2	0	0	0	0	0	10
22:15	0	0	0	2	5	3	0	1	0	0	0	0	0	11
22:30	0	0	0	3	2	1	0	0	0	0	0	0	0	6
22:45	0	0	1	0	1	2	1	0	0	0	0	0	0	5
	0	0	2	5	11	8	3	3	0	0	0	0	0	32
23:00	0	1	1	4	4	2	2	0	0	0	0	0	0	14
23:15	0	0	0	1	3	1	2	0	0	0	0	0	0	7
23:30	0	0	1	1	3	1	1	0	0	0	0	0	0	7
23:45	0	1	0	0	1	0	1	0	1	0	0	0	0	4
	0	2	2	6	11	4	6	0	1	0	0	0	0	32
Total	5	23	98	172	184	245	186	57	10	0	0	1	0	981

Percentile	15th	50th	85th	95th
Speed	26	35	42	46
Mean Speed (Average)	34.5			
10 MPH Pace Speed	33-42			
Number in Pace	473			

CJ Hensch & Associates, Inc.

ID:
Location: NB Bothwell Boulevard
Start Date: 8/26/2023

Percent in Pace	49.0%
Number > 40 MPH	0
Percent > 40 MPH	0.0%

CJ Hensch & Associates, Inc.

ID:
Location: NB Bothwell Boulevard
Start Date: 8/27/2023

Direction: Northbound

8/27/2023 Time	0 - 15 MPH	> 15 - 20 MPH	> 20 - 25 MPH	> 25 - 30 MPH	> 30 - 35 MPH	> 35 - 40 MPH	> 40 - 45 MPH	> 45 - 50 MPH	> 50 - 55 MPH	> 55 - 60 MPH	> 60 - 65 MPH	> 65 - 70 MPH	> 70 MPH	Total
0:00	0	0	0	1	2	0	1	1	0	0	0	0	0	5
0:15	0	0	0	2	0	0	0	0	0	0	0	0	0	2
0:30	0	0	0	0	0	2	1	1	0	0	0	0	0	4
0:45	0	0	0	0	0	1	1	0	0	0	0	0	0	2
	0	0	0	3	2	3	3	2	0	0	0	0	0	13
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30	0	0	0	0	1	0	0	0	0	0	0	0	0	1
1:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	1	0	0	0	0	0	0	0	0	1
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15	0	0	1	0	0	0	0	0	0	0	0	0	0	1
4:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45	0	0	0	1	0	1	0	0	0	0	0	0	0	2
	0	0	1	1	0	1	0	0	0	0	0	0	0	3
5:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30	0	0	0	1	0	0	0	0	0	0	0	0	0	1
5:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	1	0	0	0	0	0	0	0	0	0	1
6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15	0	0	0	0	2	0	0	0	0	0	0	0	0	2
6:30	0	0	0	0	0	2	0	0	0	0	0	0	0	2
6:45	0	0	0	0	0	1	2	1	0	0	0	0	0	4
	0	0	0	0	2	3	2	1	0	0	0	0	0	8
7:00	0	0	2	0	0	0	1	0	0	0	0	0	0	3
7:15	1	1	3	0	1	0	0	0	0	0	0	0	0	6
7:30	0	0	0	0	1	0	0	0	0	0	0	0	0	1
7:45	0	0	0	0	1	0	0	0	0	0	0	0	0	1
	1	1	5	0	3	0	1	0	0	0	0	0	0	11
8:00	0	0	3	1	1	2	1	0	0	0	0	0	0	8
8:15	0	0	0	0	1	0	1	0	0	0	0	0	0	2
8:30	0	0	0	1	1	0	0	0	0	0	0	0	0	2
8:45	1	0	2	3	2	0	0	0	0	0	0	0	0	8
	1	0	5	5	5	2	2	0	0	0	0	0	0	20
9:00	0	0	1	2	1	1	0	0	0	0	0	0	0	5
9:15	1	1	0	4	2	2	1	1	0	0	0	0	0	12
9:30	0	0	0	3	0	2	1	0	0	0	0	0	0	6
9:45	0	0	1	1	2	3	1	0	0	0	0	0	0	8
	1	1	2	10	5	8	3	1	0	0	0	0	0	31
10:00	0	0	1	2	2	1	0	0	0	0	0	0	0	6
10:15	0	1	0	2	4	3	3	0	0	0	0	0	0	13
10:30	0	0	1	5	3	2	2	0	0	0	0	0	0	13
10:45	0	2	1	4	3	3	2	0	0	0	0	0	0	15
	0	3	3	13	12	9	7	0	0	0	0	0	0	47
11:00	0	0	3	2	3	2	1	0	0	0	0	0	0	11
11:15	0	0	4	1	2	2	3	1	0	0	0	0	0	13
11:30	0	0	3	1	6	1	0	1	0	0	0	0	0	12
11:45	0	0	0	2	6	7	4	0	0	0	0	0	0	19
	0	0	10	6	17	12	8	2	0	0	0	0	0	55
12:00	0	0	1	0	2	5	2	0	0	0	0	0	0	10
12:15	0	0	0	2	1	3	4	0	0	0	0	0	0	10

CJ Hensch & Associates, Inc.

ID:
Location: NB Bothwell Boulevard
Start Date: 8/27/2023

12:30	0	1	3	2	0	5	3	0	0	0	0	0	0	14
12:45	0	0	1	1	1	4	5	1	0	0	0	0	0	13
	0	1	5	5	4	17	14	1	0	0	0	0	0	47
13:00	0	0	1	8	3	2	8	1	0	0	0	0	0	23
13:15	0	0	1	3	3	1	3	2	0	0	0	0	0	13
13:30	0	0	0	1	6	3	4	0	0	0	0	0	0	14
13:45	0	0	2	0	3	2	0	0	0	0	0	0	0	7
	0	0	4	12	15	8	15	3	0	0	0	0	0	57
14:00	1	0	2	1	4	4	2	0	0	0	0	0	0	14
14:15	0	0	2	0	1	4	4	0	0	0	0	0	0	11
14:30	0	0	0	4	5	5	4	0	0	0	0	0	0	18
14:45	0	0	1	2	2	4	8	0	0	0	0	0	0	17
	1	0	5	7	12	17	18	0	0	0	0	0	0	60
15:00	0	0	1	1	2	7	3	1	0	0	0	0	0	15
15:15	0	0	1	1	3	7	4	1	0	0	0	0	0	17
15:30	0	0	2	2	4	5	6	1	0	0	0	0	0	20
15:45	0	0	2	1	3	4	2	0	1	0	0	0	0	13
	0	0	6	5	12	23	15	3	1	0	0	0	0	65
16:00	0	0	2	2	6	3	0	0	0	0	0	0	0	13
16:15	0	1	0	3	1	0	1	0	1	0	0	0	0	7
16:30	0	0	0	1	3	4	3	1	1	0	0	0	0	13
16:45	1	0	1	3	4	2	6	1	0	0	0	0	0	18
	1	1	3	9	14	9	10	2	2	0	0	0	0	51
17:00	0	1	1	4	5	2	1	0	0	0	0	0	0	14
17:15	0	1	2	3	1	4	5	2	0	0	0	0	0	18
17:30	0	0	0	1	2	6	3	0	0	0	0	0	0	12
17:45	0	0	3	4	3	2	3	1	0	0	0	0	0	16
	0	2	6	12	11	14	12	3	0	0	0	0	0	60
18:00	1	0	1	5	2	7	4	2	0	0	0	0	0	22
18:15	0	0	5	1	2	3	3	0	0	0	0	0	0	14
18:30	0	0	3	1	3	4	4	1	0	0	0	0	0	16
18:45	0	1	1	3	3	6	4	1	0	0	0	0	0	19
	1	1	10	10	10	20	15	4	0	0	0	0	0	71
19:00	0	2	0	3	3	3	2	1	1	0	0	0	0	15
19:15	0	0	0	6	5	7	5	0	0	0	0	0	0	23
19:30	1	0	2	0	4	1	4	1	0	0	0	0	0	13
19:45	0	0	1	1	1	6	5	0	0	0	0	0	0	14
	1	2	3	10	13	17	16	2	1	0	0	0	0	65
20:00	1	1	3	8	4	1	3	0	0	0	0	0	0	21
20:15	0	0	1	1	4	6	0	0	0	0	0	0	0	12
20:30	0	0	0	3	2	6	4	0	0	0	0	0	0	15
20:45	0	0	1	0	0	4	1	0	0	0	0	0	0	6
	1	1	5	12	10	17	8	0	0	0	0	0	0	54
21:00	0	0	2	1	5	3	1	0	0	0	0	0	0	12
21:15	0	1	0	0	1	1	0	0	0	0	0	0	0	3
21:30	0	1	1	0	1	0	0	0	0	0	0	0	0	3
21:45	0	0	0	0	2	2	1	0	0	0	0	0	0	5
	0	2	3	1	9	6	2	0	0	0	0	0	0	23
22:00	0	0	1	0	0	2	1	0	0	0	0	0	0	4
22:15	0	0	1	2	3	1	0	0	0	0	0	0	0	7
22:30	0	0	0	0	0	3	0	0	1	0	0	0	0	4
22:45	0	0	0	2	0	1	0	0	0	0	0	0	0	3
	0	0	2	4	3	7	1	0	1	0	0	0	0	18
23:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1
23:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:30	0	0	0	0	1	0	1	0	0	0	0	0	0	2
23:45	0	0	0	0	0	0	0	0	1	0	0	0	0	1
	0	0	0	1	1	0	1	0	1	0	0	0	0	4
Total	8	15	78	127	161	193	153	24	6	0	0	0	0	765

Percentile	15th	50th	85th	95th
Speed	25	35	42	44
Mean Speed (Average)	34.1			
10 MPH Pace Speed	34-43			
Number in Pace	376			

CJ Hensch & Associates, Inc.

ID:
Location: NB Bothwell Boulevard
Start Date: 8/27/2023

Percent in Pace	49.0%
Number > 40 MPH	0
Percent > 40 MPH	0.0%

CJ Hensch & Associates, Inc.

ID:
Location: SB Bothwell Boulevard
Start Date: 8/24/2023

Direction: Southbound

8/24/2023 Time	0 - 15 MPH	> 15 - 20 MPH	> 20 - 25 MPH	> 25 - 30 MPH	> 30 - 35 MPH	> 35 - 40 MPH	> 40 - 45 MPH	> 45 - 50 MPH	> 50 - 55 MPH	> 55 - 60 MPH	> 60 - 65 MPH	> 65 - 70 MPH	> 70 MPH	Total
0:00	0	0	0	0	1	0	0	0	0	0	0	0	0	1
0:15	0	0	0	0	1	0	1	0	0	0	0	0	0	2
0:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0:45	0	0	1	0	0	1	0	0	0	0	0	0	0	2
	0	0	1	0	2	1	1	0	0	0	0	0	0	5
1:00	0	0	0	0	1	0	0	0	0	0	0	0	0	1
1:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	1	0	0	0	0	0	0	0	0	1
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15	0	0	1	0	0	0	0	0	0	0	0	0	0	1
3:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	1	0	0	0	0	0	0	0	0	0	0	1
4:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1
4:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30	0	0	0	0	1	0	0	0	0	0	0	0	0	1
4:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	1	1	0	0	0	0	0	0	0	0	2
5:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15	0	0	1	1	0	0	0	0	0	0	0	0	0	2
5:30	0	0	1	0	2	1	0	0	0	0	0	0	0	4
5:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	2	1	2	1	0	0	0	0	0	0	0	6
6:00	0	2	3	0	0	1	0	0	0	0	0	0	0	6
6:15	0	0	0	2	2	5	4	0	0	0	0	0	0	13
6:30	1	2	3	3	6	7	7	0	0	0	0	0	0	29
6:45	0	0	4	4	5	6	8	4	1	0	0	0	0	32
	1	4	10	9	13	19	19	4	1	0	0	0	0	80
7:00	0	0	4	6	7	9	4	0	0	0	0	0	0	30
7:15	1	6	24	14	16	6	2	1	0	0	0	0	0	70
7:30	0	2	16	36	38	34	9	0	0	0	0	0	0	135
7:45	0	1	9	14	9	11	5	0	0	0	0	0	0	49
	1	9	53	70	70	60	20	1	0	0	0	0	0	284
8:00	0	1	14	12	2	7	5	2	0	0	0	0	0	43
8:15	0	1	7	5	3	3	3	0	1	0	0	0	0	23
8:30	0	0	2	4	1	4	2	1	1	0	0	0	0	15
8:45	0	0	0	3	4	6	5	1	0	0	0	0	0	19
	0	2	23	24	10	20	15	4	2	0	0	0	0	100
9:00	0	0	1	3	0	2	3	3	0	0	0	0	0	12
9:15	0	0	0	2	1	2	1	1	0	0	0	0	0	7
9:30	0	0	0	1	0	4	2	0	0	0	0	0	0	7
9:45	0	0	1	2	0	1	2	0	0	0	0	0	0	6
	0	0	2	8	1	9	8	4	0	0	0	0	0	32
10:00	0	0	0	0	0	3	2	0	0	0	0	0	0	5
10:15	0	1	0	2	2	4	0	0	0	0	0	0	0	9
10:30	0	1	4	0	1	6	2	1	0	0	0	0	0	15
10:45	0	0	1	0	0	1	2	0	0	0	0	0	0	4
	0	2	5	2	3	14	6	1	0	0	0	0	0	33
11:00	0	0	0	0	0	0	2	0	0	0	0	0	0	2
11:15	0	0	3	1	1	2	3	0	0	0	0	0	0	10
11:30	0	0	3	1	2	1	2	0	0	0	0	0	0	9
11:45	0	1	3	1	1	2	2	0	0	0	0	0	0	10
	0	1	9	3	4	5	9	0	0	0	0	0	0	31
12:00	0	0	1	1	3	6	1	1	0	0	0	0	0	13
12:15	0	0	2	1	0	4	4	0	1	0	0	0	0	12

CJ Hensch & Associates, Inc.

ID:
Location: SB Bothwell Boulevard
Start Date: 8/24/2023

12:30	0	0	2	1	2	4	2	1	0	0	0	0	0	12
12:45	0	0	3	6	0	2	4	0	0	0	0	0	0	15
	0	0	8	9	5	16	11	2	1	0	0	0	0	52
13:00	0	1	2	0	2	3	3	1	0	0	0	0	0	12
13:15	0	0	0	0	1	1	0	3	0	0	0	0	0	5
13:30	0	0	1	0	2	2	3	0	0	0	0	0	0	8
13:45	0	0	3	1	0	0	1	0	0	0	0	0	0	5
	0	1	6	1	5	6	7	4	0	0	0	0	0	30
14:00	2	0	0	2	4	2	2	1	0	0	0	0	0	13
14:15	0	0	3	0	2	3	2	0	0	0	0	0	0	10
14:30	0	0	4	2	3	5	4	2	0	0	0	0	0	20
14:45	0	0	4	5	8	5	2	1	0	0	0	0	0	25
	2	0	11	9	17	15	10	4	0	0	0	0	0	68
15:00	0	1	7	35	32	28	9	0	0	0	0	0	0	112
15:15	0	0	3	6	20	18	6	5	0	0	0	0	0	58
15:30	0	0	1	2	2	5	7	1	0	0	0	0	0	18
15:45	0	0	3	5	2	8	4	0	0	0	0	0	0	22
	0	1	14	48	56	59	26	6	0	0	0	0	0	210
16:00	0	5	15	18	7	3	2	0	0	0	0	0	0	50
16:15	0	2	3	0	5	2	5	0	1	0	0	0	0	18
16:30	0	0	1	6	5	4	8	0	0	0	0	0	0	24
16:45	0	0	6	15	4	15	4	4	0	0	0	0	0	48
	0	7	25	39	21	24	19	4	1	0	0	0	0	140
17:00	0	0	7	6	12	14	5	2	0	0	0	0	0	46
17:15	0	0	1	2	3	8	5	2	1	0	0	0	0	22
17:30	0	1	7	4	6	7	5	1	0	0	0	0	0	31
17:45	0	0	5	1	6	4	2	1	0	0	0	0	0	19
	0	1	20	13	27	33	17	6	1	0	0	0	0	118
18:00	0	0	0	2	6	5	1	1	0	0	0	0	0	15
18:15	0	0	4	2	2	5	3	2	0	0	0	0	0	18
18:30	0	0	4	2	1	4	2	2	1	0	0	0	0	16
18:45	0	0	0	2	0	5	0	1	0	0	0	0	0	8
	0	0	8	8	9	19	6	6	1	0	0	0	0	57
19:00	1	1	0	3	5	4	3	1	1	0	0	0	0	19
19:15	0	2	1	0	2	2	4	0	0	0	0	0	0	11
19:30	0	1	1	4	3	0	2	1	0	0	0	0	0	12
19:45	0	1	1	2	0	0	3	0	0	0	0	0	0	7
	1	5	3	9	10	6	12	2	1	0	0	0	0	49
20:00	0	0	2	2	2	3	2	0	0	0	0	0	0	11
20:15	0	1	1	4	1	1	1	0	0	0	0	0	0	9
20:30	0	0	2	0	0	1	3	1	0	0	0	0	0	7
20:45	0	1	0	3	4	1	0	0	0	0	0	0	0	9
	0	2	5	9	7	6	6	1	0	0	0	0	0	36
21:00	0	0	0	2	0	1	0	0	0	0	0	0	0	3
21:15	0	0	0	4	3	6	1	0	0	0	0	0	0	14
21:30	0	0	0	2	2	2	1	1	0	0	0	0	0	8
21:45	0	0	0	1	2	0	0	1	0	0	0	0	0	4
	0	0	0	9	7	9	2	2	0	0	0	0	0	29
22:00	1	0	0	1	0	0	0	0	0	0	0	0	0	2
22:15	0	0	0	1	0	0	0	0	0	0	0	0	0	1
22:30	0	0	0	1	2	0	1	0	1	0	0	0	0	5
22:45	0	0	1	3	1	1	0	0	0	0	0	0	0	6
	1	0	1	6	3	1	1	0	1	0	0	0	0	14
23:00	0	0	1	2	0	0	0	0	0	0	0	0	0	3
23:15	0	0	0	0	1	0	0	0	0	0	0	0	0	1
23:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	1	2	1	0	0	0	0	0	0	0	0	4
Total	6	35	208	280	275	323	195	51	9	0	0	0	0	1382

Percentile	15th	50th	85th	95th
Speed	24	33	41	45

Mean Speed (Average) 33.0
10 MPH Pace Speed 33-42
Number in Pace 608

CJ Hensch & Associates, Inc.

ID:
Location: SB Bothwell Boulevard
Start Date: 8/24/2023

Percent in Pace	44.0%
Number > 40 MPH	0
Percent > 40 MPH	0.0%

CJ Hensch & Associates, Inc.

ID:
Location: SB Bothwell Boulevard
Start Date: 8/25/2023

Direction: Southbound

8/25/2023 Time	0 - 15 MPH	> 15 - 20 MPH	> 20 - 25 MPH	> 25 - 30 MPH	> 30 - 35 MPH	> 35 - 40 MPH	> 40 - 45 MPH	> 45 - 50 MPH	> 50 - 55 MPH	> 55 - 60 MPH	> 60 - 65 MPH	> 65 - 70 MPH	> 70 MPH	Total
0:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1
0:15	0	0	0	1	0	0	0	0	0	0	0	0	0	1
0:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	2	0	0	0	0	0	0	0	0	0	2
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30	0	0	1	0	0	0	0	0	0	0	0	0	0	1
3:45	0	0	0	0	1	0	0	0	0	0	0	0	0	1
	0	0	1	0	1	0	0	0	0	0	0	0	0	2
4:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1
4:15	0	0	0	0	1	0	0	1	0	0	0	0	0	2
4:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	1	1	0	0	1	0	0	0	0	0	3
5:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30	0	0	0	1	0	1	0	0	0	0	0	0	0	2
5:45	0	0	0	1	0	1	1	0	0	0	0	0	0	3
	0	0	0	2	0	2	1	0	0	0	0	0	0	5
6:00	0	0	1	0	0	0	1	0	0	0	0	0	0	2
6:15	0	0	0	1	3	3	1	0	0	0	0	0	0	8
6:30	0	2	4	4	3	4	3	2	0	0	0	0	0	22
6:45	0	1	3	3	5	8	9	2	0	0	0	0	0	31
	0	3	8	8	11	15	14	4	0	0	0	0	0	63
7:00	1	2	4	5	8	8	2	2	0	0	0	0	0	32
7:15	0	2	16	27	9	6	3	0	0	0	0	0	0	63
7:30	0	5	8	36	45	27	9	1	0	0	0	0	0	131
7:45	0	0	7	12	11	8	3	3	0	0	0	0	0	44
	1	9	35	80	73	49	17	6	0	0	0	0	0	270
8:00	2	3	13	12	9	8	5	2	0	0	0	0	0	54
8:15	0	1	2	1	2	4	3	0	0	0	0	0	0	13
8:30	0	0	3	4	1	2	1	0	0	0	0	0	0	11
8:45	0	0	1	1	3	7	4	1	2	0	0	0	0	19
	2	4	19	18	15	21	13	3	2	0	0	0	0	97
9:00	0	0	2	2	1	3	2	0	0	0	0	0	0	10
9:15	0	0	2	1	4	2	2	1	0	0	0	0	0	12
9:30	0	0	0	0	2	5	4	0	0	0	0	0	0	11
9:45	0	0	1	1	4	3	0	2	0	0	0	0	0	11
	0	0	5	4	11	13	8	3	0	0	0	0	0	44
10:00	0	0	3	4	3	4	4	0	0	0	0	0	0	18
10:15	0	0	1	1	2	2	6	3	0	0	0	0	0	15
10:30	0	1	0	2	5	4	5	0	0	0	0	0	0	17
10:45	0	0	1	1	4	7	2	2	0	0	0	0	0	17
	0	1	5	8	14	17	17	5	0	0	0	0	0	67
11:00	0	0	1	0	4	2	3	1	0	0	0	0	0	11
11:15	0	0	2	2	1	1	1	0	0	0	0	0	0	7
11:30	0	1	3	1	0	4	5	0	0	0	0	0	0	14
11:45	0	0	1	1	2	1	3	2	0	0	0	0	0	10
	0	1	7	4	7	8	12	3	0	0	0	0	0	42
12:00	0	0	1	0	1	2	2	0	0	0	0	0	0	6
12:15	0	0	0	0	3	5	2	1	1	0	0	0	0	12

CJ Hensch & Associates, Inc.

ID:
Location: SB Bothwell Boulevard
Start Date: 8/25/2023

12:30	0	0	0	2	1	2	2	0	1	0	0	0	0	8
12:45	0	0	1	0	0	2	3	0	0	0	0	0	0	6
	0	0	2	2	5	11	9	1	2	0	0	0	0	32
13:00	0	1	2	1	1	3	5	1	0	0	0	0	0	14
13:15	1	0	2	1	0	3	1	1	0	0	0	0	0	9
13:30	1	0	1	1	2	6	5	1	0	0	0	0	0	17
13:45	0	0	2	0	2	2	4	2	0	0	0	0	0	12
	2	1	7	3	5	14	15	5	0	0	0	0	0	52
14:00	0	0	2	2	1	6	1	2	0	0	0	0	0	14
14:15	0	0	4	2	1	1	1	4	0	0	0	0	0	13
14:30	0	0	1	5	3	4	3	0	0	0	0	0	0	16
14:45	1	1	3	3	11	8	3	1	0	0	0	0	0	31
	1	1	10	12	16	19	8	7	0	0	0	0	0	74
15:00	0	0	6	26	31	31	7	2	0	0	0	0	0	103
15:15	0	0	4	12	18	12	2	2	1	0	0	0	0	51
15:30	0	1	2	2	4	6	4	3	1	0	0	0	0	23
15:45	0	0	3	4	5	8	3	3	0	0	0	0	0	26
	0	1	15	44	58	57	16	10	2	0	0	0	0	203
16:00	0	2	20	11	4	3	4	0	0	0	0	0	0	44
16:15	0	0	6	9	3	9	8	2	0	0	0	0	0	37
16:30	0	0	2	1	6	9	10	0	0	0	0	0	0	28
16:45	3	0	6	16	11	8	5	0	1	0	0	0	0	50
	3	2	34	37	24	29	27	2	1	0	0	0	0	159
17:00	0	0	13	8	12	14	6	2	0	0	0	0	0	55
17:15	1	0	0	3	5	3	3	2	0	0	0	0	0	17
17:30	0	1	3	2	2	7	1	1	0	0	0	0	0	17
17:45	0	0	1	2	2	4	2	1	0	0	0	0	0	12
	1	1	17	15	21	28	12	6	0	0	0	0	0	101
18:00	0	0	4	2	2	5	8	2	1	0	0	0	0	24
18:15	0	0	4	1	4	3	6	2	1	0	0	0	0	21
18:30	0	2	2	8	6	8	2	1	0	0	0	0	0	29
18:45	0	0	2	4	5	5	2	1	0	0	0	0	0	19
	0	2	12	15	17	21	18	6	2	0	0	0	0	93
19:00	0	0	0	1	4	6	2	1	0	0	0	0	0	14
19:15	0	1	1	3	5	3	7	1	0	0	0	0	0	21
19:30	0	0	2	3	5	7	0	0	0	0	0	0	0	17
19:45	1	0	2	5	0	1	3	0	0	0	0	0	0	12
	1	1	5	12	14	17	12	2	0	0	0	0	0	64
20:00	1	1	0	2	5	5	1	0	0	0	0	0	0	15
20:15	0	0	3	2	3	2	2	1	0	0	0	0	0	13
20:30	0	1	4	2	1	2	2	0	0	0	0	0	0	12
20:45	0	0	3	3	4	3	2	0	0	0	0	0	0	15
	1	2	10	9	13	12	7	1	0	0	0	0	0	55
21:00	0	1	0	4	4	2	0	0	0	0	0	0	0	11
21:15	0	1	0	2	1	2	0	0	0	0	0	0	0	6
21:30	0	1	1	2	3	2	1	0	0	0	0	0	0	10
21:45	0	1	0	2	1	2	2	1	0	0	0	0	0	9
	0	4	1	10	9	8	3	1	0	0	0	0	0	36
22:00	0	0	0	1	0	2	0	0	0	0	0	0	0	3
22:15	0	1	1	0	2	2	0	0	0	0	0	0	0	6
22:30	0	1	2	2	2	1	0	0	0	0	0	0	0	8
22:45	0	0	0	0	0	2	0	0	0	0	0	0	0	2
	0	2	3	3	4	7	0	0	0	0	0	0	0	19
23:00	0	0	0	1	1	1	0	1	0	0	0	0	0	4
23:15	0	0	1	1	0	0	0	0	0	0	0	0	0	2
23:30	0	0	2	1	0	1	2	0	0	0	0	0	0	6
23:45	0	0	2	1	0	0	0	0	0	0	0	0	0	3
	0	0	5	4	1	2	2	1	0	0	0	0	0	15
Total	12	35	201	293	320	350	211	67	9	0	0	0	0	1498

Percentile	15th	50th	85th	95th
Speed	25	33	41	45

Mean Speed (Average) 33.3
10 MPH Pace Speed 30-39
Number in Pace 679

CJ Hensch & Associates, Inc.

ID:
Location: SB Bothwell Boulevard
Start Date: 8/25/2023

Percent in Pace	46.0%
Number > 40 MPH	0
Percent > 40 MPH	0.0%

CJ Hensch & Associates, Inc.

ID:
Location: SB Bothwell Boulevard
Start Date: 8/26/2023

Direction: Southbound

8/26/2023 Time	0 - 15 MPH	> 15 - 20 MPH	> 20 - 25 MPH	> 25 - 30 MPH	> 30 - 35 MPH	> 35 - 40 MPH	> 40 - 45 MPH	> 45 - 50 MPH	> 50 - 55 MPH	> 55 - 60 MPH	> 60 - 65 MPH	> 65 - 70 MPH	> 70 MPH	Total
0:00	0	0	0	0	2	0	0	0	0	0	0	0	0	2
0:15	0	0	0	0	1	0	0	0	0	0	0	0	0	1
0:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0:45	0	0	0	0	0	0	0	0	0	0	1	0	0	1
	0	0	0	0	3	0	0	0	0	0	1	0	0	4
1:00	0	0	1	1	0	1	0	0	0	0	0	0	0	3
1:15	0	0	0	0	0	1	0	0	0	0	0	0	0	1
1:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	1	1	0	2	0	0	0	0	0	0	0	4
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	1	0	0	0	0	0	0	0	1
3:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30	0	0	0	1	0	0	0	0	0	0	0	0	0	1
3:45	0	0	0	0	0	0	0	0	1	0	0	0	0	1
	0	0	0	1	0	1	0	0	1	0	0	0	0	3
4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15	0	0	0	0	0	0	1	0	0	0	0	0	0	1
4:30	0	0	0	0	0	0	0	1	0	0	0	0	0	1
4:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	1	1	0	0	0	0	0	2
5:00	0	0	0	0	0	1	0	0	0	0	0	0	0	1
5:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45	0	0	0	1	0	0	0	0	0	0	0	0	0	1
	0	0	0	1	0	1	0	0	0	0	0	0	0	2
6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15	0	0	0	0	0	1	0	0	0	0	0	0	0	1
6:30	0	1	0	0	0	0	0	0	0	0	0	0	0	1
6:45	0	0	0	0	0	1	0	1	0	0	0	0	0	2
	0	1	0	0	0	2	0	1	0	0	0	0	0	4
7:00	0	0	2	0	1	0	1	2	0	0	0	0	0	6
7:15	0	1	1	0	0	1	3	0	0	0	0	0	0	6
7:30	0	2	2	3	0	1	1	1	0	0	0	0	0	10
7:45	0	0	1	4	2	3	4	1	0	0	0	0	0	15
	0	3	6	7	3	5	9	4	0	0	0	0	0	37
8:00	0	0	2	3	2	3	2	0	0	0	0	0	0	12
8:15	1	2	0	0	0	0	1	0	0	0	0	0	0	4
8:30	0	2	2	2	1	4	3	0	0	0	0	0	0	14
8:45	0	1	1	1	4	3	1	1	0	0	0	0	0	12
	1	5	5	6	7	10	7	1	0	0	0	0	0	42
9:00	0	3	3	0	1	3	3	0	1	0	0	0	0	14
9:15	0	0	0	1	1	1	4	1	0	0	0	0	0	8
9:30	0	1	4	0	3	2	4	0	0	0	0	0	0	14
9:45	0	0	1	4	4	5	3	1	0	0	0	0	0	18
	0	4	8	5	9	11	14	2	1	0	0	0	0	54
10:00	0	0	0	1	1	4	3	4	0	0	0	0	0	13
10:15	0	0	2	1	3	6	3	2	0	0	0	0	0	17
10:30	0	0	1	1	3	4	2	5	0	0	0	0	0	16
10:45	0	0	3	1	2	5	3	0	0	0	0	0	0	14
	0	0	6	4	9	19	11	11	0	0	0	0	0	60
11:00	0	0	1	6	2	4	5	1	0	0	0	0	0	19
11:15	0	0	1	1	0	4	6	1	0	0	0	0	0	13
11:30	0	0	1	2	2	4	6	1	0	0	0	0	0	16
11:45	0	0	4	4	4	4	6	0	0	0	0	0	0	22
	0	0	7	13	8	16	23	3	0	0	0	0	0	70
12:00	0	0	1	4	2	2	5	1	1	0	0	0	0	16
12:15	0	0	0	2	4	5	11	2	1	0	0	0	0	25

CJ Hensch & Associates, Inc.

ID:
Location: SB Bothwell Boulevard
Start Date: 8/26/2023

12:30	0	0	1	2	4	3	5	3	0	0	0	0	0	18
12:45	0	1	1	1	3	7	3	1	0	0	0	0	0	17
	0	1	3	9	13	17	24	7	2	0	0	0	0	76
13:00	0	1	3	3	3	9	5	0	0	0	0	0	0	24
13:15	0	1	1	3	2	3	2	3	0	0	0	0	0	15
13:30	0	0	0	0	2	6	1	0	0	0	0	0	0	9
13:45	0	0	4	1	3	6	2	1	0	0	0	0	0	17
	0	2	8	7	10	24	10	4	0	0	0	0	0	65
14:00	0	1	2	2	1	4	2	1	0	0	0	0	0	13
14:15	0	0	2	0	1	4	0	0	0	0	0	0	0	7
14:30	0	0	1	4	2	3	6	0	0	0	0	0	0	16
14:45	0	2	1	5	3	3	3	0	0	0	0	0	0	17
	0	3	6	11	7	14	11	1	0	0	0	0	0	53
15:00	0	0	4	1	3	4	1	0	0	0	0	0	0	13
15:15	0	0	0	2	3	7	3	1	0	0	0	0	0	16
15:30	0	0	1	1	6	7	7	0	0	0	0	0	0	22
15:45	0	1	2	7	3	4	0	1	0	0	0	0	0	18
	0	1	7	11	15	22	11	2	0	0	0	0	0	69
16:00	0	0	1	3	3	8	3	1	1	0	0	0	0	20
16:15	0	0	3	4	2	1	3	1	1	0	0	0	0	15
16:30	0	1	1	1	1	3	4	0	1	0	0	0	0	12
16:45	0	0	2	2	2	4	5	0	0	0	0	0	0	15
	0	1	7	10	8	16	15	2	3	0	0	0	0	62
17:00	0	0	1	2	1	7	3	3	1	0	0	0	0	18
17:15	0	0	3	2	1	1	4	0	0	0	0	0	0	11
17:30	0	1	0	0	5	6	6	1	1	0	0	0	0	20
17:45	0	1	3	3	5	4	3	0	0	0	0	0	0	19
	0	2	7	7	12	18	16	4	2	0	0	0	0	68
18:00	0	0	0	3	2	7	3	2	0	0	0	0	0	17
18:15	0	1	2	3	3	5	2	2	0	0	0	0	0	18
18:30	0	0	2	3	1	4	3	0	0	0	0	0	0	13
18:45	0	0	1	3	6	5	7	1	1	0	0	0	0	24
	0	1	5	12	12	21	15	5	1	0	0	0	0	72
19:00	0	1	5	0	5	3	0	1	1	0	0	0	0	16
19:15	0	0	2	2	2	3	2	0	0	0	0	0	0	11
19:30	0	1	2	0	1	2	0	1	0	0	0	0	0	7
19:45	0	1	4	3	6	3	1	0	0	0	0	0	0	18
	0	3	13	5	14	11	3	2	1	0	0	0	0	52
20:00	0	0	8	4	3	5	1	0	0	0	0	0	0	21
20:15	0	0	3	2	3	2	0	0	0	0	0	0	0	10
20:30	0	0	1	3	3	1	0	0	0	0	0	0	0	8
20:45	1	0	0	5	2	3	1	0	0	0	0	0	0	12
	1	0	12	14	11	11	2	0	0	0	0	0	0	51
21:00	0	0	0	7	1	0	2	0	0	0	0	0	0	10
21:15	0	0	0	2	6	3	0	0	0	0	0	0	0	11
21:30	0	1	1	3	1	1	0	2	0	0	0	0	0	9
21:45	0	0	0	1	0	4	1	0	0	0	0	0	0	6
	0	1	1	13	8	8	3	2	0	0	0	0	0	36
22:00	0	1	1	1	1	2	3	1	0	0	0	0	0	10
22:15	0	0	0	2	0	0	3	0	0	0	0	0	0	5
22:30	1	1	1	0	3	2	0	0	0	0	0	0	0	8
22:45	0	0	0	0	1	1	1	0	0	0	0	0	0	3
	1	2	2	3	5	5	7	1	0	0	0	0	0	26
23:00	0	0	0	2	1	2	1	0	0	0	0	0	0	6
23:15	0	0	2	1	1	2	0	0	0	0	0	0	0	6
23:30	0	0	0	2	1	2	1	0	0	0	0	0	0	6
23:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	2	5	3	6	2	0	0	0	0	0	0	18
Total	3	30	106	145	157	240	184	53	11	0	1	0	0	930

Percentile	15th	50th	85th	95th
Speed	25	36	42	46
Mean Speed (Average)	34.6			
10 MPH Pace Speed	34-43			
Number in Pace	461			

CJ Hensch & Associates, Inc.

ID:
Location: SB Bothwell Boulevard
Start Date: 8/26/2023

Percent in Pace	50.0%
Number > 40 MPH	0
Percent > 40 MPH	0.0%

CJ Hensch & Associates, Inc.

ID:
Location: SB Bothwell Boulevard
Start Date: 8/27/2023

Direction: Southbound

8/27/2023 Time	0 - 15 MPH	> 15 - 20 MPH	> 20 - 25 MPH	> 25 - 30 MPH	> 30 - 35 MPH	> 35 - 40 MPH	> 40 - 45 MPH	> 45 - 50 MPH	> 50 - 55 MPH	> 55 - 60 MPH	> 60 - 65 MPH	> 65 - 70 MPH	> 70 MPH	Total
0:00	0	0	2	2	2	1	1	0	0	0	0	0	0	8
0:15	0	0	1	0	1	0	1	0	0	0	0	0	0	3
0:30	0	0	1	0	0	0	0	0	0	0	0	0	0	1
0:45	0	0	0	0	2	0	0	0	0	0	0	0	0	2
	0	0	4	2	5	1	2	0	0	0	0	0	0	14
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45	0	0	0	0	1	0	0	0	0	0	0	0	0	1
	0	0	0	0	1	0	0	0	0	0	0	0	0	1
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30	0	0	0	0	1	0	0	0	0	0	0	0	0	1
2:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	1	0	0	0	0	0	0	0	0	1
3:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1
3:15	0	0	0	1	0	0	0	0	0	0	0	0	0	1
3:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45	0	0	0	1	0	0	0	0	0	0	0	0	0	1
	0	0	0	3	0	0	0	0	0	0	0	0	0	3
4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15	0	0	0	0	0	0	0	1	0	0	0	0	0	1
4:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	1	0	0	0	0	0	1
5:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45	0	0	1	0	1	0	0	0	0	0	0	0	0	2
	0	0	1	0	1	0	0	0	0	0	0	0	0	2
6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15	0	0	1	0	0	0	1	0	0	0	0	0	0	2
6:30	0	0	1	0	0	0	0	0	0	0	0	0	0	1
6:45	0	0	0	0	0	0	0	2	0	0	0	0	0	2
	0	0	2	0	0	0	1	2	0	0	0	0	0	5
7:00	0	0	1	1	0	1	2	1	0	0	0	0	0	6
7:15	0	0	1	1	1	0	1	0	0	0	0	0	0	4
7:30	0	0	1	0	0	0	0	0	0	0	0	0	0	1
7:45	0	0	0	0	0	0	2	0	0	0	0	0	0	2
	0	0	3	2	1	1	5	1	0	0	0	0	0	13
8:00	0	0	0	1	0	0	2	0	0	0	0	0	0	3
8:15	0	1	2	1	2	1	1	0	0	0	0	0	0	8
8:30	0	0	1	2	1	1	2	1	0	0	0	0	0	8
8:45	0	0	0	1	1	0	3	1	0	1	0	0	0	7
	0	1	3	5	4	2	8	2	0	1	0	0	0	26
9:00	1	0	1	4	0	2	0	2	0	0	0	0	0	10
9:15	0	1	2	2	0	6	2	1	0	0	0	0	0	14
9:30	0	0	2	0	1	0	4	2	0	0	0	0	0	9
9:45	0	0	2	2	1	0	2	1	0	0	0	0	0	8
	1	1	7	8	2	8	8	6	0	0	0	0	0	41
10:00	0	0	1	1	1	1	1	3	0	0	0	0	0	8
10:15	1	2	1	1	1	2	0	1	1	0	0	0	0	10
10:30	0	0	0	2	1	3	2	3	0	0	0	0	0	11
10:45	0	1	1	3	3	4	3	0	1	0	0	0	0	16
	1	3	3	7	6	10	6	7	2	0	0	0	0	45
11:00	0	0	2	1	3	4	8	1	1	0	0	0	0	20
11:15	0	0	2	5	2	1	3	1	0	0	0	0	0	14
11:30	0	0	3	1	2	6	4	1	0	0	0	0	0	17
11:45	0	0	2	1	2	6	2	1	0	0	0	0	0	14
	0	0	9	8	9	17	17	4	1	0	0	0	0	65
12:00	0	0	2	2	3	3	1	1	0	0	0	0	0	12
12:15	0	0	2	2	4	1	2	1	0	0	0	0	0	12

CJ Hensch & Associates, Inc.

ID:
Location: SB Bothwell Boulevard
Start Date: 8/27/2023

12:30	0	0	3	0	2	2	1	0	0	0	0	0	0	8
12:45	0	0	0	2	0	2	3	0	0	0	0	0	0	7
	0	0	7	6	9	8	7	2	0	0	0	0	0	39
13:00	0	0	1	1	1	3	5	0	0	0	0	0	0	11
13:15	0	1	0	1	3	5	2	1	0	0	0	0	0	13
13:30	0	0	1	3	2	1	4	1	0	0	0	0	0	12
13:45	0	0	1	3	0	2	0	1	1	0	0	0	0	8
	0	1	3	8	6	11	11	3	1	0	0	0	0	44
14:00	0	0	3	2	2	2	1	0	0	1	0	0	0	11
14:15	0	0	2	2	1	1	3	0	0	0	0	0	0	9
14:30	0	0	0	0	3	4	0	2	0	0	0	0	0	9
14:45	0	1	2	0	2	2	5	0	0	0	0	0	0	12
	0	1	7	4	8	9	9	2	0	1	0	0	0	41
15:00	0	0	1	2	1	2	1	2	0	0	0	0	0	9
15:15	0	2	0	0	2	1	3	2	1	0	0	0	0	11
15:30	0	1	0	3	1	3	0	3	0	0	0	0	0	11
15:45	0	0	2	0	3	4	3	2	0	1	0	0	0	15
	0	3	3	5	7	10	7	9	1	1	0	0	0	46
16:00	0	0	5	4	3	4	1	1	0	0	0	0	0	18
16:15	1	0	1	2	2	4	4	0	0	0	0	0	0	14
16:30	0	0	4	0	0	3	1	0	0	0	0	0	0	8
16:45	0	1	2	2	4	4	3	0	0	0	0	0	0	16
	1	1	12	8	9	15	9	1	0	0	0	0	0	56
17:00	0	0	1	0	8	4	0	0	0	0	0	0	0	13
17:15	0	0	0	4	3	2	4	0	0	0	0	0	0	13
17:30	0	0	1	2	3	0	1	0	0	0	0	0	0	7
17:45	0	0	1	1	1	1	2	0	0	0	0	0	0	6
	0	0	3	7	15	7	7	0	0	0	0	0	0	39
18:00	0	1	2	2	2	5	4	0	0	0	0	0	0	16
18:15	0	0	2	1	2	1	1	0	0	0	0	0	0	7
18:30	0	0	4	5	4	3	0	2	0	0	0	0	0	18
18:45	0	1	0	2	2	5	1	2	0	0	0	0	0	13
	0	2	8	10	10	14	6	4	0	0	0	0	0	54
19:00	0	1	2	2	2	2	0	2	0	0	0	0	0	11
19:15	0	0	0	1	5	2	1	1	1	0	0	0	0	11
19:30	0	0	1	0	6	3	1	0	0	0	0	0	0	11
19:45	0	0	0	3	3	3	0	0	0	0	0	0	0	9
	0	1	3	6	16	10	2	3	1	0	0	0	0	42
20:00	0	0	1	3	6	2	1	0	0	0	0	0	0	13
20:15	0	1	6	0	2	2	4	0	0	0	0	0	0	15
20:30	0	0	0	2	1	0	0	0	0	0	0	0	0	3
20:45	1	1	1	2	3	2	0	0	0	0	0	0	0	10
	1	2	8	7	12	6	5	0	0	0	0	0	0	41
21:00	0	0	0	1	1	1	1	0	1	0	0	0	0	5
21:15	0	1	0	1	2	0	0	0	0	0	0	0	0	4
21:30	0	1	0	0	0	1	0	0	0	0	0	0	0	2
21:45	0	0	0	1	0	2	1	0	0	0	0	0	0	4
	0	2	0	3	3	4	2	0	1	0	0	0	0	15
22:00	0	0	0	2	0	1	0	1	0	0	0	0	0	4
22:15	0	0	0	1	1	1	0	0	0	0	0	0	0	3
22:30	0	0	1	0	0	0	0	0	0	0	0	0	0	1
22:45	0	1	0	0	1	1	2	0	0	0	0	0	0	5
	0	1	1	3	2	3	2	1	0	0	0	0	0	13
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	4	19	87	102	127	136	114	48	7	3	0	0	0	647

Percentile	15th	50th	85th	95th
Speed	24	34	43	46

Mean Speed (Average) 33.9
10 MPH Pace Speed 34-43
Number in Pace 270

CJ Hensch & Associates, Inc.

ID:
Location: SB Bothwell Boulevard
Start Date: 8/27/2023

Percent in Pace	42.0%
Number > 40 MPH	0
Percent > 40 MPH	0.0%

CJ Hensch & Associates, Inc.

ID:
Location: NB Bothwell Boulevard
Start Date: 8/25/2023

Direction: Northbound

8/25/2023 Time	0 - 15 MPH	> 15 - 20 MPH	> 20 - 25 MPH	> 25 - 30 MPH	> 30 - 35 MPH	> 35 - 40 MPH	> 40 - 45 MPH	> 45 - 50 MPH	> 50 - 55 MPH	> 55 - 60 MPH	> 60 - 65 MPH	> 65 - 70 MPH	> 70 MPH	Total
0:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30	0	1	0	0	0	0	0	0	0	0	0	0	0	1
1:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	1	0	0	0	0	0	0	0	0	0	0	0	1
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30	0	0	0	0	1	0	0	0	0	0	0	0	0	1
2:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	1	0	0	0	0	0	0	0	0	1
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15	0	0	1	0	0	0	1	0	0	0	0	0	0	2
5:30	0	0	0	0	0	1	0	0	0	0	0	0	0	1
5:45	0	0	1	0	0	0	1	1	0	0	0	0	0	3
	0	0	2	0	0	1	2	1	0	0	0	0	0	6
6:00	0	1	0	0	0	1	1	0	0	0	0	0	0	3
6:15	0	0	0	0	1	0	0	0	0	0	0	0	0	1
6:30	0	0	3	5	0	4	4	0	0	0	0	0	0	16
6:45	1	2	4	3	8	5	3	0	0	0	0	0	0	26
	1	3	7	8	9	10	8	0	0	0	0	0	0	46
7:00	0	2	13	7	7	10	2	0	0	0	0	0	0	41
7:15	8	18	29	37	39	15	1	0	0	0	0	0	0	147
7:30	0	1	11	10	13	12	2	0	0	0	0	0	0	49
7:45	2	2	12	8	13	11	2	0	0	0	0	0	0	50
	10	23	65	62	72	48	7	0	0	0	0	0	0	287
8:00	1	0	3	8	15	16	3	0	1	0	0	0	0	47
8:15	0	0	3	1	2	3	2	0	1	0	0	0	0	12
8:30	0	0	0	3	5	6	5	0	0	0	0	0	0	19
8:45	0	0	0	2	2	7	0	0	0	0	0	0	0	11
	1	0	6	14	24	32	10	0	2	0	0	0	0	89
9:00	0	0	0	3	3	5	3	0	1	0	0	0	0	15
9:15	0	0	4	4	1	3	3	1	0	0	0	0	0	16
9:30	0	0	1	2	2	1	2	1	0	0	0	0	0	9
9:45	0	0	0	2	2	5	3	0	0	0	0	0	0	12
	0	0	5	11	8	14	11	2	1	0	0	0	0	52
10:00	0	0	0	0	3	3	1	0	0	0	0	0	0	7
10:15	0	1	3	0	2	3	4	0	0	0	0	0	0	13
10:30	0	0	2	1	2	3	1	0	0	0	0	0	0	9
10:45	0	0	1	0	2	2	3	1	0	0	0	0	0	9
	0	1	6	1	9	11	9	1	0	0	0	0	0	38
11:00	0	0	1	3	2	3	0	0	0	0	0	0	0	9
11:15	0	0	0	1	1	7	3	1	1	0	0	0	0	14
11:30	0	0	1	0	0	2	2	1	0	0	0	0	0	6
11:45	0	0	1	1	5	5	3	3	0	0	0	0	0	18
	0	0	3	5	8	17	8	5	1	0	0	0	0	47
12:00	0	0	0	1	5	3	3	1	0	0	0	0	0	13
12:15	0	0	1	2	2	7	1	0	1	0	0	0	0	14

CJ Hensch & Associates, Inc.

ID:
Location: NB Bothwell Boulevard
Start Date: 8/25/2023

12:30	0	1	1	2	2	5	3	1	0	0	0	0	0	15
12:45	0	0	1	1	2	4	4	0	0	0	0	0	0	12
	0	1	3	6	11	19	11	2	1	0	0	0	0	54
13:00	0	0	2	0	0	5	5	1	0	0	0	0	0	13
13:15	0	0	3	0	6	2	7	0	0	0	0	0	0	18
13:30	0	0	0	2	2	4	3	1	1	0	0	0	0	13
13:45	1	0	2	1	3	9	2	0	0	0	0	0	0	18
	1	0	7	3	11	20	17	2	1	0	0	0	0	62
14:00	0	0	1	2	5	7	3	1	0	0	0	0	0	19
14:15	0	0	4	8	9	11	5	0	0	0	0	0	0	37
14:30	0	1	4	10	8	23	11	1	0	0	0	0	0	58
14:45	1	2	5	5	11	26	11	0	0	0	0	0	0	61
	1	3	14	25	33	67	30	2	0	0	0	0	0	175
15:00	0	0	2	4	8	18	10	2	0	0	0	0	0	44
15:15	0	0	1	4	7	11	9	1	0	0	0	0	0	33
15:30	0	0	2	6	8	5	4	0	1	0	0	0	0	26
15:45	0	0	6	13	15	16	2	0	0	0	0	0	0	52
	0	0	11	27	38	50	25	3	1	0	0	0	0	155
16:00	1	2	5	8	11	9	2	1	0	0	0	0	0	39
16:15	0	0	0	1	3	3	8	0	0	0	0	0	0	15
16:30	0	0	3	2	10	15	9	5	0	0	1	0	0	45
16:45	0	0	5	7	11	23	9	1	0	0	0	0	0	56
	1	2	13	18	35	50	28	7	0	0	1	0	0	155
17:00	0	0	1	2	6	13	11	0	1	0	0	0	0	34
17:15	0	0	4	3	4	6	10	3	0	0	0	0	0	30
17:30	0	1	1	5	4	9	4	2	0	0	0	0	0	26
17:45	0	0	1	2	3	3	11	1	0	0	0	0	0	21
	0	1	7	12	17	31	36	6	1	0	0	0	0	111
18:00	0	0	2	4	7	4	11	3	1	0	0	0	0	32
18:15	0	0	4	5	4	6	7	3	0	0	0	0	0	29
18:30	0	0	4	0	5	3	2	3	0	0	0	0	0	17
18:45	0	0	0	3	7	14	10	1	0	0	0	0	0	35
	0	0	10	12	23	27	30	10	1	0	0	0	0	113
19:00	0	0	0	3	5	12	2	1	0	0	0	0	0	23
19:15	0	0	0	4	8	5	8	1	0	0	0	0	0	26
19:30	0	2	1	6	9	11	3	0	1	0	0	0	0	33
19:45	0	0	4	3	7	5	2	1	0	0	0	0	0	22
	0	2	5	16	29	33	15	3	1	0	0	0	0	104
20:00	0	1	1	2	10	6	0	0	0	0	0	0	0	20
20:15	0	0	4	4	8	5	1	1	0	0	0	0	0	23
20:30	0	0	4	3	7	5	4	0	0	0	0	0	0	23
20:45	0	0	2	2	2	2	0	0	2	0	0	0	0	10
	0	1	11	11	27	18	5	1	2	0	0	0	0	76
21:00	0	0	0	3	4	6	2	0	0	0	0	0	0	15
21:15	0	0	1	1	2	3	1	0	0	0	0	0	0	8
21:30	0	0	2	2	2	2	3	0	0	0	0	0	0	11
21:45	0	0	1	2	1	6	0	0	0	0	0	0	0	10
	0	0	4	8	9	17	6	0	0	0	0	0	0	44
22:00	0	0	1	1	2	3	2	0	0	0	0	0	0	9
22:15	0	0	2	3	2	1	1	0	0	0	0	0	0	9
22:30	0	0	1	1	2	1	2	0	0	0	0	0	0	7
22:45	0	0	0	1	3	3	0	0	0	0	0	0	0	7
	0	0	4	6	9	8	5	0	0	0	0	0	0	32
23:00	0	0	0	3	0	3	1	1	0	0	0	0	0	8
23:15	0	0	1	2	1	2	2	1	0	0	0	0	0	9
23:30	0	0	0	0	0	1	1	0	0	0	0	0	0	2
23:45	0	0	1	2	1	2	0	0	0	0	0	0	0	6
	0	0	2	7	2	8	4	2	0	0	0	0	0	25
Total	15	38	185	252	375	481	267	47	12	0	1	0	0	1673

Percentile	15th	50th	85th	95th
Speed	25	35	41	44

Mean Speed (Average) 34.1
10 MPH Pace Speed 32-41
Number in Pace 863

CJ Hensch & Associates, Inc.

ID:
Location: NB Bothwell Boulevard
Start Date: 8/25/2023

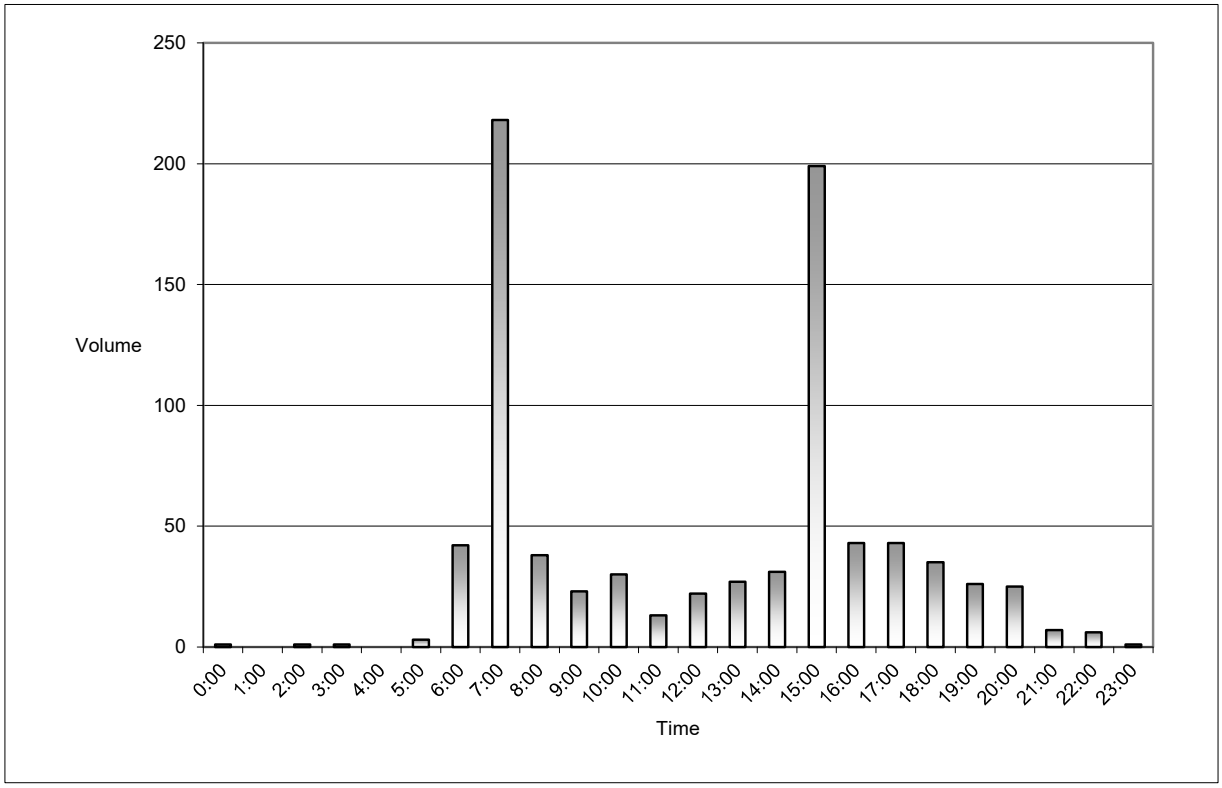
Percent in Pace	52.0%
Number > 40 MPH	0
Percent > 40 MPH	0.0%

EB Crutchfield Drive West of Bothwell Boulevard

Date Began:
8/30/2023

TIME	0:00	0:15	0:30	0:45	Total
0:00	1	0	0	0	1
1:00	0	0	0	0	0
2:00	0	0	1	0	1
3:00	0	1	0	0	1
4:00	0	0	0	0	0
5:00	1	1	1	0	3
6:00	2	9	10	21	42
7:00	22	68	109	19	218
8:00	12	14	4	8	38
9:00	7	8	1	7	23
10:00	8	11	8	3	30
11:00	1	4	2	6	13
12:00	6	3	9	4	22
13:00	9	6	8	4	27
14:00	7	9	5	10	31
15:00	107	64	16	12	199
16:00	11	9	11	12	43
17:00	12	10	12	9	43
18:00	9	7	12	7	35
19:00	6	4	5	11	26
20:00	6	8	7	4	25
21:00	3	0	1	3	7
22:00	4	0	1	1	6
23:00	0	0	1	0	1
				TOTAL:	835

The A.M. peak hour from 6:45 to 7:44 is 220
The P.M. peak hour from 15:00 to 15:59 is 199

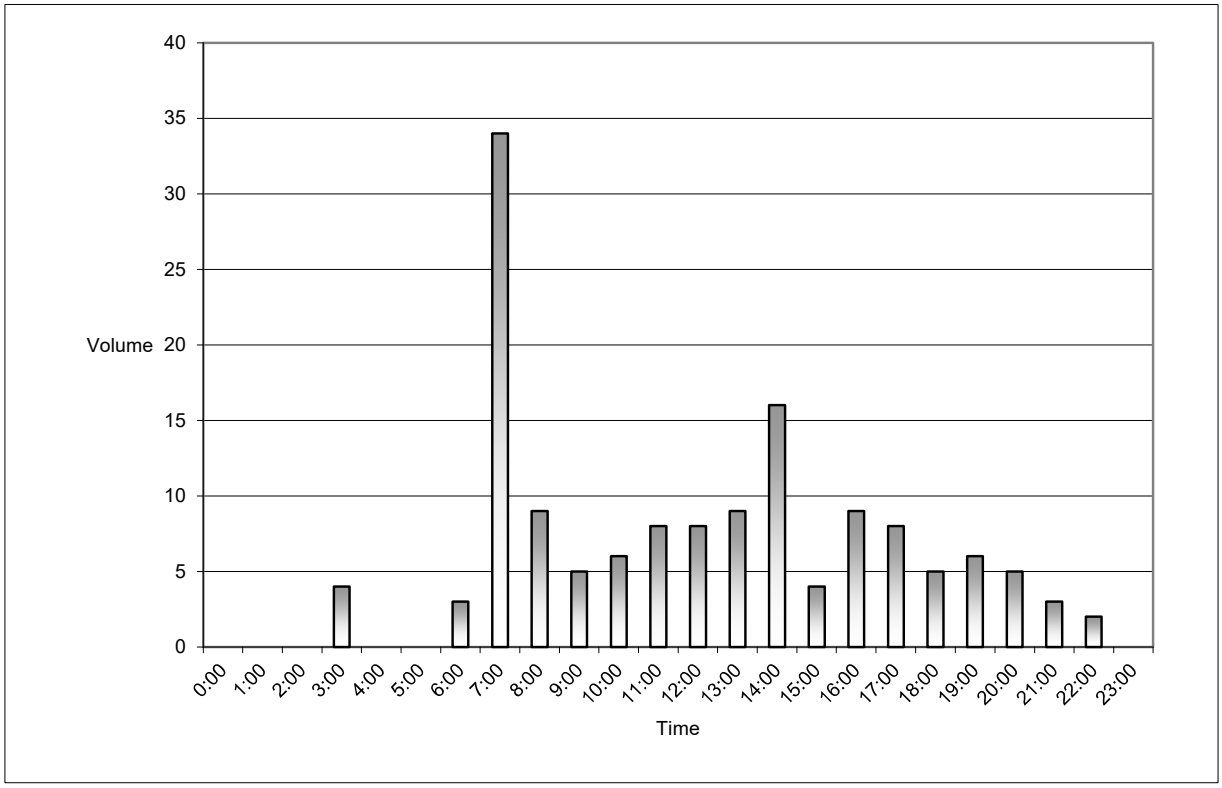


WB Crutchfield Drive East of Bothwell Boulevard

Date Began:
8/30/2023

TIME	0:00	0:15	0:30	0:45	Total
0:00	0	0	0	0	0
1:00	0	0	0	0	0
2:00	0	0	0	0	0
3:00	2	0	2	0	4
4:00	0	0	0	0	0
5:00	0	0	0	0	0
6:00	0	0	2	1	3
7:00	6	16	6	6	34
8:00	2	4	1	2	9
9:00	2	0	1	2	5
10:00	1	2	0	3	6
11:00	2	3	2	1	8
12:00	3	1	3	1	8
13:00	5	1	1	2	9
14:00	2	6	5	3	16
15:00	1	0	2	1	4
16:00	3	1	2	3	9
17:00	4	2	1	1	8
18:00	1	2	1	1	5
19:00	2	1	0	3	6
20:00	1	2	1	1	5
21:00	1	1	1	0	3
22:00	0	2	0	0	2
23:00	0	0	0	0	0
				TOTAL:	144

The A.M. peak hour from 7:00 to 7:59 is 34
The P.M. peak hour from 14:00 to 14:59 is 16





OBSERVED VEHICLE OBSERVATIONS

APPENDIX B

Pacheco Koch
a Westwood company
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817.412.7155

CELINA, TX

WW#: R0041428.00 (TNB: 26/09/2023)



PISD PICK UP / DROP OFF RADIUS

APPENDIX C

Pacheco Koch
a Westwood company
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817.412.7155

CELINA, TX

WW#: R0041428.00 (TNB: 26/09/2023)



OBSERVED WALKING ROUTES

APPENDIX D

Pacheco Koch
a Westwood company
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817.412.7155

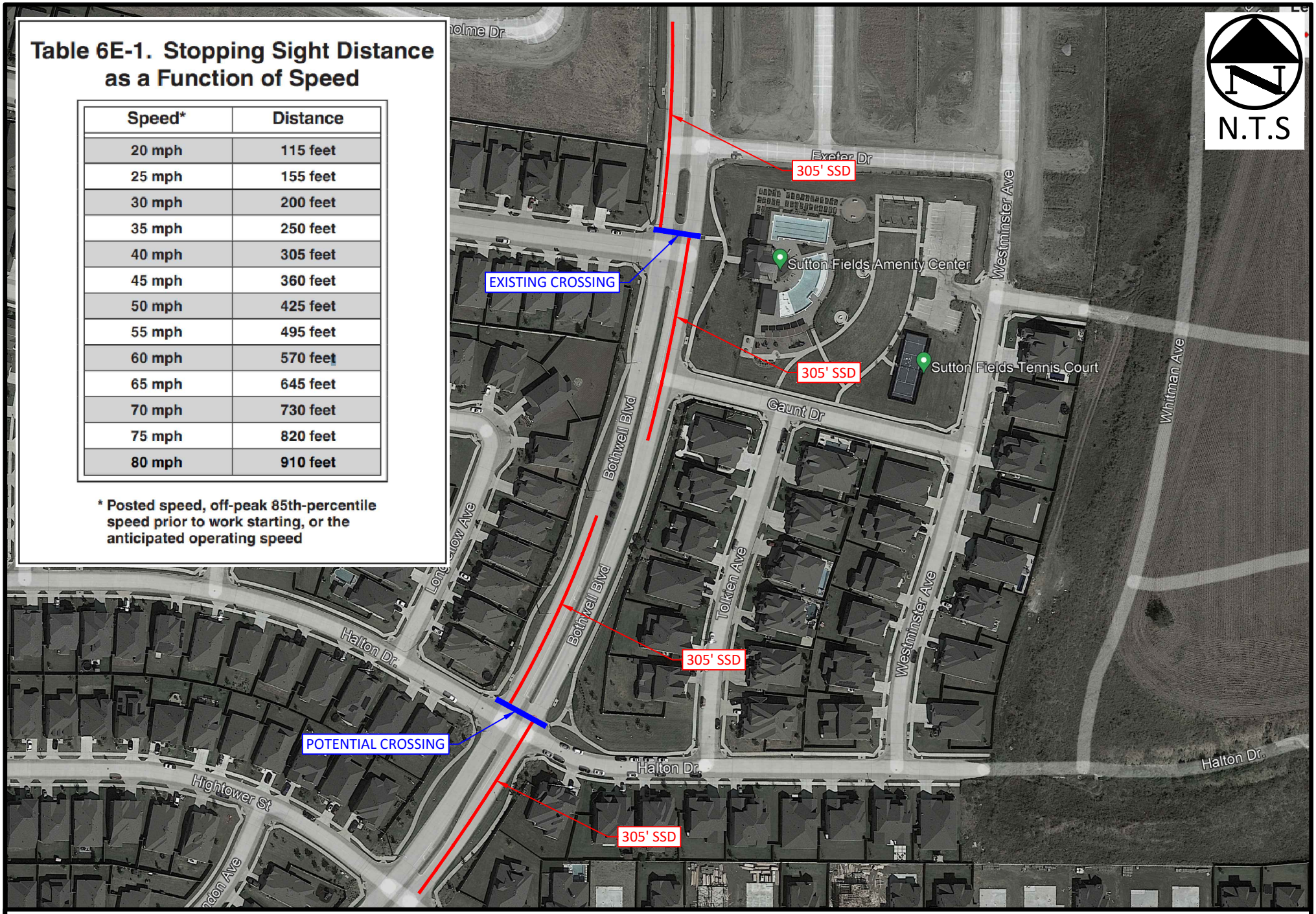
CELINA, TX

WW#: R0041428.00 (TNB: 26/09/2023)

Table 6E-1. Stopping Sight Distance as a Function of Speed

Speed*	Distance
20 mph	115 feet
25 mph	155 feet
30 mph	200 feet
35 mph	250 feet
40 mph	305 feet
45 mph	360 feet
50 mph	425 feet
55 mph	495 feet
60 mph	570 feet
65 mph	645 feet
70 mph	730 feet
75 mph	820 feet
80 mph	910 feet

* Posted speed, off-peak 85th-percentile speed prior to work starting, or the anticipated operating speed



STOPPING SIGHT DISTANCE ANALYSIS

APPENDIX E

Pacheco Koch a Westwood company
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817.412.7155

CELINA, TX

WW#: R0041428.00 (TNB: 26/09/2023)

Appendix F – All Way Stop Warrant Analysis Supplement

Weekday Multi-Way Stop Applications							
Time Frame	Minor Road			Major Road			Multi-Way Stop Application
	NB/SB			EB/WB			
	Bothwell Boulevard			Crutchfield Road			
	Eight Hour Total	AVG Per Hour	Required	Eight Hour Total	AVG Per Hour	Required	
7:00 AM - 3:00 PM	578	72	200	497	62	300	Does Not Meet
8:00 AM - 4:00 PM	420	53		448	56		Does Not Meet
9:00 AM - 5:00 PM	445	56		453	57		Does Not Meet
10:00 AM - 6:00 PM	467	58		476	60		Does Not Meet
11:00 AM - 7:00 PM	491	61		480	60		Does Not Meet

Section 2B.07 Multi-Way Stop Applications

Support:

01 Multi-way stop control can be useful as a safety measure at intersections if certain traffic conditions exist. Safety concerns associated with multi-way stops include pedestrians, bicyclists, and all road users expecting other road users to stop. Multi-way stop control is used where the volume of traffic on the intersecting roads is approximately equal.

02 The restrictions on the use of STOP signs described in Section 2B.04 also apply to multi-way stop applications.

Guidance:

03 *The decision to install multi-way stop control should be based on an engineering study.*

04 *The following criteria should be considered in the engineering study for a multi-way STOP sign installation:*

- *A. Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.*
- *B. Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.*
- *C. Minimum volumes:*
  1. *The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and*
  2. *The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but*
  3. *If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2.*
- *D. Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.*

Option:

05 Other criteria that may be considered in an engineering study include:

- A. The need to control left-turn conflicts;
- B. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;
- C. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop; and
- D. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection.

Section 2B.08 YIELD Sign (R1-2)

Standard:

01 **The YIELD (R1-2) sign (see Figure 2B-1) shall be a downward-pointing equilateral triangle with a wide red border and the legend YIELD in red on a white background.**

Support:

02 The YIELD sign assigns right-of-way to traffic on certain approaches to an intersection. Vehicles controlled by a YIELD sign need to slow down to a speed that is reasonable for the existing conditions or stop when necessary to avoid interfering with conflicting traffic.

Section 2B.09 YIELD Sign Applications

Option:

01 YIELD signs may be installed:

- A. On the approaches to a through street or highway where conditions are such that a full stop is not always required.
- B. At the second crossroad of a divided highway, where the median width at the intersection is 30 feet or greater. In this case, a STOP or YIELD sign may be installed at the entrance to the first roadway of a divided highway, and a YIELD sign may be installed at the entrance to the second roadway.

Life Connected.

Library
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Drew Jenks
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Drew Jenks
Date:	August 13, 2024
Re:	Bid 2024-109 Bookmobile Outfitting

Action Requested:
Consider and act to award bid 2024-109 to TechOps Specialty Vehicles, LLC for the outfitting of the Celina Public Library Bookmobile in the amount not to exceed $112,537.71. (Stovall)

Background Information:
In July 2023, the City of Celina was awarded the Texas State Libraries and Archives Commission 75 Special Projects grant. In October 2023, the City Council approved the purchase of a bookmobile vehicle. The vehicle arrived in Celina in April 2024, and soon after the City requested bids for outfitting of the vehicle. The City received 4 responses to bid 2024-109 for the outfitting of the Library Bookmobile. One(1) respondent was disqualified for not supplying adequate bid documentation. The evaluation committee conducted a thorough review process and shortlisted two vendors, Tech Ops and Chef Units, for interviews. Both vendors were invited to present their proposals and answer questions from the committee.

The scope of work includes the installation of shelves, electrical, generator, HVAC, office, and IT equipment necessary for library programs included in the Library Bookmobile program.

Legal Review:
Contract has been previously reviewed and approved.

Supporting Documents:
1. Bookmobile Outfitting Agreement with TechOps - Partially Executed
2. Agenda Recap
3. Bid Tabulation by Line Item

4. Inital Scoring Summary
5. Interview Ranking Final
6. 7 - EE -- Bookmobile CC 08.13.24 - KS

Financial Consideration:
Funds are available through the general fund and with a grant from the Texas State Libraries and Archives Commission.

Staff Recommendation:
Staff recommends awarding the Bookmobile Outfitting as presented.

City of Celina, Texas
Standard Contract for Services

This Agreement is made by and between the City of Celina, Texas, a Texas home-rule municipality (hereinafter referred to as the "City") and **TechOps Specialty Vehicles LLC.** (hereinafter referred to as the "Provider") for **Bookmobile Outfitting** (hereinafter referred to as the "Project"). In consideration of the premises, covenants, and mutual promises contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Provider hereby agree as follows:

1. **EMPLOYMENT OF THE PROVIDER.** The City agrees to retain the Provider for, and the Provider agrees to provide services relative to, the following Project: **Bookmobile Outfitting** (hereinafter also referred to as "Services") in accordance with the terms and conditions as outlined in this Agreement and Exhibit A, attached hereto and incorporated herein by reference.

2. **SCOPE OF SERVICES.** The Services to be performed are specified in **Exhibit A.** Deviations from the agreed-upon scope of work of such Services may be authorized from time to time by the City in writing.

3. **SCHEDULE OF WORK.** The Provider agrees to begin work upon receipt of written authorization from the City. Time is of the essence for this Agreement and work is to commence immediately.

4. **CONTRACT PERIOD.** The contract period for this Agreement is six months from effective date.

5. **COMPENSATION.** The Provider's total compensation for services to be performed and expenses to be incurred is specified in **Exhibit A**, attached hereto, and incorporated herein by reference.

6. **PAYMENTS.** Payments will be processed as outlined in Exhibit A, and they will be available within thirty (30) days of the City's receipt of the invoice.

7. **INVOICING.** Invoices should be prepared and submitted to the City for payment in accordance with Exhibit A. Invoices should be emailed to **accountspayable@celina-tx.gov** .

8. **INFORMATION PROVIDED BY THE CITY**. Although every effort has been or will be made to furnish accurate information, the City does not guarantee the accuracy of the information it furnishes to the Provider.

9. **INSURANCE.** The Provider shall provide proof that it has obtained and will continue to maintain throughout the duration of this Agreement the insurance requirements set forth in **Exhibit B.** Failure to maintain the required insurance may result in immediate termination of this Agreement.

11. **INDEMNIFICATION. THE PROVIDER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES (HEREINAFTER COLLECTIVELY REFERRED TO AS "INDEMNITEES") FROM AND AGAINST SUITS, ACTIONS, CLAIMS, LOSSES, ANY DAMAGE, LIABILITY, AND FROM AND AGAINST ANY COSTS AND EXPENSES, INCLUDING, IN PART, ATTORNEY'S FEES INCIDENTAL TO THE DEFENSE OF SUCH SUITS, ACTIONS CLAIMS, LOSSES, DAMAGES OR LIABILITY ON ACCOUNT OF INJURY, DISEASE, SICKNESS, INCLUDING DEATH, TO ANY PERSON OR DAMAGE TO PROPERTY INCLUDING, IN PART, THE LOSS OF USE RESULTING THEREFROM, ARISING FROM ANY NEGLIGENT ACT, ERROR OR OMISSION OF THE PROVIDER, ITS OFFICERS, EMPLOYEES, SERVANTS, AGENTS OR SUBCONTRACTORS, OR ANYONE ELSE UNDER THE PROVIDER'S DIRECTION AND CONTROL, AND ARISING OUT OF, RESULTING FROM, OR CAUSED BY THE PERFORMANCE OR FAILURE OF PERFORMANCE OF ANY WORK OR SERVICES UNDER THIS AGREEMENT, OR FROM CONDITIONS CREATED BY THE PERFORMANCE OR NON-PERFORMANCE OF SAID WORK OR SERVICES. IN THE EVENT ONE OR MORE OF THE INDEMNITEES IS**

DETERMINED BY A COURT OF LAW TO BE JOINTLY OR DERIVATIVELY NEGLIGENT OR LIABLE FOR SUCH DAMAGE OR INJURY, THE PROVIDER SHALL BE OBLIGATED TO INDEMNIFY INDEMNITEES AS PROVIDED HEREIN ON A PROPORTIONATE BASIS IN ACCORDANCE WITH THE FINAL JUDGMENT, AFTER ALL APPEALS ARE EXHAUSTED, DETERMINING SUCH JOINT OR DERIVATIVE NEGLIGENCE OR LIABILITY. THIS INDEMNIFICATION IS SUBJECT TO THE LIMITATIONS IN TEXAS LOCAL GOVERNMENT CODE, § 271.904(A) AND TEXAS CIVIL PRACTICE AND REMEDIES CODE, § 130.002(B), AS SAME MAY BE APPLICABLE TO PROVIDER AS A MATTER OF LAW.

12. **TRANSFER OF INTEREST.** Neither the City nor the Provider may assign or transfer their interests in this Agreement without the prior written consent of the other Party. Such consent shall not be unreasonably withheld. This Agreement is binding on the City, the Provider, and their successors and assigns. Nothing herein is to be construed as creating a personal liability on the part of any City officer, employee or agent.

13. **AUDITS AND RECORDS.** At any time during normal business hours and as often as the City may deem necessary, the Provider shall make available to the City for examination all of its records with respect to all matters covered by this Agreement, and will permit the City to audit, examine and make copies, excerpts, or transcripts from such records. The City may also audit all contracts, invoices, payroll records of personnel, conditions of employment and other data relating to this Agreement.

14. **EQUAL EMPLOYMENT OPPORTUNITY.** The Provider shall not discriminate against any employee or applicant for employment because of age, race, color, religion, sex, national origin, disability or any other protected characteristic. The Provider shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their age, race, color, religion, sex, national origin, disability or any other protected characteristic. Such actions shall include, but not be limited to the following: employment, promotions, demotion, transfers, recruitment or recruitment advertising, layoffs, terminations, selection for training (including apprenticeships), and participation in recreational activities.

    The Provider agrees to post in conspicuous places, accessible to employees and applicants for employment, notices setting forth the provisions of the nondiscrimination clause. The Provider will, in all solicitations or advertisements for employees placed by or on behalf of the Provider, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

    The Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement so that such provisions will be binding upon each sub-Provider, except that the foregoing provisions shall not apply to contracts or subcontracts for customary office supplies.

    The Provider shall keep records and submit reports concerning the racial and ethnic origin(s) of applicant employment and employees as the law may require.

15. **TERMINATION OF CONTRACT.** The City may terminate this Agreement upon thirty (30) days written notice to the Provider, except in the event (i) the Provider is in breach of this Agreement, or (ii) the Provider fails to comply with the terms of Exhibit A. If either of the foregoing conditions exists, the City shall notify the Provider and the Provider shall be given seven (7) days to cure such breach or failure to comply. Should the Provider fail to cure to the satisfaction of the City, the City may terminate this Agreement upon written notice as provided herein.

    In the event of any termination hereunder, the Provider consents to the City's selection of another Provider to assist the City in any way in completing the Services. The Provider further agrees to cooperate and provide any information requested by the City in connection with the completion of the Services.

The Provider shall be compensated for Services performed and expenses incurred for satisfactory work up to the termination date in that the Provider shall receive a portion of fees and expenses permitted under this Agreement in direct proportion to percentage of work actually completed up to the termination date. This provision shall not deprive the City of any remedies against the Provider that may be available under applicable law.

16. **PROVIDER'S REPRESENTATIONS.** The Provider hereby represents to the City that the Provider is financially solvent and possesses sufficient experience, licenses, authority, personnel, and working capital to complete the Services required under this Agreement.

17. **CITY APPROVAL FOR ADDITIONAL WORK.** No payment, of any nature whatsoever, will be made to the Provider for additional work without the City's written approval before such work begins.

18. **PERFORMANCE BY PROVIDER.** All Services provided by the Provider hereunder shall be performed in accordance with the highest professional standards and in accordance with Exhibit A, and the Provider shall be responsible for all Services provided hereunder whether such services are provided directly by the Provider or by any sub-Providers hired by the Provider. The Provider shall perform all duties and Services and make all decisions called for hereunder promptly and without unreasonable delay. The Provider shall not utilize sub-Providers to perform Services without the City's prior written consent.

19. **DAMAGE.** In all instances where City property and/or equipment is damaged by the Provider's employees, a full report of the facts, extent of the damage and estimated impact on the Provider's schedule shall be submitted to the City by 8:00 a.m. of the following City business day after the incident. If damage may result in further damages to the City or loss of City property, the Provider must notify Police Dispatch immediately. The Provider shall be fully liable for all damage to City property or equipment caused by the Provider's officers, employees, agents or sub-Providers.

20. **CITY OBJECTION TO PERSONNEL.** If at any time after entering into this Agreement, the City has any reasonable objection to any of the Provider's personnel, or any personnel retained by the Provider, then the Provider shall promptly propose substitutes to whom the City has no reasonable objection, and the Provider's compensation shall be equitably adjusted to reflect any difference in the Provider's costs occasioned by such substitution.

21. **COMPLIANCE WITH LAWS.** The Provider warrants and covenants to the City that all Services will be performed in compliance with all applicable federal, state, county and City laws, rules, and regulations including, but not limited to, the Texas Industrial Safety and Health Act and the Workers Right-to-Know Law. All necessary precautions shall be taken to assure that safety regulations prescribed by OSHA and the City are followed.

22. **NON-BINDING MEDIATION.** In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved informally by the City and the Provider, the City and the Provider agree to submit such disagreement to non-binding mediation before pursuing any other legal remedy.

23. **ENTIRE CONTRACT.** This Agreement together with Exhibit A and B, attached hereto and any other exhibit attached hereto contains the entire contract between the City and the Provider concerning the Services for the Project. There will be no understandings or contracts other than those incorporated herein. This Agreement may not be modified except by an instrument in writing signed by the Parties hereto. In the event of a conflict between an attachment to this Agreement and this Agreement, this Agreement shall control.

24. **MAILING ADDRESSES.** All notices and communications concerning this Agreement are to be mailed or delivered to the addresses shown below unless and until the other Party is otherwise notified in writing of a different address:

City of Celina
Attn: Contracts
142 N. Ohio
Celina, TX 75009
contracts@celina-tx.gov

Provider Mailing Address
218 A Log Canoe Cir
Stevensville, MD 21666
jsamora@techopssv.com

Any notices and communications required to be given in writing by one Party or the other shall be considered as having been given to the addressee on the date in the notice or communication is placed in the United States Mail or hand-delivered.

25. **LEGAL CONSTRUCTION.** If any one or more of the provisions contained in this Agreement for any reason is held invalid, illegal or unenforceable in any respect by a court of competent jurisdiction, such invalidity, illegality or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been included.

26. **GOVERNING LAW.** The validity of this Agreement and any of its terms or provisions as well as the rights and duties of the Parties hereunder, shall be governed by and construed in accordance with Texas law. Exclusive venue for any legal action concerning this Agreement shall be located in Collin County, Texas.

27. **COUNTERPARTS.** This Agreement may be signed in multiple counterparts, each of which shall be deemed to be an original.

28. **EFFECTIVE DATE.** This Agreement shall be effective once it is signed by the City and the Provider, as indicated below.

EXECUTED in single or multiple originals.

CITY OF CELINA

Robert Ranc, City Manager

Date

PROVIDER

Jonathan Brianas (Aug 1, 2024 07:34 EDT)

Jonathan Brianas
Type/Print Name and Title

08/01/2024
Date

EXHIBIT A

July 25, 2024

TOSV
TechOps Specialty Vehicles

Request for Proposal:

0724-1415

RFP BOOKMOBILE OUTFITTING

CELINA TEXAS EST. 1876
Life Connected.
CITY OF CELINA

Company Name: TechOps Specialty Vehicles, LLC
Company Address: 218A Log Canoe Circle, Stevensville, MD 21666
UEI Number: E4TMA2NVAA37
HGAC Contract Number: FS12-23

Company Point of Contact:
Jennifer Samora, Sales Executive
jsamora@techopssv.com
Business Size: Total Small Business
GSA Schedule Number: 47QMCA19D0014

City of Celina
Purchasing Director
142 N. Ohio Street
Celina, TX 75009

Dear Ryan Quigley,

TechOps Specialty Vehicles, LLC (TechOps), a leader in the specialty vehicle industry, is pleased to provide you with the following response to your request for proposal for bookmobile outfitting to a purchased GM Cutaway with 14' Wabash Cargo Box Truck. While still maintaining a small business environment, TechOps has proudly established itself as a market leader within the Specialty Vehicle industry repeatedly earning the trust to design and manufacture for the highest levels of the U.S. Government, State & Local agencies, as well as numerous private enterprises. TechOps-built units are currently fielded and in service across the country and operating in the most robust and dynamic work environments.

In this bid documentation you will find an overview of your proposed vehicle which includes specified line items, pricing, and our terms and conditions. TechOps's submission has been prepared in a detailed manner to address all build information and consistent with the specifications from the RFP.

Any questions about the content of this quote or requests for adjustments in specifications can be directed to myself, Jennifer Samora, via email at jsamora@techopssv.com or by phone at (720) 862-5268. Once specifications are finalized and Purchase Order and deposit are in place, TechOps will assign your team a Project Manager and Design Engineer, and the detailed design phase of the project will commence. There will be an initial kick-off meeting with your team followed by Design Reviews with the TechOps Design & Engineering Team. All design or specification changes will be documented via change order and thoroughly communicating with your assigned point of contact. The City of Celina, TX will have sign off on the final design and build plan.

Before production kicks off a detailed production schedule will be established allowing for key target dates along with a delivery date. At that point we would encourage your organization's personnel to visit our facility and see first-hand the upfitting process of your newly converted bookmobile.

TechOps has the ability and expertise to begin the custom design work on your new GM Cutaway with 14' Wabash Cargo Box Truck into a bookmobile and we have production capacity within the 2024 calendar year to complete the project. Please let me know if you have any questions.

Sincerely,

Jennifer Samora

Jennifer Samora
Sales Executive, TechOps Specialty Vehicles

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Pricing

(All Quotes are Valid for 30 Days)

Category/Option	Price
CONVERSION OF CFE VEHICLE (included line-item specifications)	$108,176.56
Option 1: Overhead cabinet above desk	$2,230.50
Option 4: Optional outlets (see line-item specifications for details)	$4,143.73
Option 5: Graphics wrap	$6,000.00
Option 6: Available Discount for standard payment terms	-$8,013.08
Total Price with all Options	**$112,537.71**

TOSV Payment Terms

Terms	Percentage
With Purchase Order Signed	50%
Upon Acceptance prior to Delivery	50%

***Bid Payment terms are Net 30; discount available when utilizing our standard payment terms for a customer supplied vehicle.**

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Customer Approval

By signing below, I the customer, agree to be bound by the Term and Conditions contained herein.

Accepted this _____ Day of _____ , _____

Name _____

Signature _____

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Line-Item Specifications

1.0 CHASSIS (CHAS)		
1	CFE-CHASSIS	2024 GM 3500
2.0 BODY (BODY)		
1	CFE-BODY	14' WABASH BODY
3.0 INTERIOR GENERAL (IGEN)		
3.1 INTERIOR GENERAL BOX (IGEN-BOX)		
14	IGEN-BOX-FLR-1FT-.5IN	INTERIOR GENERAL, FLOOR, BOX - PER FOOT, 1/2" PLYWOOD, LONCOIN FINISH
14	IGEN-BOX-CEIL-1FT-CARP	INTERIOR GENERAL, CEILING, BOX - CEILING, PER FOOT, 1/2" PLYWOOD PANELS, MARINE GRADE CARPET FINISH
42	IGEN-BOX-INS-1FT-1.0-FOIL	INTERIOR GENERAL, INSULATION, BOX - WALLS OR CEILING, PER FOOT, INSULATION, 1" FOAM BOARD, FOIL-FACED
6	IGEN-BOX-TRM-1FT-DP	INTERIOR GENERAL, TRIM, BOX - PER FOOT TRIM, DIAMOND PLATE ALUMINUM
44	IGEN-BOX-TRM-1FT-0.40-L	INTERIOR GENERAL, TRIM, BOX - PER FOOT TRIM, 0.40" ALUMINUM, L-SHAPED
11	IGEN-BOX-CLG-FURR	INTERIOR GENERAL, CEILING FURRING - PER CEILING RAFTER, PLYWOOD STRIPS
3.4 INTERIOR GENERAL BOOKMOBILE (IGEN-MOV)		
1	IGEN-MOV-BOX-ACORE-BASE-14	INTERIOR GENERAL, WALLS AND CEILING, OUTREACH VEHICLE, BOX - BASE ACORE PACKAGE FOR 14FT BODY (ASSUMES 1 SIDE ENTRANCE DOOR)
1	IGEN-MOV-BOX-PANEL-36-FAB-01-CUS	INTERIOR GENERAL, WALL PANEL, OUTREACH VEHICLE, BOX - FABRICATED, 1/2" PLYWOOD WALL PANEL FOR 36" ACORE UPRIGHT SPACING, W/CORK BOARD, CUSTOM FABRIC FINISH (USE IN LOCATION WITHOUT WINDOW)
9	IGEN-MOV-BOX-PANEL-36-FAB-03-CUS	INTERIOR GENERAL, WALL PANEL, OUTREACH VEHICLE, BOX - FABRICATED, 1/2" PLYWOOD WALL PANEL FOR 36" ACORE UPRIGHT SPACING, NO CORK BOARD, CUSTOM FABRIC FINISH (USE IN LOCATION WITHOUT WINDOW)
2	IGEN-MOV-BOX-PANEL-S-FAB-01-CUS	INTERIOR GENERAL, WALL PANEL, OUTREACH VEHICLE, BOX - FABRICATED, 1/2" PLYWOOD WALL PANEL FOR MISCELLANEOUS SECTIONS LESS THAN 24" WIDE, NO CORK, CUSTOM FABRIC FINISH

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1	IGEN-MOV-BOX-PANEL-DR32-FAB-02-CUS	INTERIOR GENERAL, WALL PANEL, OUTREACH VEHICLE, BOX - FABRICATED, 1/2" PLYWOOD WALL PANEL KIT FOR 32" DOOR OPENING, INCLUDES FABRICATED DOOR TRIM, NO CORK, CUSTOM FABRIC FINISH
		***SECTION NOTES** - panel with corkboard to be placed behind workstation.*
4.0 INTERIOR CABINETRY (ICAB)		
4.1 INTERIOR CABINETRY BOX (ICAB-BOX)		
4.1.1 INTERIOR CABINETRY BOX PARTITIONS, WORKSTATIONS, AND TRIM (ICAB-BOX-PAR, ICAB-BOX-WST, ICAB-BOX-TRM)		
1	ICAB-BOX-WST-LAM-1-30	INTERIOR CABINET, BOX - FABRICATED, 1-PERSON WORKSTATION W/SUPPORT, T-MOLDING EDGE, GREY LAMINATE (NO SPACE FOR LOWER CABINET)
4.1.2 INTERIOR CABINETRY BOX UPPER CABINETS (ICAB-BOX-UPP)		
4.1.3 INTERIOR CABINETRY BOX LOWER CABINETS AND BENCHES (ICAB-BOX-LOW, ICAB-BOX-BEN)		
4.1.4 INTERIOR CABINETRY BOX FULL, HALF HEIGHT, AND ELECTRICAL CABINETS (ICAB-BOX-FUL, ICAB-BOX-HLF)		
1	ETO-ELECTRICAL PANEL	ELECTRICAL CONTROL PANEL IN SMALL CAB-OVER
1	ETO-SMALL CABOVER CABINET	CREATE CABINET SPACE IN SMALL CABOVER LOCATION, FOR ROUTING OF WIRES TO ELECTRICAL CONTROL PANEL.
5.0 INTERIOR ACCESSORY (IACC)		
5.1 INTERIOR ACCESSORY (IACC)		
1	IACC-UNI-SCRW-3FT	INTERIOR ACCESSORY, UNIVERSAL - SINGLE CHANNEL RACEWAY W/COVER, 3FT
1	IACC-UNI-CHR-01	INTERIOR ACCESSORY, UNIVERSAL - WORKSTATION SWIVEL CHAIR WITH BUNGEE AND UNDER COUNTER TIEDOWN
1	IACC-UNI-LIFT-NL2	INTERIOR ACCESSORY, UNIVERSAL, LIFT - BRAUN ABILITY INTERNAL ADA WHEELCHAIR LIFT, 800LB CAPACITY, MILLENIUM SERIES NL2
5.2 INTERIOR ACCESSORY BOOKMOBILE (IACC-MOV)		
1	IACC-MOV-ACORE-INSTALL-TIER2	INTERIOR ACCESSORY, OUTREACH VEHICLE - ACORE ACCESSORIES INSTALL, TIER 2
36	IACC-MOV-ACORE-9/36-AS	INTERIOR ACCESSORY, OUTREACH VEHICLE - ACORE ABR AS9" BY 36" SHELF
1	IACC-MOV-ACORE-SS3	INTERIOR ACCESSORY, OUTREACH VEHICLE - ACORE, SINGLE SIDED WALL HUGGER, THREE SHELVES
2	IACC-MOV-ACORE-SD	INTERIOR ACCESSORY, OUTREACH VEHICLE - ACORE, WALL SECURITY DEVICE
1	IACC-MOV-ACORE-RTN-36	INTERIOR ACCESSORY, OUTREACH VEHICLE - ACORE, BOOK RETURN CART W/LOCKING DOOR, 36"

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1	IACC-MOV-ACORE-CS	INTERIOR ACCESSORY, OUTREACH VEHICLE - ACORE, COLOR STRIPS
1	IACC-MOV-ACORE-CUS	INTERIOR ACCESSORY, OUTREACH VEHICLE - ACORE, CUSTOM
1	IACC-MOV-ACORE-PEN-CUS	INTERIOR ACCESSORY, OUTREACH VEHICLE - ACORE, TOUCHUP PEN, CUSTOM COLOR
6.0 INTERIOR LIGHTING (ILIT)		
8	ILIT-UNI-LED-RND-W-6	INTERIOR LIGHTING, UNIVERSAL - ROUND LIGHT, LED, WHITE, 6"
1	ILIT-UNI-LED-RND-W-2.75	INTERIOR LIGHTING, UNIVERSAL - ROUND COURTESY DOME LIGHT, LED, WHITE, 2.75"
1	ILIT-UNI-CTRL-MAG-01	INTERIOR LIGHTING, UNIVERSAL - DOOR-ACTIVATED MAGNETIC DOOR SWITCH
1	ILIT-UNI-CTRL-DIM-01	INTERIOR LIGHTING, UNIVERSAL - DIMMER CONTROLS MOUNTED ON CONTROL CABINET
7.0 CHASSIS/BODY MODIFICATIONS (MODS)		
84	MODS-BOX-PLATE-1FT-ST-02	BODY MODIFICATION, BOX - PER FOOT, MOUNTING PLATE, STEEL BOX TUBE, 1.5"X 3.0", FINISHED
1	MODS-BOX-REIN-ROOF	BODY MODIFICATION, BOX - ROOF REINFORCEMENT FOR ROOF-MOUNTED AC, FAN, OR SKYLIGHT
8.0 EXTERIOR COMPARTMENTS (XCPT)		
1	XCPT-BOX-GEN-7KW-01	EXTERIOR COMPARTMENT, BOX - INSULATED UNDERBODY ALUMINUM GENERATOR BOX, FLIP UP DOOR ACCESS, COMPRESSION LATCHES, FOR 7KW GAS GENERATOR (REQUIRES SEPARATE INSTALLATION KIT FOR VEHICLE/BODY TYPE)
1	ETO-7KW GEN KIT	EXTERIOR COMPARTMENT KIT FOR 14' WABASH BODY
1	XCPT-BOX-STO-18X18X24	EXTERIOR COMPARTMENT, BOX - UNDERBODY STEEL STORAGE BOX, FLIP UP DOOR ACCESS, LOCKING T-LATCH, 18 X 18 X 24
		****SECTION NOTES - 24" STORAGE COMPARTMENT FOR BATTERIES***
9.0 EXTERIOR ACCESSORY (XACC)		
1	XACC-BOX-STP-MAN	EXTERIOR ACCESSORY, BOX - STEP, SLIDE OUT, MANUAL
1	ETO-LEND-A-HAND	LEND-A-HAND RAIL NEAR ENTRY DOOR
11.0 POWER SYSTEM (POWR)		
1	POWR-BOX-PREWIRE-T1	PRE-WIRE LABOR AND HARDWARE FOR BOX, TIER 1
1	POWR-UNI-E1-12V-AGM1	POWER SYSTEM, UNIVERSAL - DC 1000W ELECTRICAL PACKAGE (E1) W/ 1 AGM BATTERY, NO SHORE POWER

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1	POWR-UNI-BATT-12V-AGM1	POWER SYSTEM, UNIVERSAL - ADDITIONAL BATTERY, AGM, 12V, QUANTITY OF 1
1	POWR-FTV-GEN-G-7KW	POWER SYSTEM, UNIVERSAL - EFI GAS GENERATOR WITH FUEL TAP AND EXHAUST, 7KW, 120VAC, 66.6A
1	POWR-UNI-UP-EN-CHGR	POWER SYSTEM, UNIVERSAL - BATTERY CHARGER FOR SUPPORTING BOTH AUXILIARY AND CHASSIS BATTERY BANKS
12.0 END POINTS (EDPT)		
2	EDPT-UNI-AC-15-WALL-04	END POINT, UNIVERSAL, AC OUTLET - 120V OUTLET IN WALL, 15A, W/USB, WHITE
13.0 CLIMATE CONTROL (CLIM)		
1	CLIM-BOX-RTU-15000-01	CLIMATE CONTROL, BOX, AIR CONDITIONER - 15,000 BTU ROOFTOP AIR CONDITIONER, DIRECT DUCT, WITH CONTROL UNIT (CCC2)
1	CLIM-UNI-ACC-HS	CLIMATE CONTROL, UNIVERSAL, ACCESSORY - HEAT STRIP ADD-ONFOR ROOFTOP AIR CONDITIONER
		***SECTION NOTES HEAT STRIPS ON THE AC**
17.0 SAFETY (SFTY)		
1	SFTY-UNI-FE-5LB	SAFETY, UNIVERSAL - FIRE EXTINGUISHER, 5 LB
1	SFTY-UNI-CO	SAFETY, UNIVERSAL - COMBINATION CO AND SMOKE DETECTOR
1	SFTY-UNI-TRI	SAFETY, UNIVERSAL - TRIANGLE KIT
1	SFTY-UNI-AID	SAFETY, UNIVERSAL - DOT-APPROVED FIRST AID KIT
18.0 OTHER/DELIVERY (OTHR)		
1	OTHR-WEIGHT-OOS	OTHER - WEIGHT TICKET, OUT OF STATE (NOT MARYLAND)
1	OTHR-WEIGHT-MD	OTHER - WEIGHT TICKET, MARYLAND
1	OTHR-LABELS-VAN	OTHER - LABELS, VAN CHASSIS
1	OTHR-CLEAN-TRUCK-M	OTHER - CLEANING, TRUCK CHASSIS, MEDIUM
2	OTHR-DEL-4K	OTHER - DELIVERY, ESTIMATED, $4,000 (PICK UP IN TX AND TAKE TO MD, RETURN TO TX)
20.0 TRAVEL (TRVL)/TOSV TECHNICIAN TRIP		
1	TRVL-FLIGHT-.5K	TRAVEL, AIR - ROUND TRIP FLIGHT, $500
2	TRVL-HOTEL-150	TRAVEL, HOTEL - OVERNIGHT HOTEL STAY, NIGHTLY, $150
2	TRVL-CAR-100	TRAVEL, CAR - CAR RENTAL, DAILY, $100
3	TRVL-MEAL-100	TRAVEL, MEALS - MEALS AND INCIDENTALS, DAILY, $100
21.0 TRAINING (TRNG)/ONSITE UPON DELIVERY		

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1	TRNG-ACCEPT-TRUCK-S	TRAINING - VEHICLE OPERATIONS AND FAMILIARIZATION, AT ACCEPTANCE, TRUCK, LARGE
OPTION 1: OVERHEAD CABINET WITH LOCKING LATCH		
4.1.2 INTERIOR CABINETRY BOX UPPER CABINETS (ICAB-SPV-UPP)		
1	ICAB-BOX-UPP-LAM-1-30	INTERIOR CABINET, BOX - FABRICATED, 30" SINGLE OVERHEAD CABINET W/SINGLE WHITE BOARD DOOR, STANDARD DIMENSION, T-MOLDING EDGE, LAMINATE
1	IACC-UNI-ACC-02	INTERIOR CABINET, UNIVERSAL - SWAP STANDARD COMPRESSION LATCH FOR LOCKING COMPRESSION LATCH
OPTION 4: OUTLETS, CFE EQUIPMENT INSTALLATIONS		
12.0 END POINTS (EDPT)		
5	EDPT-UNI-AC-15-WALL-04	END POINT, UNIVERSAL, AC OUTLET - 120V OUTLET IN WALL, 15A, W/USB, WHITE
1	EDPT-UNI-AC-15-EXT-01	END POINT, UNIVERSAL, AC OUTLET - 120V OUTLET ON EXTERIOR, 15A, GFCI, WHITE
1	EDPT-UNI-RJ45-RW-01	END POINT, UNIVERSAL, NETWORK - RJ45 NETWORK JACK IN RACEWAY
1	EDPT-UNI-AC-5-15R-01	END POINT, UNIVERSAL, AC OUTLET - 120V NEMA 5-15R CORD END, 15A, WHITE
		SECTION NOTES - TWO OUTLETS PER WALL, AND ONE FOR RECEIPT PRINTER, CAT6 FOR CRADLEPOINT HARDWIRE, CORD END FOR MONITOR
14.0 NETWORKING (NTWK)		
1	ETO-CFE NETWORK	ETO-INSTALL CFE CRADLEPOINT AND ANTENNA WITH CONNECTION TO CAT6 AT WORKSTATION
15.0 AUDIO VISUAL (AVIS)		
1	ETO-CFE MONITOR	INSTALL CFE MONITOR
1	ETO-BRACKET FOR CFE MONITOR	INSTALL BRACKET FOR CFE MONITOR
OPTION 5: GRAPHICS		
9.0 EXTERIOR ACCESSORY (XACC)		
1	XACC-UNI-ALW-6K-GRPH	EXTERIOR ACCESSORY, UNIVERSAL - GRAPHICS ALLOWANCE, $6,000 (INTENDED FOR FULL WRAP INCLUDING CAB)
OPTION 6: DISCOUNT		
18.0 OTHER/DELIVERY (OTHR)		
1		DISCOUNT FOR PROGRESS PAYMENTS

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Warranty

Chassis: Chassis manufacturer warranty thirty-six (36) months or 36,000 miles, whichever occurs first.

Conversion: TechOps warranties its workmanship and materials for a period of two (2) years and shall begin on the date the vehicle is put into service by the original purchaser.

Manufacturer's Pass-Through: The Manufacturers of most components offer a warranty for their respective products. In all cases their warranties are separate from the TechOps Warranty. The Component Manufacturer's Warranties may exceed the TechOps warranty.

This warranty is separate from any other warranty on installed equipment that may be applicable on items included in the conversion that are warranted by their specific manufacturer (see "COMPONENT MANUFACTURER'S WARRANTY" below) such as Chassis, Air Conditioners, Heaters, Emergency lighting, Alternators, Battery chargers, Inverters, Suspension components, Cellular Phones, Etc. Individual warranties for "installed" equipment are included with the TechOps Owners/Operators Manual provided with the vehicle upon delivery to the original purchaser.

No Authority to Modify: TechOps does not authorize any person to make any representation or promise on its behalf to modify the terms or limitations of this warranty in any way.

Owner Responsibility: The owner is responsible for all normal maintenance of the conversion, including but not limited to items such as checking fan belts and normal lubrication of component parts, etc. NOTE: This warranty is not transferable. Any alterations or modifications to the conversion, component parts or wiring not approved in writing by TechOps will render this warranty void. No other express or implied warranty is applicable to this product.

Items Not Covered: TechOps is not responsible for the following:

- Premiums charged for overtime labor (associated with warranty) requested by customer
- Repairs or service performed by other than an authorized service organization
- Problems arising as a result of additions or accessories not installed or authorized to be installed by TechOps
- Depreciation or damage as a result of improper maintenance or storage, failure to follow operating instructions, misuse, accident, racing or other competitive activities, or usage of unauthorized parts
- Normal maintenance and replacement of normal wear and tear items such as oil and filter changes, tires, batteries, belts, etc.
- Towing charges, travel time or associated storage costs
- Expenses in excess of specified warranty coverage
- Loss of time, inconvenience or loss of vehicle use

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Obtaining Warranty Service: To obtain warranty service under the TechOps Limited Warranty, the original purchaser must request, during the applicable warranty period, warranty service from an authorized TechOps service organization. To initiate warranty repair work, the purchaser should contact TechOps between the hours of 9:00 a.m. and 5:00 p.m., Monday thru Friday (except holidays) at 410-604-6004 or email at sales@techopssv.com. Please have the VIN (Vehicle Identification Number), date of purchase and mileage available when you call. If any correspondence is to be sent, please address it to TechOps Specialty Vehicles 218A Log Canoe Circle, Stevensville, MD 21666. Warranty corrective action will be initiated within (48) hours after notification by the end user.

IMPORTANT: ALL WARRANTY WORK MUST BE AUTHORIZED & APPROVED BY TECHOPS SPECIALTY VEHICLES, LLC. IN WRITING OR WITH AN AUTHORIZATION TO REPAIR NUMBER PRIOR TO BEING PERFORMED.

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Terms and Conditions

1. **HGAC Contract Procurement**: This procurement can be facilitated under our HGAC contract #AM10-20. When an order is placed, an HGAC worksheet shall be completed for your procurement personnel to submit to HGAC for their conformation. Their fee is not included in this proposal and will be added to the worksheet. For vehicles, the fee is $1,000 per order whether it is for one or multiple vehicles on the same order. This purchase shall be based on TechOps' contract package plus published and non-published options.

2. **GSA Contract Procurement**: This procurement can be facilitated under TechOps GSA 23V Schedule Contract Number: 47QMCA19D0014 with end user FAR compliance. For vehicles, the GSA Industrial Funding Fee is .75% of the total sale price. This purchase shall be based on TechOps' contract package plus any applicable published and non-published options.

3. **Purchase Orders**: Customer (as indicated on the final, accepted quotation) shall submit a purchase order containing the requested conversion and related specifications or reference the provided quote number ("Purchase Order").

4. **Pricing and Quotes**: Pricing is subject to change. Except as set forth herein, all quotes will be valid for thirty (30) days. Vehicle, chassis, and/or body quotations are subject to availability and are only valid as of the date of the quote. All quotations exclude any applicable sales or use taxes unless specified and included with the price FOB-MD. Pricing to complete the Work (as hereinafter defined) is based on equipment, material, and time/labor applicable on the date the quote is prepared and/or provided to Customer. TechOps reserves the right to revise and update the quote to meet any variations, whether due to increase in wages, materials, equipment, or increased cost outside TechOps' reasonable control or in relation to conditions discovered during the Work being performed. All pricing changes will be submitted to the Customer, including changes in chassis and/or body price, via a Change Order and TechOps reserves the right to update and/or revise final pricing. Additionally, TechOps reserves the right to select all equivalent parts as long as they meet the specifications provided by the Customer.

5. **Services**: Once a Purchase Order is submitted, TechOps will provide conversion services in accordance with the specifications set forth on the final accepted quotation, and any amendments thereto (the "Work"). The Work shall be performed in Stevensville, MD unless otherwise specified by TechOps in TechOps sole discretion. TechOps will perform all Work in a good and workmanlike manner. TechOps will work with the Customer to determine appropriate specifications, materials, and equipment when appropriate. Customer acknowledges that TechOps is not responsible for the accuracy or appropriateness of any specifications provided by the Customer.

6. **Vehicle/Chassis Purchase & Arrival**: TechOps is not a dealer. However, TechOps may assist the Customer with selecting a vehicle, chassis, and/or body from a dealer that is suitable for the conversion based on the specifications provided by the Customer and TechOps knowledge and experience. TechOps will endeavor to help the Customer purchase a safe and reliable vehicle, chassis, and/or body. TechOps may, in its sole discretion, advance payments for the vehicle, chassis, and/or body to such dealers on behalf of Customer. Customer acknowledges that the vehicle, chassis, and/or body will be purchased directly from the dealer and that TechOps does not, and will not, take title to the vehicle prior to its sale to the Customer.

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If TechOps assists the Customer with the purchase of the vehicle, chassis, and/or body, TechOps will arrange for delivery of the vehicle to TechOps for conversion by the dealer. If the Customer purchases a vehicle, chassis, and/or body without the assistance of TechOps, Customer shall arrange for the vehicle, chassis, and/or body to be delivered to TechOps. Customer shall be responsible for all delivery, transportation, or any related costs or expenses. All training, if included in the quotation, shall take place at TechOps facility in Stevensville, MD, unless otherwise specified.

7. **Production Time; Commencement; and Completion Date**: Production time shall be estimated by the Project Manager when the order is placed taking into consideration the estimated arrival of the vehicle, chassis, and/or body at TechOps, equipment. The production time estimate will be confirmed when all plans are approved by TechOps and accepted by the Customer. The necessity of special parts or changes in the type of equipment, materials, vehicle, chassis, or body, or a delay in delivery of the vehicle, chassis, or body may cause a delay to the estimated production time. The Work will commence upon delivery of the vehicle, chassis, body, equipment, or materials, whichever is delivered to TechOps later. All delays will be communicated to the Customer by TechOps. Any completion date or delivery date indicated by TechOps is subject to change by TechOps its sole discretion. The time for completion of the Work or delivery is not "of the essence." TechOps will encumber the chassis and/or body upon receipt of the deposit payment from the Customer and signed specs; however, TechOps has no control over the timing and delivery of chassis and body from dealerships and/or body manufacturers. TechOps will provide estimates and updates on this timing throughout the project.

8. **Change Orders:** Any modifications to the initial order will result in a Change Order to be signed by the Customer. Change Order pricing is billed on a tier-basis and dependent on the on the current status of the project (i.e. pre-engineering, engineering, production) at the time the Change Order is presented. All Change Orders are invoiced separately from the milestone payments on the original order and due in full upon Customer approval of the Change Order. Modifications in scope and materials will result in a new production time estimate for the overall project, and a new completion date estimate will be provided by the Project Manager once plans are approved by TechOps and accepted by the Customer. TechOps reserves the right to revise and update pricing at any point during the project if there are material increases in cost and/or labor changes. TechOps reserves the right to hold original milestone payment due dates in the event of a project delay caused by a Change Order. In such instances, Customer will be invoiced for the milestone as planned with a holdback amount to be due upon completion.

9. **Cancellation; No Refunds**: Upon acceptance by the Customer of the final quotation, the Work may not be cancelled unless otherwise agreed upon in writing by TechOps. In the event the Customer cancels an order, the Customer shall not be entitled to a refund of any amount paid to TechOps by Customer. Customer shall remain responsible for all amounts advanced on Customer's behalf pursuant to the approved Work, including, but not limited to, amounts paid to dealers, vendors, or suppliers for equipment, materials, vehicles, chassis, or bodies. TechOps may cancel the Work at any time. If TechOps cancels the Work, TechOps shall refund all payments made to TechOps; provided however, that TechOps shall not be required to refund any amount of advanced payments made on behalf of the Customer by TechOps to dealers for the vehicle, chassis, and/or body. TechOps shall cooperate with the Customer to assist Customer with obtaining possession and title of the vehicle, chassis, and/or body.

10. **Payments and Deposits**: Payments and Deposits: Upon submission of a Purchase Order, Customer shall pay to TechOps a deposit in the amount equal to 50% of the Total Contract Price (as set forth in the final, accepted quotation). If TechOps assists the Customer with purchasing a vehicle, chassis, and/or body by advancing payment on behalf of the Customer to the dealer, the Customer shall pay to TechOps 25% of the Contract Price (as set forth in the final, accepted quotation, the "Vehicle Price") upon completion of the vehicle, chassis, and/or body (as identified by TechOps). 15% of the Total Contract Price,

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including any outstanding balances for Change Orders, shall be paid 30 days prior to completion of the Work. The remaining 10% balance of the Contract Price shall be paid at acceptance of the vehicle. Failure to pay any amount when due shall result in TechOps charging a storage fee of $100.00 per day until past due amounts and the storage fees are paid in full. TechOps will not release the vehicle or MSO until all balances due have been paid in full.

As project completion nears, TechOps will coordinate inspection and acceptance with the Customer. Customer is solely responsible for being available to inspect and accept vehicle at the end of a project. Any delays in acceptance due to Customer scheduling are subject to the storage fee noted above. Regardless of Customer's availability to schedule acceptance, payment is due in full within ten (10) days of project completion.

All payments shall be made to TechOps Specialty Vehicles, 218-A Log Canoe Circle, Stevensville, MD 21666. Payments shall be made by wire transfer, check, or credit card, unless otherwise agreed by TechOps in writing. A fee of 3.5% will be charged to the Customer and added to each payment amount for all credit card payments. The wiring information is as follows: Eagle Bank, 7815 Woodmont Ave, Bethesda, MD 20814. ABA: 055003289, Account: 200264489.

11. **Delivery:** Upon completion of a project, all vehicles are FOB TechOps Specialty Vehicles, 218-A Log Canoe Circle, Stevensville, MD 21666 unless otherwise stated. The Customer is solely responsible for coordinating and scheduling transportation of the finished vehicle from TechOps facility to its destination. If delivery is requested as part of the quote, TechOps will provide a transportation allowance estimate. This estimate will not be finalized and reconciled until a certified third party provides a quotation at the end of the project. All delivery charges will be billed separately from all milestones at the time of delivery of the completed project.

12. **Rights of TechOps Upon Nonpayment by Customer**: In the event the Customer fails to pay the remaining balance of the Total Contract Price when due, TechOps reserves the right to suspend the Work, withhold delivery of the converted vehicle to the Customer, and/or may pursue all legal rights and remedies in both law and equity inclusive of both Maryland's Contract Lien Act and §16-200, et seq. of the Maryland Commercial Law Article. By accepting the quotation, Customer acknowledges TechOps' security interest and right to lien Customer's vehicle, chassis, and/or body for installed, yet unpaid equipment, materials, labor, parts, and supplies.

13. **Force Majeure**: In the event that either TechOps or Customer is unable to perform any of its obligations under these Terms and Conditions because of any Act of God, strike, fire, flood, governmental acts, orders or restrictions, internet system unavailability, system malfunctions, epidemic, pandemic, or any other reason where failure or delay to perform is beyond the reasonable control and not caused by the gross negligence of the non-performing party (a "Force Majeure Event"), the party who has been so affected shall give notice immediately to the other party and shall use its reasonable and its best efforts to resume performance as soon as practicable. Failure to meet projected "due dates" resulting from a Force Majeure Event shall extend such due dates for a reasonable period of time.

14. **Limited Warranty; Manufacturer Warranties**: TechOps offers a one (1) year warranty for its wiring and cabinetry workmanship beginning on the date the vehicle is delivered to the Customer. In the event any repairs or replacement of warranted items covered by TechOps' one (1) year warranty, Customer is required to contact TechOps Service Department within ten (10) days to obtain approval for any and all repairs or replacements covered under the one (1) year warranty. Once approved, Customer or its authorized representative shall submit an invoice to TechOps' Accounting Department for payment. Approval must be obtained in writing prior to commencing and completing any repairs or replacement. TechOps warranty does not cover damage to the vehicle or its workmanship resulting from negligence, unauthorized modifications, natural disaster, accident, theft, or loss.

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The chassis, vehicle body, and all equipment, components, materials are warranted by their respective manufacturers. TechOps offers optional extended warranties. EXCEPT AS OTHERWISE SET FORTH HEREIN OR AGREED UPON IN WRITING SIGNED BY THE PARTIES, TECHOPS DOES NOT WARRANT (WHETHER EXPRESS, IMPLIED, OR OTHERWISE, WITHOUT LIMITATION, ANY IMPLIED WARRANTIES OF MERCHANTIBILITY OR FITNESS FOR A PARTICULAR PURPOSE) THE CHASSIS, VEHICLE BODY, OR ANY OF THE EQUIPMENT, COMPONENTS, OR MATERIALS USED IN PERFORMING THE WORK.

15. Limitation of Liability: IN NO EVENT WILL TECHOPS HAVE ANY LIABILITY OR RESPONSIBILITY FOR ANY INDIRECT, INCIDENTAL, EXEMPLARY, SPECIAL, OR CONSEQUENTIAL DAMAGES (INCLUDING, LOST INCOME AND PROFITS), EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, RELATED TO THE WORK OR THESE TERMS AND CONDITIONS. TECHOPS SHALL NOT BE RESPONSIBLE OR LIABILE FOR ANY VEHICLE, CHASSIS, BODY, MATERIALS, EQUIPMENT, OR COMPONENTS USED IN PERFORMANCE OF THE SERVICES AND THE CUSTOMER AGREES NOT TO BRING ANY CLAIM, SUIT, OR CAUSE OF ACTION AGAINST TECHOPS RELATED TO THE SAME.

TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, TECHOPS' LIABILITY FOR DAMAGES FOR ANY CAUSE OF ACTION WHATSOEVER REGARDING, RELATED TO, OR ARISING OUT OF THESE TERMS AND CONDITIONS OR THE WORK WILL NOT EXCEED THE TOTAL CONTRACT PRICE.

NO CLAIM, ACTION, DISPUTE OR CAUSE OF ACTION, OF ANY KIND OR NATURE WHATSOEVER, ARISING FROM OR IN CONNECTION WITH THESE TERMS AND CONDITIONS OR THE WORK MAY BE BROUGHT BY THE CUSTOMER MORE THAN ONE YEAR AFTER THE OCCURRENCE GIVING RISE TO THE CAUSE OF ACTION OR BE BARRED FOREVER, EXCEPT THAT ANY CLAIM, ACTION OR CAUSE OF ACTION FOR NON-PAYMENT MAY BE BROUGHT WITHIN TWO YEARS AFTER THE DATE ON WHICH PAYMENT WAS DUE.

16. Customer Supplied Equipment: Any Customer supplied equipment must arrive complete and correct for the installation, and in good working condition. TechOps SV shall not be responsible for any Customer supplied equipment not 100% functional upon arrival. Any pricing quoted does not include any parts, components, repair, or modifications to existing equipment. The Work cannot commence until all parts are delivered to TechOps. Used equipment may be subject to additional charges and will carry no warranty except for workmanship. If there are any failures during or after the Customer supplied equipment, the Customer shall be responsible for the cost of all repairs and related expenses. TechOps reserves the right to reject the use of Customer supplied equipment in its sole discretion. TechOps reserves the right to hold original milestone payment due dates in the event of a project delay caused by Customer supplied equipment. In such instances, Customer will be invoiced for the milestone as planned with a holdback amount to be due upon completion.

All Customer supplied communications equipment must be complete, fully operational, and programmed upon arrival at TechOps. Equipment that does not meet the foregoing requirements will be installed in the designated locations with all wiring in place but not attached to the equipment. TechOps will have no further responsibility and it will be necessary for Customer's communications vendor to complete the installation. At the request of the Customer, TechOps may make arrangements at a qualified local vendor to complete the installation, and the Customer shall be responsible for any and all expenses and costs incurred by TechOps. Customer acknowledges that the Work will be delayed until the equipment is returned in good, working order.

17. Binding Effect: The individual accepting the quote represents that he/she/it/they has the legal authority to bind the Customer to the terms and conditions of these Terms and Conditions and any amendments thereto.

18. Governing Law, Jurisdiction, & Limitations: These Terms and Conditions and the parties' actions, rights and liabilities under these Terms and Conditions shall be governed by and construed under the laws of the State of Maryland, without reference to conflict of law principles. The parties hereby expressly

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consent to the jurisdiction and venue of the federal and state courts within the State of Maryland. Venue shall be in the Queen Anne's County Circuit Court located in Centreville, Maryland or the United States Federal District in Baltimore, as the case may be.

19. Proprietary Information: All Proprietary Information, including all drawings, specs, patents, trade secrets and other rights in connection with the project shall be the sole property of the TechOps. Customer shall not use or disclose any Proprietary Information or anything relating to it for any other spec or Request for Proposal. TechOps reserves the right to utilize Customer drawings, specifications, and photos for its other projects.

19. Entire Agreement: These Terms and Conditions and the final, accepted quotation referenced herein, constitute the entire agreement between the Parties concerning all Work, parts equipment, materials, labor, vehicles, chassis, and bodies provided by TechOps and supersedes all previous communications, representations, understandings, and agreements, whether verbal or written between the parties or their authorized representatives to these Terms and Conditions. No representation or statement of any kind made by either party, which is not expressly stated in this Agreement, shall be binding on the Parties hereto.

20. Amendments: No waiver, amendment, or modification of any provisions of these Terms and Conditions shall be effective unless in writing and with the express approval of TechOps. This is exclusive of TechOps' right to modify, alter or amend any terms and conditions with or without notice to the Customer.

21. Notices: Any notices under these Terms and Conditions or the final, accepted quotation, shall be considered to have been given when hand-delivered or sent by email or telefax, or three (3) days after being sent by first-class or certified mail, return receipt requested, to the other Party hereto.

22. Waiver: No failure or delay by either party in exercising any claim right, power or remedy under these Terms and Conditions, shall operate as a waiver of any such claim, right, power or remedy.

23. Attorneys' Fees, Costs, and Expenses: In the event of any lawsuit, collection, or any legal proceeding by TechOps involving these Terms and Conditions, the Customer shall be responsible for the payment of any and all court costs, TechOps' attorneys' fees incurred, collection costs, professional costs, expert fees, investigator costs, and any other miscellaneous expenses incurred by TechOps.

24. Assignability & Binding Effect: Except as expressly set forth within Terms and Conditions, the Customer may not transfer or assign, directly or indirectly, these Terms and Conditions or its rights and obligations hereunder without the express written permission of the TechOps. TechOps shall have the right to assign or otherwise transfer these Terms and Conditions to any parent, subsidiary, affiliated entity or pursuant to any merger, consolidation or reorganization, provided that all such assignees and transferees agree to be bound by these Terms and Conditions prior to such assignment or transfer. These Terms and Conditions shall be binding upon and inure to the benefit of the parties hereto, their successors, and assigns.

25. Certain Sections Invalid: If any provisions or portions thereof of Terms and Conditions are held by a court of competent jurisdiction to be invalid under any applicable statute or rule of law, they are to that extent deemed omitted and the remaining provisions of these Terms and Conditions shall remain in full force and effect.

26. Paragraph Headings: The titles and headings of the various sections and sections in these Terms and Conditions are intended solely for convenience of reference and are not intended for any other purpose whatsoever, or to explain, modify or place any construction upon or on any of the provisions of these Terms and Conditions.

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EXHIBIT B

INSURANCE REQUIREMENTS
GARAGE OPERATIONS

A. Before commencing work, the vendor shall, at its own expense, procure, pay for and maintain the following insurance written by companies approved by the state of Texas and acceptable to the City of Celina. The vendor shall furnish to the City of Celina certificates of insurance executed by the insurer or its authorized agent stating coverages, limits, expiration dates and compliance with all applicable required provisions. Certificates shall reference the project/contract number and be addressed as follows:

City of Celina
c/o Purchasing
142 N. Ohio Street
Celina, TX 75009

1. Commercial General Liability or Garage Liability insurance, including, but not limited to Premises/Operations, Personal & Advertising Injury, Products/Completed Operations, Independent Contractors and Contractual Liability, with minimum limits of $1,000,000 per-occurrence and $2,000,000 general aggregate. Coverage must be written on an occurrence form. The general aggregate shall apply on a per project basis.
2. Workers' Compensation insurance with Texas statutory limits; and Employer's Liability coverage with minimum limits for bodily injury: a) by accident, $500,000 each accident, b) by disease, $500,000 per employee with a per policy aggregate of $500,000.
3. Business Automobile Liability insurance covering owned, hired and non-owned vehicles, with a minimum combined single limit of $1,000,000.
4. Garage Keepers Liability insurance covering the total value of vehicles that would be located on the vendor's premises or be in the care, custody and control of the vendor. Coverage must include collision and comprehensive coverage.

B. With reference to the foregoing required insurance, the vendor agrees to the following:

1. A waiver of subrogation in favor of City of Celina, its officials, employees, and officers shall be contained in the Workers' Compensation insurance policy.
2. The City of Celina, its officials, employees and officers shall be covered as additional insureds on the Commercial General Liability and Business Automobile Liability policies.
3. Policies of insurance shall not be cancelled non-renewed, terminated, or materially changed unless and until thirty (30) day's notice has been given to City of Celina.

C. Insurance limits can be met with a combination of primary and excess/umbrella coverage.

D. All insurance shall be purchased from insurance companies that meet a financial rating of A-VI or better as assigned by A.M. Best Company or equivalent.

E. The vendor shall require any contractors, sub-contractors, and other persons doing business with or for the vendor related to the work to maintain at least the insurance as required, or their liability shall be covered by the vendor.

CITY OF CELINA
SOLICITATION RECAP

SOLICITATION #: 2024-109
SOLICITATION NAME: BOOKMOBILE OUTFITTING
PROJECT #: N/A

Bid Opening Date	4/30/2024	Bid Opening Time:	10:00 AM

Number of Invitations Sent/Vendors Notified:	159
Number of Submissions:	4
Number of Non-Responsive Bids:	1
Number of Responsive Bids:	3
Number of No Bids	0
Did any vendor apply for Local Preference? (Y/N)	No

Review/Evaluation:
Purchasing completed an initial review to determine each bidder's responsiveness. One vendor, Reliable Custom Designs, was deemed non-responsive for failing to provide the requisite references for projects of a similar scope.

The other responses were sent to the department for further review and evaluation. The committee reviewed and evaluated the submittals based on the following:

1. Price
2. References

The evaluation committee conducted a thorough review process and shortlisted two vendors, Tech Ops and Chef Units, for interviews. Both vendors were invited to present their proposals and answer questions from the committee. After carefully considering and evaluating the interviews, the committee ranked the two vendors. The committee's evaluation was comprehensive and impartial, leading to a unanimous decision on the recommended vendor.

Recommendation:
Upon completion of the review and evaluation, the requesting department recommends the following vendor(s):

Recommended Vendor(s):	Tech Ops
Contract Term:	6 months

Submitted By

7/31/24
Date

Bid 2024-109 Bookmobile Outfitting Opened on 4/30/24 at 10:00 AM				Truck Builders, LLC (d.b.a. Chef Units (13 years))		Barry Fields (Reliable Freight Transportation LLC)		TechOps Specialty Vehicles LLC		Farber Specialty Vehicles Inc	
				Total Price	$80,235.80	Total Price	$85,804.40	Total Price	$107,624.18	Total Price	$273,947.00
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended
1	Vehicle outfitting	1.00	Lump Sum	$ 80,235.80	$ 80,235.80	$ 85,804.40	$ 85,804.40	$ 107,624.18	$ 107,624.18	$ 273,947.00	$ 273,947.00

Scoring Worksheet

Date	**April 30, 2024**
Contract Number	**2024-109**
Project Title	**Bookmobile Outfitting**
Evaluation Committee Member	**Drew Jenks, Jessica Kanaan, Monce Robledo**

Criteria	Maximum Number of Points	Truck Builders - Chef Units	TechOps	Farber
Pricing	80	80	64	23
Ref	20	10	15	20
Score Summary	**100**	**90**	**79**	**43**
	Ranking	**1**	**2**	**3**
	Price	$ 80,235.80	$ 99,652.02	$ 273,947.00
	Lowest Qualified Bid (LQB)	**$**		**80,235.80**

Evaluation Committee Ranking after Interviews

Evaluators

	DJ	JK	MR	Total	Final Ranking
Tech Ops	1	1	1	3	1
Chef Unit	2	2	2	6	2

Ranking of 1 is the first choice
Ranking of 2 is the last choice

Lowest Score is the highest ranking

Reviewed and Approved by Purchasing

Signature

07/01/2024
Date

LIBRARY BOOKMOBILE OUTFITTING

August 13, 2024
5:00 PM



BACKGROUND

- City received Bookmobile vehicle – April 24
- City advertised outfitting RFP – 5 submissions received; 2 interviews completed
- Team selected – TechOps Specialty Vehicles
- Bid total – $112,537
- Outfitting – ~4 months
- Tentative completion – December 2024

Past Builds

J.N. "Ding" Darling National Wildlife Refuge Community Outreach Box Truck – 2023



Licking County Library Freightliner M2 Bookmobile – 2023



St. Mary's County Public Library Freightliner M2 Bookmobile – 2023





Life Connected.

Questions?

Life Connected.

Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Kimberly Brawner, Assistant City Manager
CC: Robert Ranc, City Manager
Intiated by: Kimberly Brawner
Date: August 13, 2024
Re: Consider and act to authorize the city manager to enter into a right-of-way realignment and Pignatari West Glendenning Parkway right-of-way realignment and dedication agreement

---

Action Requested:
Consider and act to authorize the city manager to enter into a right-of-way realignment and dedication agreement by and between the City of Celina and Pignataro Intl, LTD for West Glendenning Parkway. (Brawner)

Background Information:
The City of Celina has been working with Upper Trinity Regional Water District (UTRWD) to secure water line easements to provide an additional water line to serve City of Celina residents. The Northeast Transmission Pipeline will extend a 36-inch diameter water transmission pipeline from the Harpool Water Treatment Facility to provide drinking water to the City of Celina and other customers. UTRWD has secured a 19-acre tract for the future pump station site along Smiley Road which will directly serve Celina residents.

As part of this process, city staff worked with Kimley-Horn to develop a schematic design for the ultimate configuration of W Glendenning Parkway. Typically, roadways are expanded along the existing centerline of roadways. The ultimate right-of-way (ROW) for W Glendenning Parkway is 120 feet, which would require an expansion of 60 feet of ROW to the north and south of the existing roadway centerline. However, Mustang Special Utility District (MSUD) has a 30-foot water line easement along the south edge of the current prescriptive ROW of W Glendenning Parkway from Fairfield Road to Shelby Lane. The existing MSUD easement will require the city to either pay for the relocation of the existing water line and secure a new easement outside future ROW for MSUD or utilize the north edge of the MSUD easement as the southern edge of the new W Glendenning Parkway ROW. After looking at various options, city staff recommends using

the north edge of the MSUD easement as the south edge of the new W Glendenning Parkway ROW. This modification will require the property owner at the northeast corner of W Glendenning Parkway and Fairfield Road to dedicate an additional 40 feet of ROW beyond the typical 60 feet of ROW and will require the roadway to shift alignment west of Fairfield Road. In addition, the city requires developers to dedicate a 40-foot landscape easement that runs parallel to the ROW. The city will typically locate any water lines within this easement. However, UTRWD requires a separate easement for their water line. Therefore, the new UTRWD easement will be located on the north side of the city's 40-foot landscape easement. This alignment affects two properties - 10,000 Celina Road, LLC and Pignataro Intl, LTD.

Pignataro Intl, LTD entered a development agreement with the City of Celina in July 2020. As part of the agreement, the property was vested with certain rights including the obligation to build one-half of the total right-of-way for Smiley Road and Fairfield Road and the full width of the right-of-way for W Glendenning Parkway. Due to the alignment issue for W Glendenning Parkway and MSUD, the original alignment of W Glendenning Parkway will need to be modified. Staff met with Pignataro, Intl, LTD representatives to discuss the issue. They agreed to the re-alignment of the roadway. Still, they requested that the alignment of W Glendenning Parkway be relocated to bisect their development instead of running on the north side of their development because they were obligated to build both halves of W Glendenning Parkway per the 2020 agreement. The justification for this re-alignment showed that the proposed six-lane divided roadway terminated in a floodway which can never be developed. Since the original DA was executed, Pignataro has also completed a flood study showing that a significant portion of the floodplain can be reclaimed. By relocating W Glendenning Parkway, the amount of land that can be developed has increased. Pignataro's obligations are not reduced as part of this revised agreement.

In a meeting with representatives from 10,000 Celina Road, LLC, Pignataro Intl, LTD, and UTRWD, the City proposed a solution that would finalize the proposed alignment of the roadway, secure the 40 feet of additional necessary for the new W Glendenning Parkway alignment, and finalize the location of the UTRWD water line easement. The proposed agreement documents the agreed-upon changes.

Legal Review:
Legal has reviewed and approved the attached agreement.

Supporting Documents:
1. FM428-Celina Road PE_ROADWAY ALIGNMENT-20240718
2. Location Map
3. Right of Way Dedication Agreement v4 KB 08.06.24 (P)

Financial Consideration:
NA

Staff Recommendation:
Staff recommends approval of the proposed agreement.

GRAPHIC SCALE IN FEET
0 100 200 400
1"=200' @ 22x34

FEMA ZONE 'AE'
100-YR FLOOD PLAIN

FULLY DEVELOPED
POST-PROJECT
100-YR FLOOD PLAIN

ALIGNMENT OF CELINA ROAD
PER COMPREHENSIVE PLAN

SMILEY ROAD

PROPOSED
FOUNDER'S SQUARE
DEVELOPMENT PLAN

PIGNATARO
INTL LTD

FAIRFIELD ROAD

10,000 CELINA
ROAD LLC

LEGACY NORTH 78 LP

PROPOSED UTRWD
EASEMENT REVISIONS

EXISTING UTRWD
EASEMENT ALIGNMENT

PROPOSED 45' UTRWD ESMT

CELINA ROAD

EXISTING 30' MUSTANG SUD ESMT

EXISTING UTRWD
EASEMENT ALIGNMENT

SMILEY ROAD

PIGNATARO INTL LTD

CELINA SMILEY
RD LLC

CELINA SMILEY
RD LLC

SANGANI
PROPERTIES, LTD

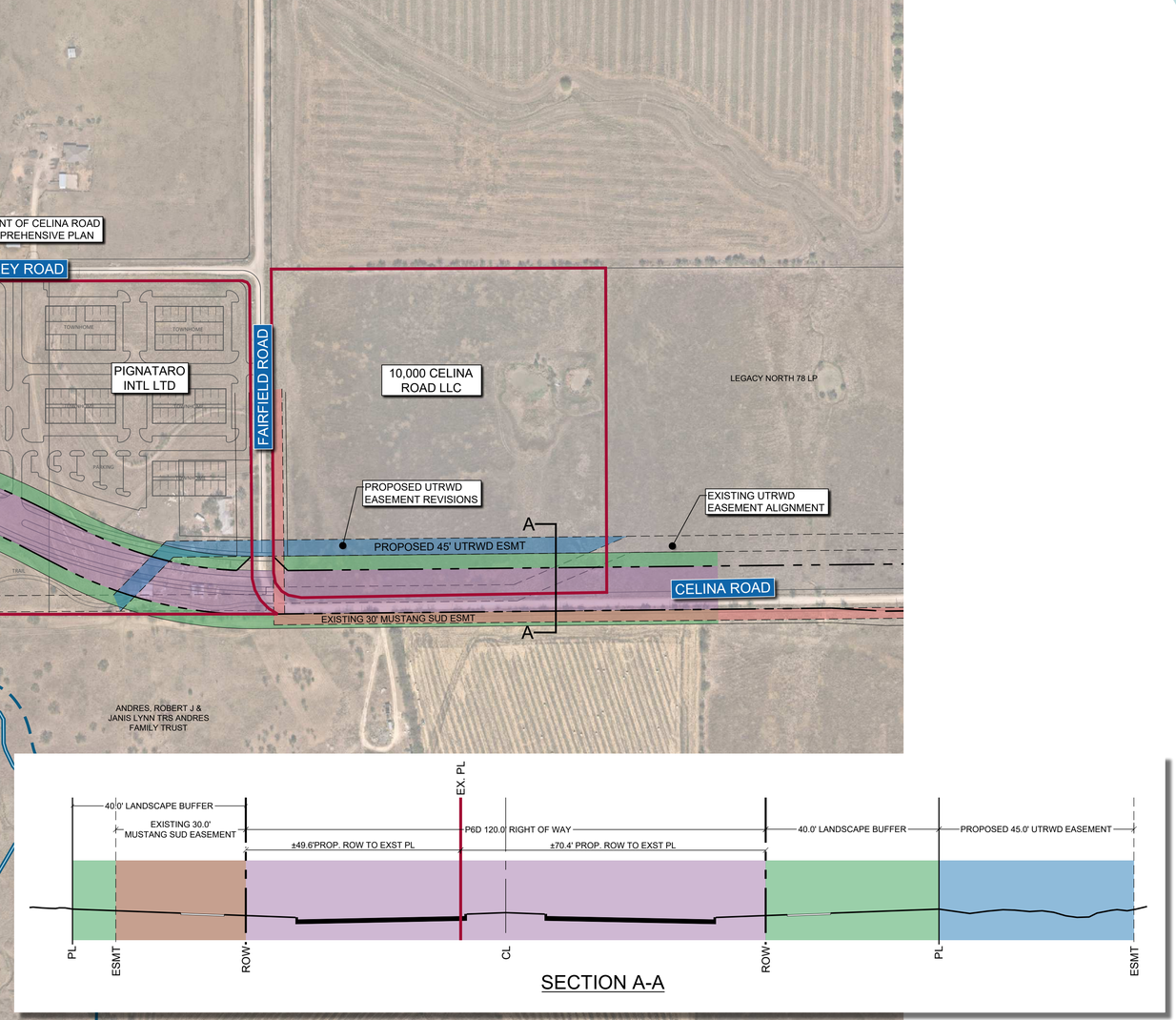
ANDRES, ROBERT J &
JANIS LYNN TRS ANDRES
FAMILY TRUST

FEMA ZONE 'A'
100-YR FLOOD PLAIN

MM CREEKVIEW 1027
LLC

SANGANI
PROPERTIES, LTD

SANGANI
PROPERTIES, LTD



SECTION A-A

NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
2. FLOOD PLAIN SHOWN IS SUBJECT TO CHANGE BASED ON A MORE DETAILED FULLY DEVELOPED FLOOD STUDY ANALYSIS.
3. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2024.

DWG NAME K:\FRI_CIVIL\FRISCO SINGLE FAMILY PURSUITS_2024\024009 - FM 428 CELINA\CAD\EXHIBITS\PLANSHEETS\FM428-CELINA ROAD PE.DWG
LAST SAVED 7/18/2024 8:48 AM, BY: BUSSELL, ALLEN

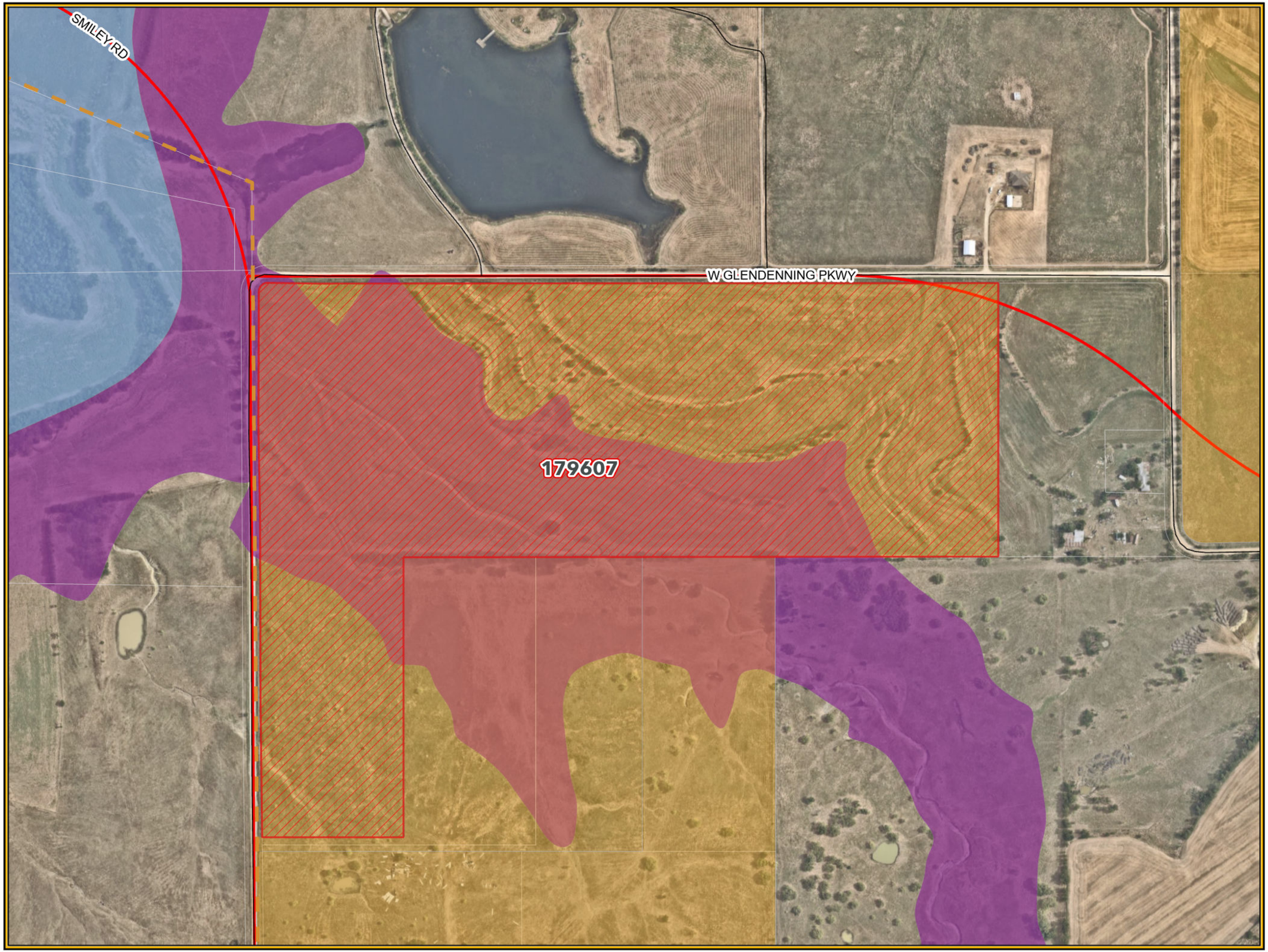
ROADWAY ALIGNMENT

Celina Road

Celina, Texas

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
P 972-335-3580
State of Texas Registration No. F-928

July 2024



CELINA TEXAS EST. 1876
Life Connected.

Exhibit
City of Celina

Legend

- Ultimate Boundary
- Roads
- City Limits
- Parcels
- Parcel 179607

Thoroughfare Plan

- 6LD 120' ROW*

Flood Hazards

- 1% Annual Chance Flood Hazard
- Regulatory Floodway

N
W E
S

0 255 510
Feet

7/22/2024

AFTER RECORDING, PLEASE RETURN TO:

City of Celina
142 N. Ohio St.
Celina, TX 75009
Attn: City Secretary

RIGHT-OF-WAY REALIGNMENT AND DEDICATION AGREEMENT

This Agreement (the "Agreement") is made and entered by and between the City of Celina, a home-rule municipality ("City"), and Pignataro Intl, LTD., a Texas limited partnership ("Owner") (each, a "Party" and, collectively, the "Parties") to be effective on the date of last signature of the Parties ("Effective Date").

RECITALS

WHEREAS, Owner owns approximately 19.6 acres of land in the City of Celina, Denton County, Texas, generally located on Fairfield Road/Celina Road east of Smiley Road and west of Shelby Lane as depicted and described by exhibit shown in **Exhibit A**, attached hereto and incorporated herein (the "Property"); and

WHEREAS, the City is in the process of designing and preparing for construction improvements to W Glendenning Parkway/Celina Road; and

WHEREAS, Owner has requested that the City realign its thoroughfare plan for W Glendenning Parkway/Celina Road through the Property as depicted in **Exhibit B**, attached hereto and incorporated herein for all purposes (the "Realigned Road"); and

WHEREAS, Owner intends to dedicate the land area on the Property required for the Realigned Road at no cost to the City.

NOW, THEREFORE, in consideration of the promises, covenants and agreements set forth in this Agreement, the receipt of which are hereby acknowledged, the City and Owner agree as follows:

1. Right-of-Way Dedication. The Owner agrees to dedicate and convey in fee simple, subject to all matters of record, the land area needed for the Realigned Road on Owner's Property, as depicted in **Exhibit B** (the "ROW") at no cost to the City, within 90 days of written request by the City. The Parties agree that the dedication instrument shall provide the following:

   A. The dedication shall be for public road and right-of-way purposes only. In the event the Master Plan (as defined below) is revised so as not to reflect the Realigned Road, Owner shall have the right at its sole discretion to reacquire the ROW land for $0.00.

   B. The City shall bear all costs and expenses (and reimburse Owner, if applicable) related to the dedication, including but not limited to costs and expenses of surveying, engineering, marketing, legal fees of or incurred by

the City, filing and recording, relocation of easements, and road construction.

2. City Thoroughfare Revisions. Prior to and as a condition of Owner's obligation to dedicate the ROW, the City agrees to revise its thoroughfare plans and designs for this area to reflect the Realigned Road (the "Master Plan").

3. Effect of Reverter of Ownership of ROW to Owner. The dedication instrument shall also provide: Following conveyance of the ROW, should ownership of all or a portion of the ROW revert to the Owner or subsequent owner, whether under the deed, a reversionary agreement, or other instrument with any third party, regarding, in any way, the ROW, or a portion thereof, the City reserves the right to change its thoroughfare plans.

4. Limitations of Agreement. City and the Owner acknowledge and agree this Agreement is limited to and shall be in accordance with the obligations created by the City's Code of Ordinance, as it may be amended. City ordinances covering impact fees for property taxes, park dedication and/or payment in lieu of dedication of land, utility rates and the like are not affected by this Agreement.

5. Default. In the event the Owner fails to timely convey the ROW area to the City, the City may withhold building permits for the Property, and/or seek specific performance of this Agreement. In the event City fails to comply with the terms and conditions of this Agreement, the Owner or any successor owner of the Property may seek specific enforcement of this Agreement as its sole and exclusive remedy. For purposes of enforcing the sole remedy in this Agreement, City waives its immunity from suit.

6. Covenant Running with Land. This Agreement shall be a covenant running with the land and shall be recorded in the real property records of Denton County, Texas.

7. Notices. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing same in the United States mail, addressed to the party to be notified, postage prepaid and registered or certified with return receipt requested, or by delivering the same in person to such party via a hand-delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same to the addressee thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notice, the addresses of the Parties shall be as follows:

If to Owner: Pignataro Intl, LTD.
419 US Highway 80 East
Mesquite, Texas 75150
Attn: Louis Tiseo

With a copy to: _____
_____
_____
_____

If to City:	City of Celina 142 N. Ohio St. Celina, TX 75009 Attn: City Manager
With a copy to:	Attn: Julie Fort Messer & Fort, PLLC 6371 Preston Road, Suite 200 Frisco, Texas 75034

The Parties may change the information set forth below by sending notice of such changes to the other Party as provided in this Section 7.

8. **THE OWNER'S ACKNOWLEDGEMENT OF THE CITY'S COMPLIANCE WITH FEDERAL AND STATE CONSTITUTIONS, STATUTES AND CASE LAW AND FEDERAL, STATE AND LOCAL ORDINANCES, RULES AND REGULATIONS/OWNERS' WAIVER AND RELEASE OF CLAIMS FOR OBLIGATIONS EXPRESSLY SET FORTH IN THIS AGREEMENT.**

(a) THE OWNER ACKNOWLEDGES AND AGREES THAT:

(I) THE ROW EXPRESSLY SET FORTH IN THIS AGREEMENT TO BE DEDICATED TO THE CITY, IN WHOLE OR IN PART, DOES NOT CONSTITUTE A:

(A) TAKING UNDER THE TEXAS OR UNITED STATES CONSTITUTION;

(B) VIOLATION OF THE TEXAS LOCAL GOVERNMENT CODE, AS IT EXISTS OR MAY BE AMENDED; AND/OR

(C) NUISANCE.

(II) THE OWNER HEREBY AGREES, STIPULATES AND ACKNOWLEDGES THAT ANY PROPERTY WHICH IT CONVEYS TO THE CITY OR ACQUIRES FOR THE CITY AS ROW IS ROUGHLY PROPORTIONAL TO THE BENEFIT RECEIVED BY THE OWNER FOR SUCH LAND, AND THE OWNER HEREBY WAIVES ANY CLAIM THEREFOR THAT IT MAY HAVE. THE OWNER FURTHER AGREES TO WAIVE AND RELEASE ALL CLAIMS IT MAY HAVE AGAINST THE CITY UNDER THIS AGREEMENT RELATED TO ANY AND ALL: (A) CLAIMS OR CAUSES OF ACTION BASED ON ILLEGAL OR EXCESSIVE EXACTIONS RELATED TO THE ROW; AND (B) ROUGH PROPORTIONALITY AND INDIVIDUAL DETERMINATION REQUIREMENTS MANDATED BY THE UNITED STATES SUPREME COURT IN *DOLAN V. CITY OF TIGARD*, 512 U.S. 374 (1994), AND ITS PROGENY, AS WELL AS ANY OTHER REQUIREMENTS OF A NEXUS BETWEEN DEVELOPMENT CONDITIONS AND THE PROJECTED IMPACT OF THE PUBLIC INFRASTRUCTURE.

(b) THIS SECTION 8 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

9. Miscellaneous.

(a) Except as expressly provided for in this Agreement or in other agreements entered into by Owner and the City, Owner shall be subject to all City ordinances and regulations, including, without limitation, City ordinances covering impact fees, property taxes, park dedication and/or payment in lieu of dedication of land, building codes, and utility rates, provided however, Owner does not waive any rights under Chapters 43, 245 or 395 by execution of this Agreement.

(b) This Agreement contains the entire agreement of the Parties with respect to the matters contained herein and may not be modified or terminated except upon the mutual written agreement of the Parties.

(c) This Agreement shall be construed in accordance with the laws of the State of Texas and shall be performable in Denton County, Texas. Exclusive venue shall be in state district court in Denton or Collin County, Texas.

(d) This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.

(e) The City represents and warrants that this Agreement has been approved and duly adopted by the City Council in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act), that the individual executing this Agreement on behalf of the City has been duly authorized to do so, and that this Agreement is binding upon, and enforceable against, the City and all future City officials, officers, employees, representatives and agents in accordance with its terms and conditions. Owner represents and warrants that this Agreement has been approved by appropriate action of Owner, that the individual executing this Agreement on behalf of Owner has been duly authorized to do so, and that this Agreement is binding upon, and enforceable against, Owner and Assignees and all officers, employees, representatives, and agents in accordance with its terms and conditions.

(f) This Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, executors, administrators, legal representatives, successors and assigns, as allowed herein.

(g) This Agreement, and any right, title, or interest of Owner under this Agreement, in whole or in part, and any assignee (each, an "Assignee") becomes the Owner under this Agreement for all purposes to the extent of such assignment, upon satisfaction of the following conditions:

(i) The assignment of the Agreement, in whole or in part, shall be evidenced by a written assignment filed by Owner in the Denton County property records;

(ii) The assignment shall state that the Assignee will be bound by this Agreement and that the assignor will be released as to the right, title or interest assigned; and

(iii) Owner shall provide the City with a copy of the recorded assignment, the name, address, phone number, fax number and the name of a contact person for the Assignee.

(h) In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

(i) Each signatory represents that this Agreement has been read by the Party by whom this Agreement is executed and that such Party has had an opportunity to confer with its counsel.

(j) This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the Parties and are not intended to be used in construing this Agreement.

(k) This Agreement shall automatically terminate and be of no further force and effect on title or otherwise upon the fulfillment of all Parties' obligations in Paragraphs 1 and 2 above, or as otherwise agreed to in writing by the Parties.

(l) Neither Party shall be in default under this Agreement until written notice of such Party's alleged failure to perform has been given to such Party (including a description of the alleged failure) and until such Party has had a reasonable opportunity to cure the alleged failure (taking into consideration the nature and extent of the alleged failure, but in no event less than 30 days after the notice is given). If either Party is in default under this Agreement, the other Party has the right to enforce the terms of this Agreement by specific performance or by other remedies available to the other Party. The prevailing Party to any dispute arising out of the enforcement of this Agreement shall be entitled to recover from the losing Party reasonable attorney's fees, expenses, and costs.

(m) The following exhibits attached to this Agreement are incorporated as part of this Agreement for all purposes:

Exhibit A Property
Exhibit B ROW

IN WITNESS WHEREOF, the Parties have executed this Agreement and caused this Agreement to be effective on the Effective Date.

SIGNATURES APPEAR ON NEXT PAGE

CITY OF CELINA

BY: _____
Ryan Tubbs, Mayor

Date:_____

ATTEST:

_____
Lauren Vaughns, TRMC
City Secretary

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ryan Tubbs, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

_____
Notary Public

Printed Name:_____

My Commission Expires: _____

OWNER

PIGNATARO INTL, LTD., a Texas limited partnership

By: Pignataro Management, Inc., a Texas corporation, its general partner

By: _____

Name: Louis Tiseo

Title: President

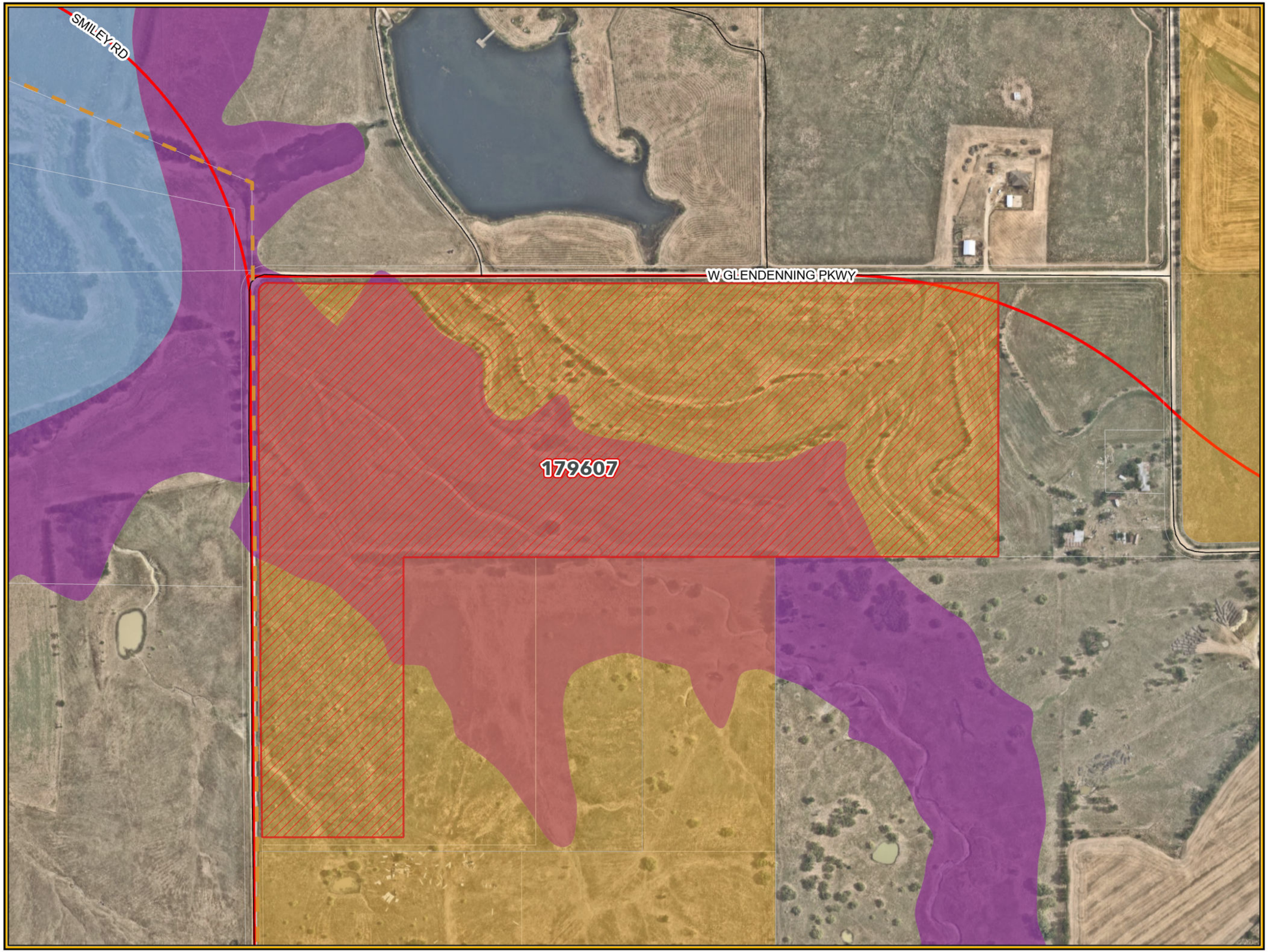
Date: _____

STATE OF TEXAS §
§
COUNTY OF___ §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, on_____, 2024, personally appeared Louis Tiseo, President of Pignataro Management, Inc., a Texas corporation, general partner of Pignataro Intl, LTD., a Texas partnership, Owner of the Property, and acknowledged that he executed the foregoing document.

_____
Notary Public in and for the State of Texas

EXHIBIT A
PROPERTY



CELINA TEXAS EST. 1876
Life Connected.

Exhibit
City of Celina

Legend
- Ultimate Boundary
- Roads
- City Limits
- Parcels
- Parcel 179607

Thoroughfare Plan
- 6LD 120' ROW*

Flood Hazards
- 1% Annual Chance Flood Hazard
- Regulatory Floodway

N
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0 255 510
Feet

7/22/2024

EXHIBIT B
ROW

GRAPHIC SCALE IN FEET
0 100 200 400
1"=200' @ 22x34

FEMA ZONE 'AE'
100-YR FLOOD PLAIN

FULLY DEVELOPED
POST-PROJECT
100-YR FLOOD PLAIN

ALIGNMENT OF CELINA ROAD
PER COMPREHENSIVE PLAN

SMILEY ROAD

PROPOSED
FOUNDER'S SQUARE
DEVELOPMENT PLAN

PIGNATARO
INTL LTD

FAIRFIELD ROAD

10,000 CELINA
ROAD LLC

LEGACY NORTH 78 LP

PROPOSED UTRWD
EASEMENT REVISIONS

EXISTING UTRWD
EASEMENT ALIGNMENT

PROPOSED 45' UTRWD ESMT

CELINA ROAD

EXISTING 30' MUSTANG SUD ESMT

EXISTING UTRWD
EASEMENT ALIGNMENT

SMILEY ROAD

PIGNATARO INTL LTD

CELINA SMILEY
RD LLC

CELINA SMILEY
RD LLC

SANGANI
PROPERTIES, LTD

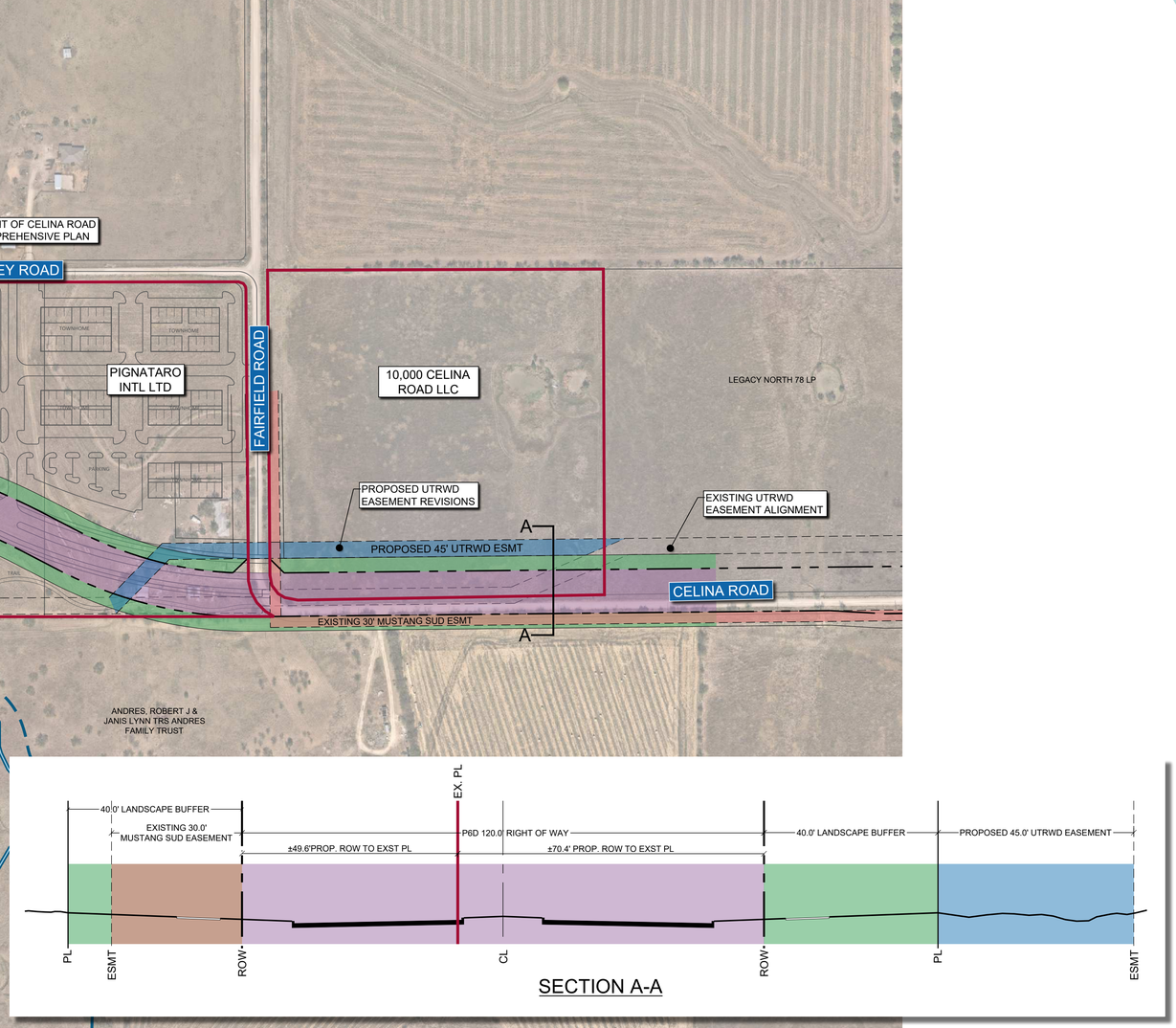
ANDRES, ROBERT J &
JANIS LYNN TRS ANDRES
FAMILY TRUST

FEMA ZONE 'A'
100-YR FLOOD PLAIN

MM CREEKVIEW 1027
LLC

SANGANI
PROPERTIES, LTD

SANGANI
PROPERTIES, LTD



SECTION A-A

NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
2. FLOOD PLAIN SHOWN IS SUBJECT TO CHANGE BASED ON A MORE DETAILED FULLY DEVELOPED FLOOD STUDY ANALYSIS.
3. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2024.

DWG NAME K:\FRI_CIVIL\FRISCO SINGLE FAMILY PURSUITS_2024\024009 - FM 428 CELINA\CAD\EXHIBITS\PLANSHEETS\FM428-CELINA ROAD PE.DWG
LAST SAVED 7/18/2024 8:48 AM, BY: BUSSELL, ALLEN

ROADWAY ALIGNMENT

Celina Road

Celina, Texas

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
P 972-335-3580
State of Texas Registration No. F-928

July 2024

Life Connected.

Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Kimberly Brawner, Assistant City Manager
CC:	Robert Ranc, City Manager
Intiated by:	Drew Jenks
Date:	August 13, 2024
Re:	10,000 West Glendenning Parkway right-of-way realignment and dedication agreement

Action Requested:
Consider and act to authorize the city manager to enter into a right-of-way realignment and dedication agreement by and between the City of Celina and 10,000 Celina Road LLC for West Glendenning Parkway. (Brawner)

Background Information:
The City of Celina has been working with Upper Trinity Regional Water District (UTRWD) to secure water line easements to provide an additional water line to serve City of Celina residents. The Northeast Transmission Pipeline will extend a 36-inch diameter water transmission pipeline from the Harpool Water Treatment Facility to provide drinking water to the City of Celina and other customers. UTRWD has secured a 19-acre tract for the future pump station site along Smiley Road which will directly serve Celina residents.

As part of this process, city staff worked with Kimley-Horn to develop a schematic design for the ultimate configuration of W Glendenning Parkway. Typically, roadways are expanded along the existing centerline of roadways. The ultimate right-of-way (ROW) for W Glendenning Parkway is 120 feet, which would require an expansion of 60 feet of ROW to the north and south of the existing roadway centerline. However, Mustang Special Utility District (MSUD) has a 30-foot water line easement along the south edge of the current prescriptive ROW of W Glendenning Parkway from Fairfield Road to Shelby Lane. The existing MSUD easement will require the city to either pay for the relocation of the existing water line and secure a new easement outside future ROW for MSUD or utilize the north edge of the MSUD easement as the southern edge of the new W Glendenning Parkway ROW. After looking at various options, city staff recommends using the north edge of the MSUD easement as the south edge of the new W Glendenning Parkway

ROW. This alignment affects two properties - 10,000 Celina Road, LLC and Pignataro Intl, LTD.

The W Glendenning Parkway modification will require 10,000 Celina Road, LLC to dedicate an additional 40 feet of ROW beyond the typical 60 feet of ROW and will require the W Glendenning Parkway to shift the alignment west of Fairfield Road. In addition to the necessary 40-foot ROW shift, the city requires a 40-foot landscape setback. The city will typically locate any water lines within the 40-foot landscape easement; however, UTRWD requires a separate 40-foot easement for their water line which will be located on the north side of the city's 40-foot landscape easement. The original alignment of W Glendenning Parkway shifted the roadway onto their property, creating a small triangle-shaped piece of property on the south side of the alignment. The new proposed alignment of W Glendenning Parkway allows the roadway to run along its southern boundary line and remains perpendicular to its property.

In a meeting with representatives from 10,000 Celina Road, LLC, Pignataro Intl, LTD, and UTRWD, the City proposed a solution that would finalize the proposed alignment of the roadway, secure the 40 feet of additional necessary for the new W Glendenning Parkway alignment, and finalize the location of the UTRWD water line easement. The proposed agreement documents the agreed-upon changes.

Legal Review:
Legal has reviewed and approved the agreement.

Supporting Documents:
1. FM428-Celina Road PE_ROADWAY ALIGNMENT-20240718
2. Map 2 - PropID 52861
3. Map 3 - Proposed Alignment
4. Right of Way Dedication Agreement (992394.5) FINAL

Financial Consideration:
NA

Staff Recommendation:
Staff recommends approval.

GRAPHIC SCALE IN FEET
0 100 200 400
1"=200' @ 22x34

FEMA ZONE 'AE'
100-YR FLOOD PLAIN

FULLY DEVELOPED
POST-PROJECT
100-YR FLOOD PLAIN

ALIGNMENT OF CELINA ROAD
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SMILEY ROAD

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10,000 CELINA
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PIGNATARO INTL LTD

CELINA SMILEY
RD LLC

CELINA SMILEY
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SANGANI
PROPERTIES, LTD

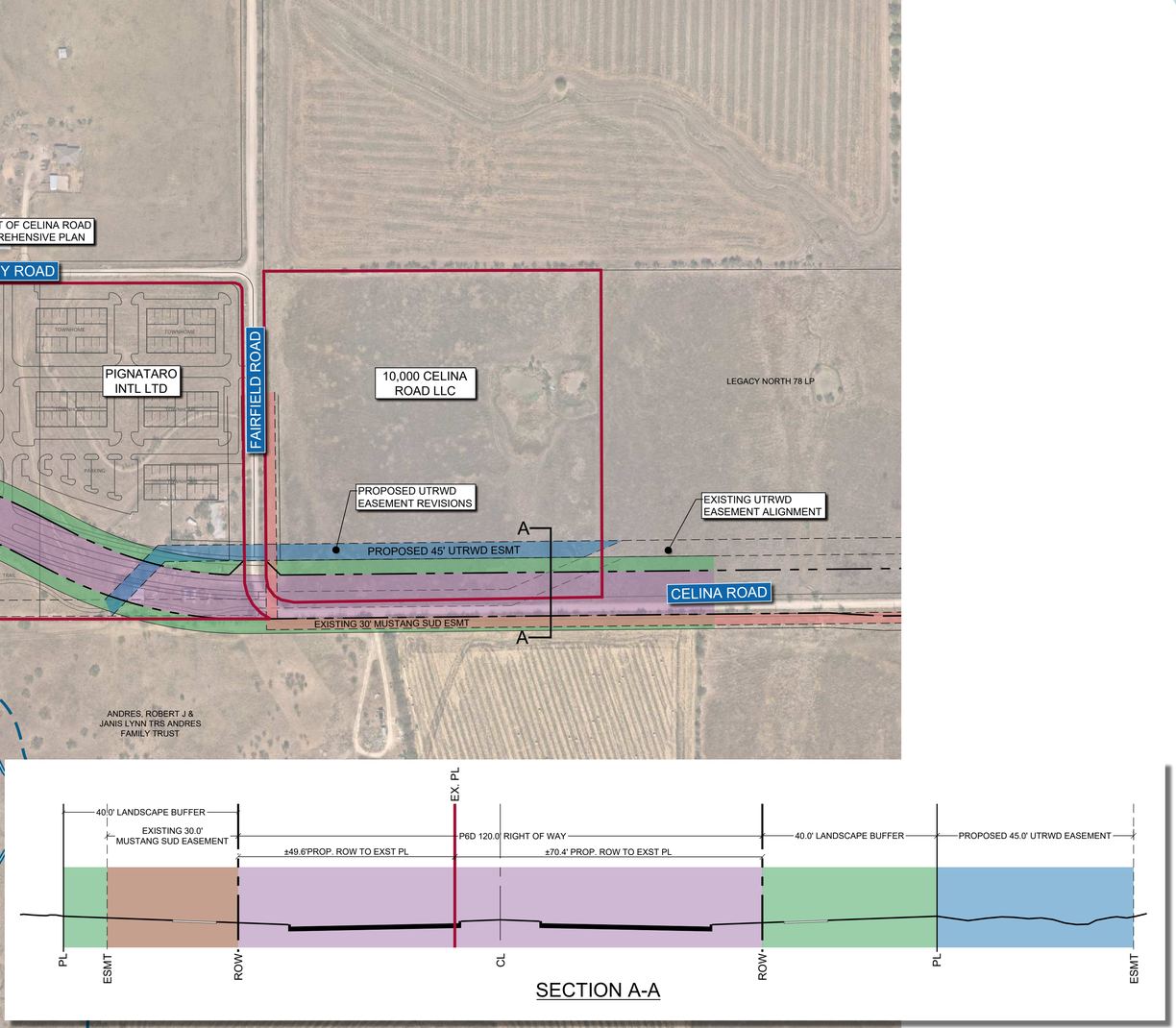
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FAMILY TRUST

FEMA ZONE 'A'
100-YR FLOOD PLAIN

MM CREEKVIEW 1027
LLC

SANGANI
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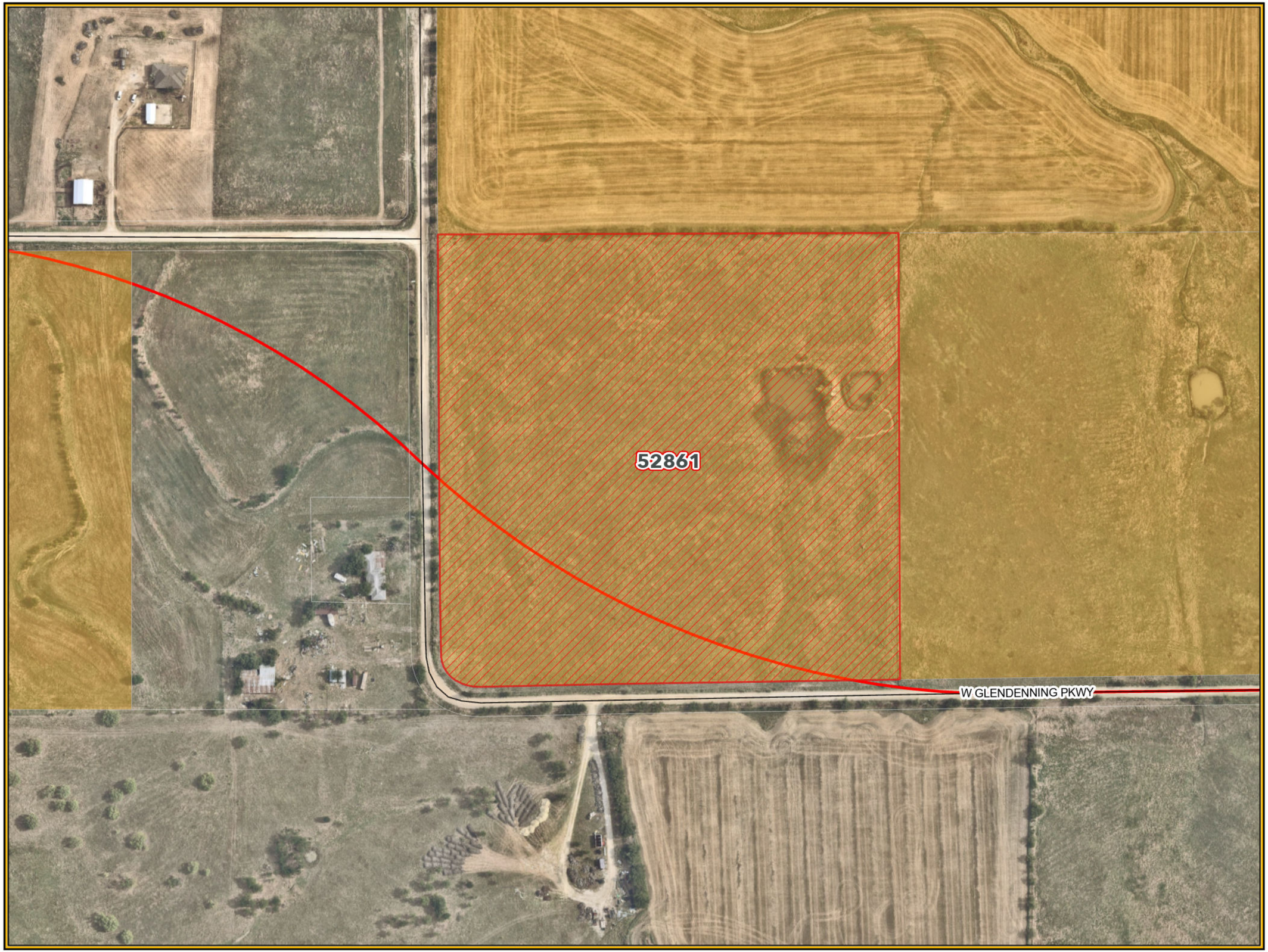
ROADWAY ALIGNMENT

Celina Road

Celina, Texas

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
P 972-335-3580
State of Texas Registration No. F-928

July 2024



CELINA TEXAS EST. 1876
Life Connected.

Exhibit
City of Celina

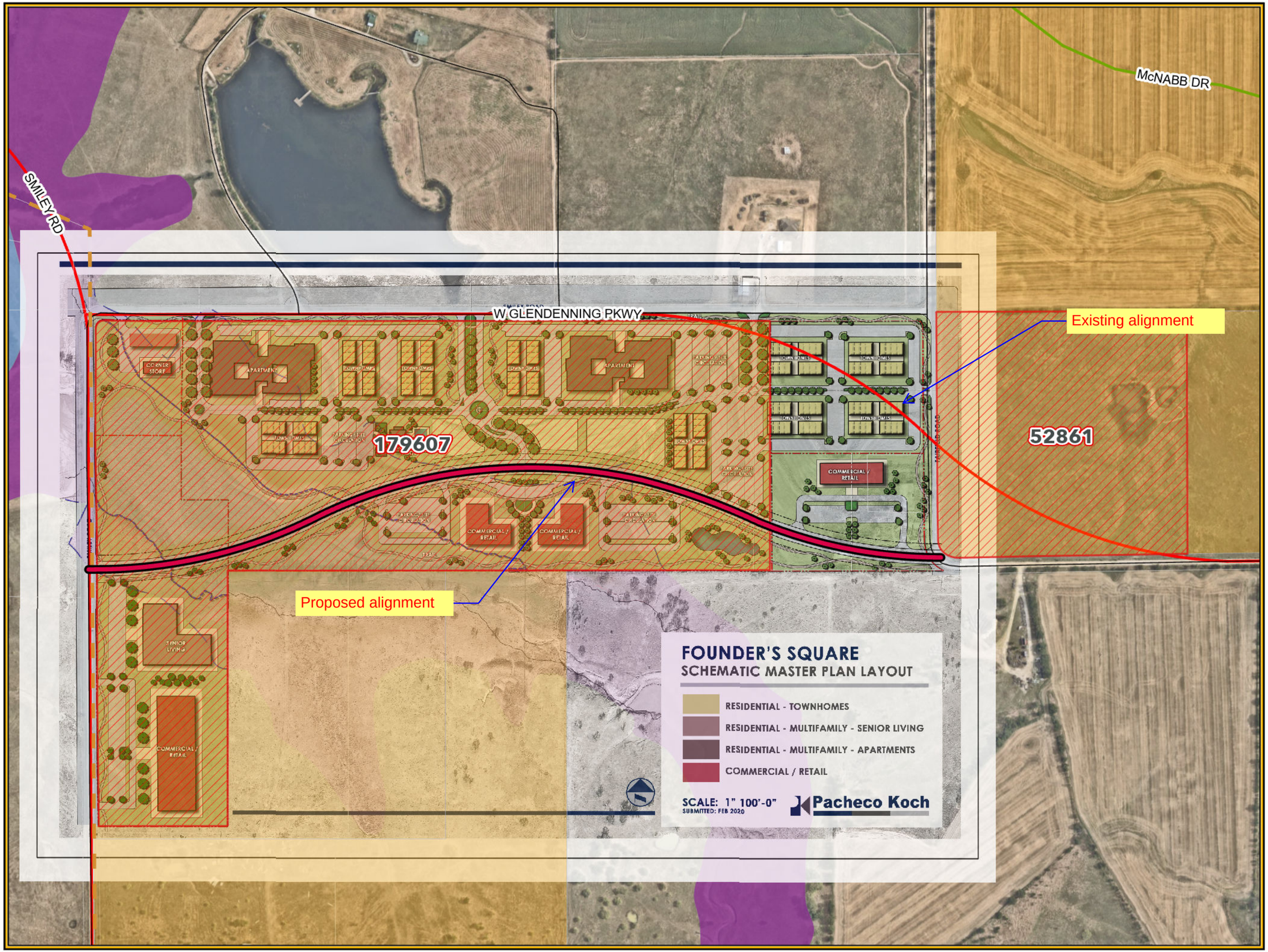
Legend

- City Limits
- Roads
- Parcels
- Parcel 52861

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Feet

7/22/2024



CELINA TEXAS EST. 1876
Life Connected.

Exhibit
City of Celina

Legend
- Ultimate Boundary
- Roads
- City Limits
- Parcels
- Parcels of Interest

Thoroughfare Plan
- 4LD 90' - 100' ROW*
- 6LD 120' ROW*
- Proposed Alignment

N
W E
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0 280 560
Feet

7/22/2024

AFTER RECORDING, PLEASE RETURN TO:

City of Celina
142 N. Ohio St.
Celina, TX 75009
Attn: City Secretary

RIGHT-OF-WAY REALIGNMENT AND DEDICATION AGREEMENT

This Agreement (the "Agreement") is made and entered by and between the City of Celina, a home-rule municipality ("City"), and **10,000 Celina Road, LLC** ("Owner") (each, a "Party" and, collectively, the "Parties") to be effective (the "Effective Date") on the date of last signature of the Parties ("Effective Date").

RECITALS

WHEREAS, Owner owns approximately 19.6 acres of land in the City of Celina, Denton County, Texas, generally located on W Glendenning Parkway/Fairfield Road east of Smiley Road and west of Shelby Lane as depicted in **Exhibit A**, attached hereto and incorporated herein (the "Property"); and

WHEREAS, the City is in the process of designing and preparing for construction improvements to W Glendenning Parkway at City's sole expense; and

WHEREAS, Owner has requested that the City realign its thoroughfare plan for W Glendenning Parkway through the Property as depicted in **Exhibit B**, attached hereto and incorporated herein for all purposes (the "Realigned Road"); and

WHEREAS, Owner intends to dedicate the land area on the Property required for the Realigned Road at no cost to the City.

NOW, THEREFORE, in consideration of the promises, covenants and agreements set forth in this Agreement, the receipt of which are hereby acknowledged, the City and Owner agree as follows:

1. Right-of-Way Dedication. Subject to the provisions in paragraphs 3 and 4 below, Owner agrees to dedicate and convey in fee simple, the land area needed for the Realigned Road on Owner's property, as depicted in **Exhibit B** (the "ROW") at no cost to the City, within 90 days of Owner receiving a written request for that dedication. This dedication will be made pursuant to a Right-of-Way Dedication Deed (the "Dedication Deed") in the form attached as **Exhibit C**.

2. Upper Trinity Regional Water District. Contemporaneously with the execution of this Agreement, Owner agrees to tender to Upper Trinity Regional Water District ("UTRWD") the Water Line Easement Agreement in the form attached as **Exhibit D** in return for the compensation amount agreed upon by Owner and UTRWD.

3. Conditions to Delivery of Dedication Deed and Escrow. As a condition to delivery of the Dedication Deed, the City, on or before August 13, 2025, shall take all necessary action to amend its thoroughfare plan for W Glendenning Parkway to reflect the alignment shown in Exhibit

B to this Agreement. Further, until the City has completed the design and construction of the improvements to W Glendenning Parkway depicted in Exhibit B to this Agreement in the time required by paragraph 4, the City shall hold the Dedication Deed in escrow and shall not record the Dedication Deed.

4. Termination of Agreement and Reverter. If the City has not completed the design and construction of the improvements to W Glendenning Parkway depicted in Exhibit B to this Agreement on or before ten (10) years from the date of this Agreement, this Agreement shall terminate, and City shall return to Owner any deed delivered to the City pursuant to this Agreement. Following the conveyance of the ROW, should ownership of all or a portion of the ROW revert to the Owner or subsequent owner, whether under this Agreement, the Dedication Deed, a reversionary agreement, or other instrument with any third party, regarding, in any way, the ROW, or a portion thereof, the City reserves the right to change its thoroughfare plans.

5. Limitations of Agreement. City and the Owner acknowledge and agree this Agreement is limited to and shall be in accordance with the obligations, if any, created by the City's Code of Ordinances. City ordinances covering impact fees for property taxes, park dedication and/or payment in lieu of dedication of land, utility rates and the like are not affected by this Agreement, provided however, Owner, by execution of this Agreement, does not waive any rights under Chapters 43, 245 or 395 or under any other law.

6. Default. In the event the Owner fails to timely convey the ROW area to the City in accordance with paragraph 1, the City may seek specific performance of this Agreement. In the event City fails to comply with the terms and conditions of this Agreement, the Owner or any successor owner of the Property may seek specific enforcement of this Agreement as its sole and exclusive remedy. For purposes of enforcing the sole remedy in this Agreement, City stipulates this agreement is given in lieu of the City in the future condemning a portion of Owner's property for the expansion of W Gledenning Parkway, that the City is not immune from a suit for specific performance of this Agreement, and that City's immunity from suit, if any, has been waived.

7. Recordation. This Agreement will be recorded in the real property records of Denton County, Texas.

8. Notices. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing same in the United States mail, addressed to the party to be notified, postage prepaid and registered or certified with return receipt requested, or by delivering the same in person to such party via a hand-delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same to the addressee thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notice, the addresses of the Parties shall be as follows:

If to Owner: 10,000 Celina Road LLC
3334 Southwestern Drive
Dallas, Texas 75225

With a copy to:	Shupe Ventura, PLLC c/o Misty Ventura 9406 Biscayne Blvd. Dallas, TX 75218
If to City:	City of Celina 142 N. Ohio St. Celina, TX 75009 Attn: City Manager
With a copy to:	Attn: Julie Fort Messer & Fort, PLLC 6371 Preston Road, Suite 200 Frisco, Texas 75034

The Parties may change the information set forth below by sending notice of such changes to the other Party as provided in this Section 8.

9. **THE OWNER'S ACKNOWLEDGEMENT OF THE CITY'S COMPLIANCE WITH FEDERAL AND STATE CONSTITUTIONS, STATUTES AND CASE LAW AND FEDERAL, STATE AND LOCAL ORDINANCES, RULES AND REGULATIONS/OWNERS' WAIVER AND RELEASE OF CLAIMS FOR OBLIGATIONS EXPRESSLY SET FORTH IN THIS AGREEMENT.**

(a) THE OWNER ACKNOWLEDGES AND AGREES THAT:

(I) THE ROW EXPRESSLY SET FORTH IN THIS AGREEMENT TO BE DEDICATED TO THE CITY, IN WHOLE OR IN PART, DOES NOT CONSTITUTE A:

(A) TAKING UNDER THE TEXAS OR UNITED STATES CONSTITUTION;

(B) VIOLATION OF THE TEXAS LOCAL GOVERNMENT CODE, AS IT EXISTS OR MAY BE AMENDED; AND/OR

(C) NUISANCE.

(II) THE OWNER HEREBY AGREES, STIPULATES AND ACKNOWLEDGES THAT ANY PROPERTY WHICH IT CONVEYS TO THE CITY OR ACQUIRES FOR THE CITY AS ROW IS ROUGHLY PROPORTIONAL TO THE BENEFIT RECEIVED BY THE OWNER FOR SUCH LAND, AND THE OWNER HEREBY WAIVES ANY CLAIM THEREFOR THAT IT MAY HAVE. THE OWNER FURTHER AGREES TO WAIVE AND RELEASE ALL CLAIMS IT MAY HAVE AGAINST THE CITY UNDER THIS AGREEMENT RELATED TO ANY AND ALL: (A) CLAIMS OR CAUSES OF ACTION BASED ON ILLEGAL OR EXCESSIVE EXACTIONS RELATED TO THE ROW; AND (B) ROUGH PROPORTIONALITY AND INDIVIDUAL DETERMINATION REQUIREMENTS MANDATED BY THE UNITED STATES SUPREME COURT IN *DOLAN V. CITY OF TIGARD*, 512 U.S. 374 (1994), AND ITS PROGENY, AS WELL AS ANY OTHER REQUIREMENTS OF A NEXUS BETWEEN DEVELOPMENT CONDITIONS AND THE PROJECTED IMPACT OF THE PUBLIC INFRASTRUCTURE.

(b) THIS SECTION 9 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

10. Miscellaneous.

a) This Agreement contains the entire agreement of the Parties with respect to the matters contained herein and may not be modified or terminated except upon the mutual written agreement of the Parties.

b) This Agreement shall be construed in accordance with the laws of the State of Texas and shall be performable in Denton County, Texas. Exclusive venue shall be in state district court in Denton or Collin County, Texas.

c) This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.

d) The City represents and warrants that this Agreement has been approved and duly adopted by the City Council in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act), that the individual executing this Agreement on behalf of the City has been duly authorized to do so, and that this Agreement is binding upon, and enforceable against, the City and all future City officials, officers, employees, representatives and agents in accordance with its terms and conditions. Owner represents and warrants that this Agreement has been approved by appropriate action of Owner, that the individual executing this Agreement on behalf of Owner has been duly authorized to do so, and that this Agreement is binding upon, and enforceable against, Owner and Assignees and all officers, employees, representatives, and agents in accordance with its terms and conditions.

e) This Agreement shall be binding upon, and the benefits and obligations of the Agreement shall bind, the Parties and their respective heirs, executors, administrators, legal representatives, successors and assigns, as allowed herein.

f) This Agreement, and any right, title, or interest of Owner under this Agreement, in whole or in part, and any assignee (each, an "Assignee") becomes the Owner under this Agreement for all purposes to the extent of such assignment, upon satisfaction of the following conditions:

(i) The assignment of the Agreement, in whole or in part, shall be evidenced by a written assignment filed by Owner in the Denton County property records;

(ii) The assignment shall state that the Assignee will be bound by this Agreement and that the assignor will be released as to the right, title or interest assigned; and

(iii) Owner shall provide the City with a copy of the recorded assignment, the name, address, phone number, fax number and the name of a contact person for the Assignee.

g) In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

h) Each signatory represents that this Agreement has been read by the Party by whom this Agreement is executed and that such Party has had an opportunity to confer with its counsel.

i) This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the Parties and are not intended to be used in construing this Agreement.

j) This Agreement shall terminate upon the fulfillment of all Parties' obligations, or as otherwise agreed to in writing by the Parties.

k) Neither Party shall be in default under this Agreement until written notice of such Party's alleged failure to perform has been given to such Party (including a description of the alleged failure) and until such Party has had a reasonable opportunity to cure the alleged failure (taking into consideration the nature and extent of the alleged failure, but in no event less than 30 days after the notice is given). If either Party is in default under this Agreement, the other Party has the right to enforce the terms of this Agreement by specific performance or by other remedies available to the other Party. The prevailing Party to any dispute arising out of the enforcement of this Agreement shall be entitled to recover from the losing Party reasonable attorney's fees, expenses, and costs.

l) The Parties acknowledge and agree that the Owner submitted to the City a completed Form 1295 generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295") at the time Owner submitted its signature page to this Agreement. The City hereby confirms timely receipt of the Form 1295 from the Owner pursuant to Section 2252.908, and the City agrees to acknowledge such form with the TEC through its electronic filing application system not later than the 30th day after the receipt of such form. The City waives all claims related to the validity and enforceability of this Agreement to the extent such claims are based on noncompliance with Section 2252.908, Texas Government Code.

m) The following exhibits attached to this Agreement are incorporated as part of this Agreement for all purposes:

Exhibit A	Property;
Exhibit B	ROW;
Exhibit C	Form of Dedication Deed; and
Exhibit D	Form of UTRWD easement.

IN WITNESS WHEREOF, the Parties have executed this Agreement and caused this Agreement to be effective on the Effective Date.

CITY OF CELINA

BY: _____
Ryan Tubbs, Mayor

Date: _____

ATTEST:

_____
Lauren Vaughns, TRMC
City Secretary

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ryan Tubbs, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

_____
Notary Public

Printed Name:_____

My Commission Expires: _____

992394.5

OWNER

By: _____

Name: _____

Title: _____

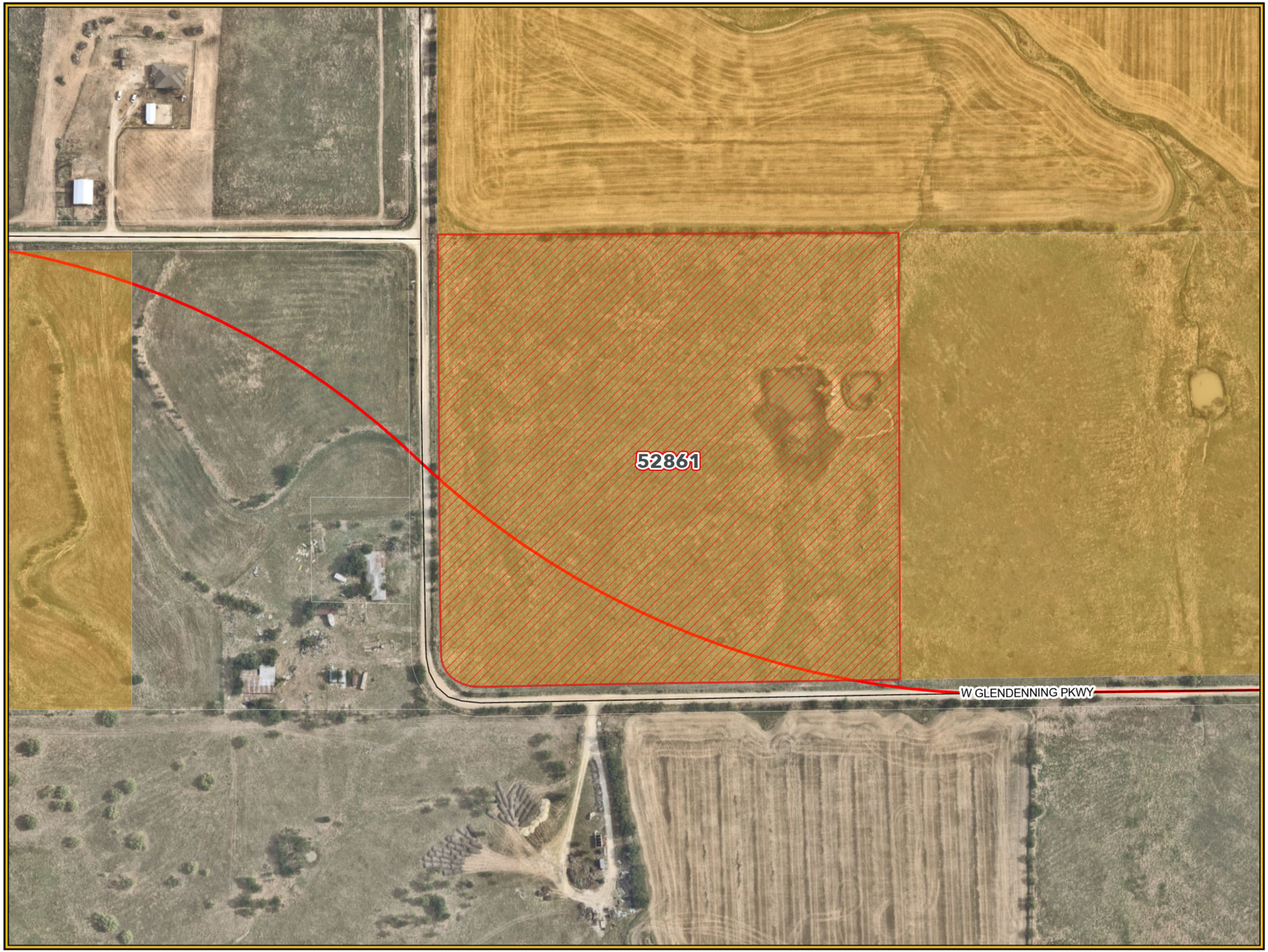
Date: _____

STATE OF TEXAS §
§
COUNTY OF___ §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, on_____, 2024, personally appeared _____, _____ of 10,000 Celina Road, LLC, Owner of the Property, and acknowledged that he executed the foregoing document.

_____
Notary Public in and for the State of Texas

EXHIBIT A
PROPERTY



CELINA TEXAS EST. 1876
Life Connected.

Exhibit
City of Celina

Legend

- City Limits
- Roads
- Parcels
- Parcel 52861

N
W E
S

0 150 300
Feet

7/22/2024

EXHIBIT B
ROW

GRAPHIC SCALE IN FEET
0 100 200 400
1"=200' @ 22x34

FEMA ZONE 'AE'
100-YR FLOOD PLAIN

FULLY DEVELOPED
POST-PROJECT
100-YR FLOOD PLAIN

ALIGNMENT OF CELINA ROAD
PER COMPREHENSIVE PLAN

SMILEY ROAD

PROPOSED
FOUNDER'S SQUARE
DEVELOPMENT PLAN

PIGNATARO
INTL LTD

FAIRFIELD ROAD

10,000 CELINA
ROAD LLC

LEGACY NORTH 78 LP

PROPOSED UTRWD
EASEMENT REVISIONS

EXISTING UTRWD
EASEMENT ALIGNMENT

PROPOSED 45' UTRWD ESMT

CELINA ROAD

EXISTING 30' MUSTANG SUD ESMT

A

A

EXISTING UTRWD
EASEMENT ALIGNMENT

SMILEY ROAD

PIGNATARO INTL LTD

CELINA SMILEY
RD LLC

CELINA SMILEY
RD LLC

SANGANI
PROPERTIES, LTD

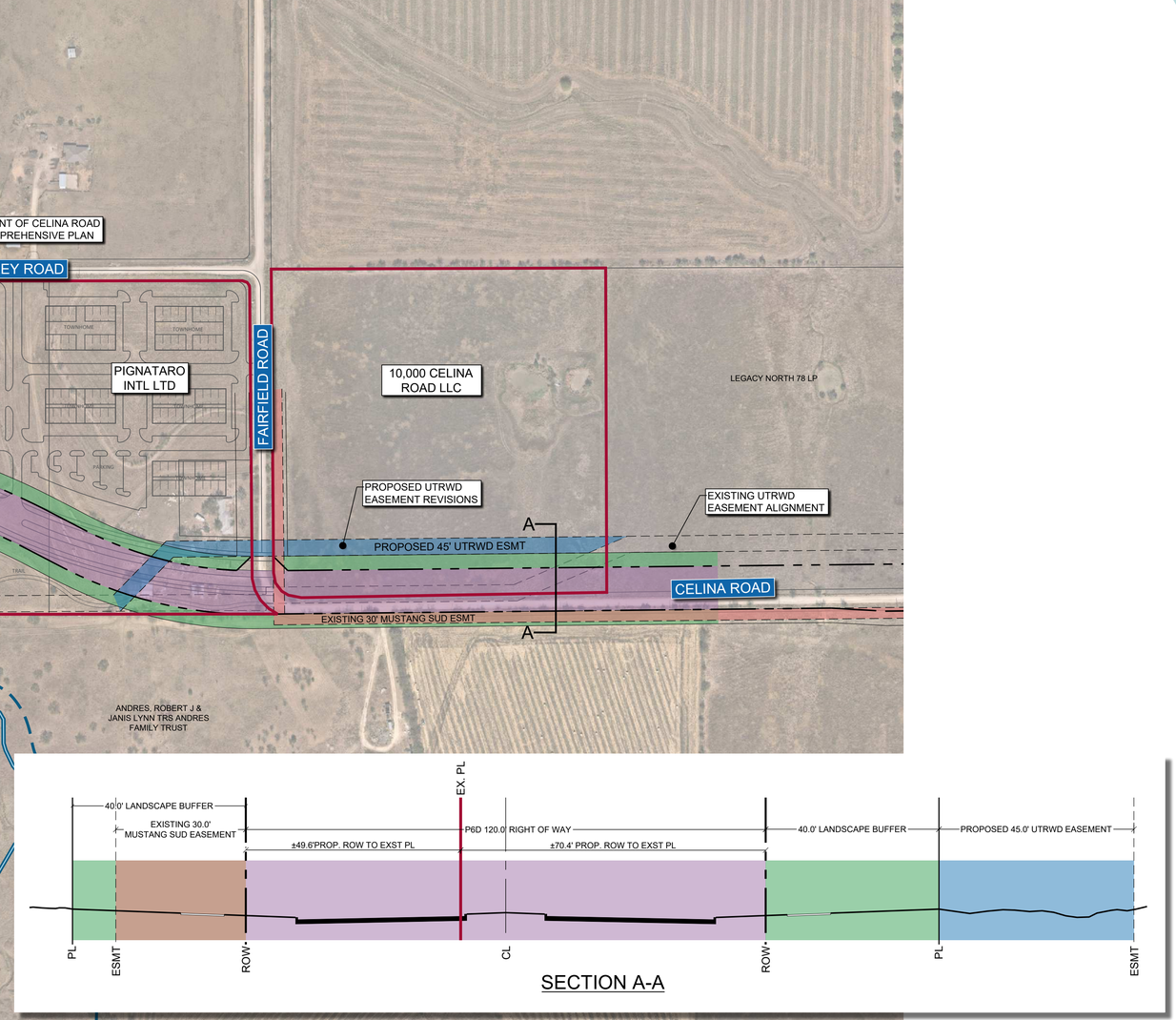
ANDRES, ROBERT J &
JANIS LYNN TRS ANDRES
FAMILY TRUST

FEMA ZONE 'A'
100-YR FLOOD PLAIN

MM CREEKVIEW 1027
LLC

SANGANI
PROPERTIES, LTD

SANGANI
PROPERTIES, LTD



SECTION A-A

NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
2. FLOOD PLAIN SHOWN IS SUBJECT TO CHANGE BASED ON A MORE DETAILED FULLY DEVELOPED FLOOD STUDY ANALYSIS.
3. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2024.

DWG NAME K:\FRI_CIVIL\FRISCO SINGLE FAMILY PURSUITS_2024\024009 - FM 428 CELINA\CAD\EXHIBITS\PLANSHEETS\FM428-CELINA ROAD PE.DWG
LAST SAVED 7/18/2024 8:48 AM, BY: BUSSELL, ALLEN

ROADWAY ALIGNMENT

Celina Road

Celina, Texas

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
P 972-335-3580
State of Texas Registration No. F-928

July 2024

EXHIBIT C
FORM OF DEDICATION DEED

AFTER RECORDING, PLEASE RETURN TO:

City of Celina
142 N. Ohio St.
Celina, TX 75009
Attn: City Secretary

RIGHT-OF-WAY DEDICATION DEED (WITH A REVERTER)

THE STATE OF TEXAS	§	
	§	KNOW ALL BY THESE PRESENTS:
COUNTY OF DENTON	§	

10,000 Celina Road, LLC ("Grantor"), pursuant to and in consideration of that certain **Right-Of-Way Realignment And Dedication Agreement** with the City of Celina, Texas, a home rule municipality ("City"), does dedicate, grant, and convey unto City, all of Grantor's right, title and interest in and to the real property more particularly described and depicted on Exhibit "A" attached hereto (the "Property"), and incorporated herein by reference for all purposes.

Grantor reserves all of the water, oil, gas, and sulfur in and under and that may be produced from the Property but waives all rights of ingress and egress to the surface of the Property for the purpose of capturing, exploring, developing, mining or drilling for same.

This conveyance is made and accepted subject to: (i) all restrictions, easements, covenants and conditions, or other encumbrances of record in the Official Public Records of Denton County, Texas that affect the Property; and (ii) the Fee Simple Determinable Conditions (as hereinafter defined).

The Property is conveyed to City to be used solely for the expansion and improvement of W Glendenning Parkway, a public road, at City's sole expense.

Grantor hereby disclaims any warranty, guaranty or representation, oral or written, past, present or future, of, as, to or concerning (i) the nature and condition of the Property, including but not limited to, the suitability of the Property for any activity or use; (ii) the condition of any improvements located on the Property; or (iii) the compliance of the Property with any laws, rules, ordinances or regulations of any government or other body. The conveyance of the Property as provided for herein is made on an **"AS IS, WHERE IS, WITH ALL FAULTS"** basis, and by its acceptance of this Right-of-Way Dedication Deed and in consideration of the conveyances by Grantor herein, City acknowledges that **GRANTOR MAKES NO REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT IN NO WAY LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, COMPLIANCE WITH LAWS, SURFACE CONDITIONS, AND SUBSURFACE CONDITIONS, ALL OF WHICH WARRANTIES, TO THE FULLEST EXTENT PERMITTED BY LAW, ARE EXPRESSLY DISCLAIMED. CITY ACKNOWLEDGES AND AGREES THAT, HAVING BEEN**

GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, CITY IS RELYING SOLELY ON CITY'S OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR.

GRANTOR, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to City the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to City if the Fee Simple Determinable Conditions are satisfied, and if the Fee Simple Determinable Conditions are not satisfied, the Property will automatically revert to and be owned by Grantor without the necessity of any further act on the part of Grantor, it being Grantor's intent to convey a fee simple determinable estate to the City. Grantor binds Grantor and Grantor's successors, and assigns to warrant and defend all and singular the Property to City against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through or under Grantor but not otherwise, except as to the reservations from and exceptions to conveyance and warranty and subject to the Fee Simple Determinable Condition.

[REMAINDER OF PAGE INTENTIONALLY BLANK; SIGNATURE PAGES FOLLOW]

ACCEPTED ON THE TERMS AND CONDITIONS CONTAINED HEREIN:

CITY OF CELINA

BY: _____
Ryan Tubbs, Mayor

Date: _____

ATTEST:

_____
Lauren Vaughns, TRMC
City Secretary

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ryan Tubbs, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

_____
Notary Public

Printed Name:_____

My Commission Expires: _____

OWNER

By: _____
Name: _____
Title: _____
Date: _____

STATE OF TEXAS §
§
COUNTY OF §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, on _____, 2024, personally appeared _____, _____ of Pignataro Intl, LTD, Owner of the Property, and acknowledged that he executed the foregoing document.

_____
Notary Public in and for the State of Texas

EXHIBIT A

EXHIBIT D
FORM OF UTRWD EASEMENT

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
§ **UTRWD EASEMENT**
COUNTY OF DENTON §

Grantor: **10,000 Celina Road, LLC, a Texas limited liability company**

Grantor's Address: 3334 Southwestern Drive, Dallas, Texas 75225

Grantee: **UPPER TRINITY REGIONAL WATER DISTRICT**

Grantee's Address: PO BOX 305, Lewisville, Texas 75067

Consideration: Ten Dollars and other good and valuable consideration all paid in cash, receipt of which in full is acknowledged by Grantor.

Easement Property: The tract of land described in Exhibit A attached hereto and incorporated herein by reference for all purposes.

Easement Purpose: For the sole purpose(s) of surveying and engineering, constructing, installing, maintaining, testing, accessing, repairing, removing or replacing water and sanitary sewer pipelines and appurtenances, including manholes, blow offs, air vacuum/release valves, and similar appurtenances, and communication facilities necessary for the operation of the water lines such as fiber optic cables, wiring and appurtenances.

Grant of Easement: Subject to the exceptions, reservations, and limitations herein, and in lieu of condemnation of same, Grantor, for the Consideration hereof, GRANTS, BARGAINS, SELLS AND CONVEYS to Grantee, its successors, and assigns (i) a permanent, and perpetual easement over, on, and across the Easement Property for the Easement Purpose, together with all and singular the rights and appurtenances thereto in any way belonging to Grantor (collectively, the "Easement"), to have and to hold the Easement to Grantee and Grantee's, successors, and assigns forever; and (ii) the right to access the Easement Property using only that part of Grantor's land between any existing public roadway on the perimeter of Grantor's property and the Easement Property, provided that if Grantee uses such adjacent property, Grantee will repair any damage to the adjacent property and any improvements on that property caused by Grantee's use of the adjacent property .

Grantee shall hold a dominant and superior right of use and easement in the Easement Property, as follows:

1. Grantor shall make no use or authorize others to make use of the Easement Property

which, in Grantee's sole discretion, which discretion will not be unreasonably exercised, conditioned, or delayed, would unreasonably interfere with the nature, purposes, scope, and intent of the Easement Purpose conveyed herein, including, but not limited to, drilling or excavating activities, impoundment of water or placement or construction of permanent structures including but not limited to buildings, poles, signs, masonry walls, masonry fences and retaining walls within the Easement Property.

2. Grantor reserves the right to put or place, or authorize others to put or place utility lines (excluding utility poles), drainage pipes and swales, roads, alleys, drives, sidewalks, and fences upon or within the Easement Property. Said utility lines, drainage pipes and swales, roads alleys, drives, sidewalks, and fences may only be placed within the Easement Property upon express written approval by Grantee of Grantor's engineering plans and specifications, which approval will not be unreasonably exercised, conditioned, or delayed. All utility lines, drainage pipes and swales, roads, alleys, drives, sidewalks, and fences must cross the Easement Property at an angle of at least 45 degrees or more to the center line of the Easement Property. Installed fences will require gates adequate to allow access along the Easement Property by Grantee. Grantor shall not have the right, or the authority to authorize others, to use the Easement Property for any purpose which would cause the continuing utility operations of Grantee to be in violation of any state, federal, or municipal law, ordinance, or regulation.

3. Grantor shall make no changes affecting the topography or elevation within the Easement Property by more than one (1) foot without the express written approval of the Grantee, which approval will not be unreasonably exercised, conditioned, or delayed.

4. Grantor reserves the right to place landscaping, sprinkler systems, ornamental trees and similar improvements within the Easement Property. Grantee may remove and keep removed any trees, structures or improvements that Grantee deems, in Grantee's sole discretion, which discretion will not be unreasonably exercised, conditioned, or delayed, to interfere with the purposes of the Easement granted herein.

5. Any improvements, landscaping, sprinkler systems and ornamental trees placed on the Easement Property by Grantor may be removed or destroyed by Grantee to the extent that it is reasonably necessary, in Grantee's sole discretion, which discretion will not be unreasonably exercised, conditioned, or delayed, for Grantee's installing, maintaining, removing or replacing any of the water line, sanitary sewer line, or related facilities, but only, except in cases of emergencies, after prior written notice to Grantor.

6. Grantee covenants and agrees to restore the natural surface of the Easement Property and any adjacent lands disturbed by Grantee to a condition comparable to that which existed prior to the entry and construction, demolition, removal or other disturbance. All permitted improvements on such property shall be restored by Grantee to their original condition as found before construction, demolition or removal by Grantee. Grantee is not, however, responsible to restore any unauthorized improvements, sprinklers, ornamental trees or landscaping within the Easement Property.

Together with a Temporary Construction Easement (the "TCE") covering the surface of the property described in Exhibit B attached hereto and incorporated herein by reference for all purposes (collectively, the "TCE Property"). The purpose for the TCE is to store construction supplies, equipment, appurtenances, facilities, pipe, and related construction activity on the Easement Property. Grantee specially covenants and agrees the Grantee will, within 30 days after the termination of such TCE, remove all materials placed on or in the TCE and restore the surface to the original condition as when Grantee entered to a reasonable and practical extent including restoration and replacement of paving, fencing, gates, grasses and sod with the same general quality as existed immediately prior to the entry and use of such land by Grantee. Grantee shall not be required to replace any landscaping, trees, or shrubs other than grasses and sod. Grantee shall not be responsible for the maintenance or replacement of any paving, fencing, gates, grasses, or sod once the original replacement of same has been made. Said temporary construction easement shall automatically terminate 24 months after the Effective Date or the completion of the project, whichever occurs first.

The term “Grantor” as used herein means all and singular and include Grantor’s successors and assigns. The term “Grantee” as used herein includes each successor and assign of Grantee.

THE CONVEYANCE OF THE RIGHTS TO USE THE EASEMENT PROPERTY AND THE TCE PROPERTY IS MADE ON AN "AS-IS, WHERE IS" BASIS, AND THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN “AS IS, WHERE IS” TRANSACTION.

GRANTOR HEREBY SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY, OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, OR CONCERNING (1) THE NATURE AND CONDITION OF THE PROPERTY, (2) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY ELECT TO CONDUCT THEREON, (3) THE COMPLIANCE OF THE PROPERTY OR THE OPERATION THEREOF WITH ANY LAWS, RULES, ORDINANCES, OR REGULATIONS OF ANY GOVERNMENT OR OTHER BODY, AND (4) WARRANTIES (EXPRESS OR IMPLIED) OF CONDITION OR REGARDING THE PROPERTY'S FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, TENANTABILITY, HABITABILITY OR SUITABILITY FOR ANY INTENDED USE.

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.

2. Easements, restrictions, reservations, covenants, conditions, encumbrances, oil, gas, water and all other leases, and mineral severances (other than liens and conveyances) presently of record in the Official Public Records of Denton County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect as of the Effective Date.

Grantor reserves all of the subsurface water, oil, gas, and sulfur in and under the Easement Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title

and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein, and thereunder.

Subject to the exceptions, reservations, and limitations herein, Grantor represents that (a) Grantor has the right to execute this instrument, and (b) there are no liens existing against the Easement Property and if such lien does exist, a signature with acknowledgment shall be included and made a part of this document conveying the rights and privileges contained herein, and subordinating any such lien or encumbrance to the easement granted herein.

SIGNED this _____ day of _____, 2024 (the "Effective Date").

GRANTOR: 10,000 Celina Road, LLC,
a Texas limited liability company

BY: _____
Rajesh Arakal, Manager

BY: _____
Usha Mani, Manager

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me by Rajesh Arakal, Manager of 10,000 Celina Road, LLC, a Texas limited liability company on this the ___ day of _____, 202 4 , and in the capacity therein stated on behalf of said entity.

[Personalized Seal]

_____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me by Usha Mani, Manager of 10,000 Celina Road LLC, a Texas limited liability company on this the ___ day of _____, 2024, and in the capacity therein stated on behalf of said entity.

[Personalized Seal]

_____
Notary Public, State of Texas

985446.7

LIEN HOLDER'S CONSENT AND SUBORDINATION

The undersigned holder of liens against the Easement Area set forth hereinabove, hereby consents to the grant of this Easement and agrees that the liens evidenced by that certain document recorded in Volume __, Page _, Deed Records of _____ County, Texas, are hereby subordinated, in all respects to the provisions of this Easement, and agrees that all of its rights, title and interest in the Easement Area shall be bound by such Easement.

Provided, however, that this consent and subordination shall not be construed to waive, or in any manner affect or invalidate the lien held and owned by the undersigned upon the residue of said property as fully described in the recorded lien instrument herein mentioned.

In witness whereof, this instrument is executed this the _____ day of _____ _____, 2024.

BY:
_____

NAME:_____
TITLE:_____

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to the that (s)he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of __ _____, A.D. 2024.

_____

Notary Public, State of Texas

985446.7

ACCEPTANCE BY GRANTEE:

GRANTEE: **UPPER TRINITY REGIONAL WATER DISTRICT**

By: _____

Larry N. Patterson, Executive Director

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me by Larry N. Patterson, of the Upper Trinity Regional Water District on this the _____day of _____, 2024, and in the capacity therein stated on behalf of said entity.

[Personalized Seal]

_____

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Upper Trinity Regional Water District
ATTN: Manager of Property Services
P.O. Drawer 305
Lewisville, Texas 75067

985446.7

Life Connected.

IT
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Amy Alexander, Director of Information Technology
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Alden Gleason
Date:	August 13, 2024
Re:	Purchase of Fiber Optic Cable

Action Requested:
Consider and act to purchase fiber optic cable for the expansion of the City fiber network from Graybar Electric Company, Inc. through a cooperative contract with Omnia Public Sector for an amount not to exceed $60,333.28. (AAlexander)

Background Information:
The City is currently in the process of expanding its fiber optic infrastructure to support city facilities as part of the City's 2022 fiber optic master plan. This purchase will support ongoing fiber construction projects by procuring needed fiber optic cable. By connecting these sites, the City will enable higher communication speeds and additional security for these services.

Omnia Public Sector Contract #EV2370

The City maintains an executed Interlocal Agreement with the above cooperative agency. Chapter 271 of the Local Government Code authorizes cooperative purchases. Use of the contracts satisfies the competitive bidding requirement while saving time and funding in the development of specifications and duplication of work during the process.

Legal Review:
Contract has been previously reviewed and approved.

Supporting Documents:
1. Presentation
2. Graybar Quotation - 246549194

Financial Consideration:
Funding is available through bond funds. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends awarding the purchase as presented.

PURCHASE OF FIBER OPTIC CABLE

Amy Alexander
Director of Information Technology
August 13, 2024



FIBER PURCHASE

The fiber optic cable will be purchased for use in Phase 2 and Phase 3 of the City's fiber optic network expansion. These expansions will connect multiple sites and complete the first fiber ring.

Purchase Information:

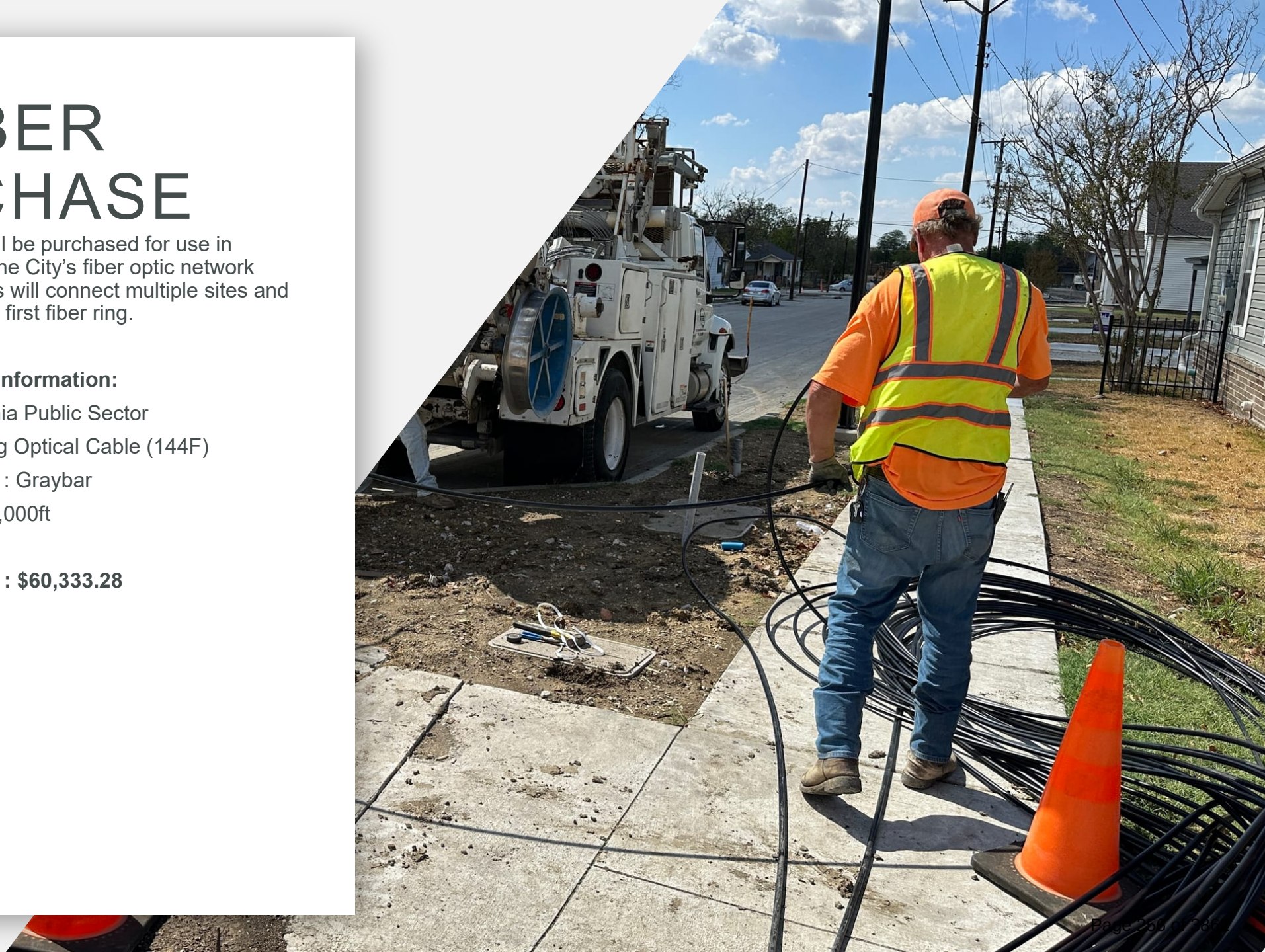
Contract: Omnia Public Sector

Manufacture: Corning Optical Cable (144F)

Supplier : Graybar

~50,000ft

Total Cost: : $60,333.28



QUESTIONS?

4601 CAMBRIDGE RD
FORT WORTH TX 76155-2233
Phone: 817-213-1395
Fax: 817-213-1373

To: CITY OF CELINA
142 N OHIO
CELINA TX 75009-6201
Attn: Alden Gleason
Phone: 9723822682
Fax:
Email: BRANDON.KNEE@GRAYBAR.COM

Date: 07/15/2024
Proj Name:
GB Quote #: 0246549194
Release Nbr:
Purchase Order Nbr:
Additional Ref#
Valid From: 07/15/2024
Valid To: 07/31/2024
Contact: Brandon Knee
Email: Brandon.Knee@graybar.com

Proposal

We Appreciate Your Request and Take Pleasure in Responding As Follows

Notes: **Graybar Omnia Public Sector Contract #EV2370**

+ Please reference Graybar Quote # in all correspondence.
+ If an order needs to be tax exempt, please include that in your email and attach tax exempt form.
+ Graybar Quote number must be on all Purchase Orders to obtain this pricing.
+ Our Customer Service Team contact numbers are 817-213-1500 (phone) and 817-213-1509 (fax) to assist you with your order.
+ Orders received for a different bill of materials and/or different quantities from those quoted may result in increased sale prices and/or increased lead times.

+ ANY RETURNS MUST HAVE PRIOR AUTHORIZATION AND ARE SUBJECT TO RESTOCKING CHARGES INCLUDING RETURN FREIGHT CHARGES.
+ Non-cancel, Non-returnable.
+ Freight charged, PP&A
+ For prepaid and add orders. Customer may receive an additional freight charge after invoice has been sent due to market conditions.
+ Due to Force Majeure and other market conditions, pricing and availability can change at any given notice, regardless of quote date.

Item	Item/Type	Quantity	Supplier	Catalog Nbr	Description	Price	Unit	Ext.Price
100		**50,082 EA**	**CORNING OPTICAL**	**S-OP-144-LA-A-3E-BK-SIC-CUT REEL-NBC**	144EUC-T4100D20-NBC	**$1,204.69**	**1000**	**$60,333.28**

GB Part #: 25236832 UPC #:
Item Note: **MATERIAL STOCK IN HOUSON; 1-3 DAY LEAD**

REEL QTY'S:

This equipment and associated installation charges may be financed for a low monthly payment through Graybar Financial Services (subject to credit approval). For more information call 1-800-241-7408 to speak with a leasing specialist.

To learn more about Graybar, visit our website at www.graybar.com **24-Hour Emergency Phone#: 1-800-GRAYBAR**

This Graybar quote is based on the terms of sale in the EV2370 Master Agreement which can be found by clicking the link found at https://www.omniapartners.com/hubfs/PUBLIC%20SECTOR/Supplier%20Information/Graybar/EV2370_Graybar_MAD_2017_12_20.pdf

To: CITY OF CELINA
142 N OHIO
CELINA TX 75009-6201
Attn: Alden Gleason

Date: 07/15/2024
Proj Name:
GB Quote #: 0246549194

Proposal

We Appreciate Your Request and Take Pleasure in Responding As Follows

1 X 25,084'
1 X 24,998'

Total in USD (Tax not included): $60,333.28

This equipment and associated installation charges may be financed for a low monthly payment through Graybar Financial Services (subject to credit approval). For more information call 1-800-241-7408 to speak with a leasing specialist.

To learn more about Graybar, visit our website at www.graybar.com **24-Hour Emergency Phone#: 1-800-GRAYBAR**

This Graybar quote is based on the terms of sale in the EV2370 Master Agreement which can be found by clicking the link found at https://www.omniapartners.com/hubfs/PUBLIC%20SECTOR/Supplier%20Information/Graybar/EV2370_Graybar_MAD_2017_12_20.pdf

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To: CITY OF CELINA
142 N OHIO
CELINA TX 75009-6201
Attn: Alden Gleason

Date: 07/15/2024
Proj Name:
GB Quote #: 0246549194

Proposal

We Appreciate Your Request and Take Pleasure in Responding As Follows

Signed:_____

This equipment and associated installation charges may be financed for a low monthly payment through Graybar Financial Services (subject to credit approval). For more information call 1-800-241-7408 to speak with a leasing specialist.

To learn more about Graybar, visit our website at www.graybar.com **24-Hour Emergency Phone#: 1-800-GRAYBAR**

This Graybar quote is based on the terms of sale in the EV2370 Master Agreement which can be found by clicking the link found at https://www.omniapartners.com/hubfs/PUBLIC%20SECTOR/Supplier%20Information/Graybar/EV2370_Graybar_MAD_2017_12_20.pdf

Life Connected.

Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Anthony Satarino, Director of Economic Development
CC:	Robert Ranc, City Manager
Intiated by:	Ty Behringer
Date:	August 13, 2024
Re:	Administrative Services and Office Space Agreement - CEDC

Action Requested:
Consider and act upon an Administrative Services and Office Space Agreement between the City of Celina and the Celina Economic Development Corporation. (Satarino)

Background Information:
This agreement outlines the terms and conditions under which the City of Celina will provide administrative services and office space to the Celina Economic Development Corporation (CEDC). It highlights the obligations of both parties and ensures the seamless operation and cooperation between the City and the CEDC.

City Obligations:

- The City will supply necessary personnel for CEDC operations, including CMO, IT, GIS, Finance, HR, Development, and administrative services.
- The City will provide office space for the CEDC in the building located at 302 W. Walnut.

CEDC's Obligations:

- The CEDC will pay to the City $30,000 annually, $15,000 for services provided by the City Manager's Office and $15,000 for services, including IT, GIS, Finance, HR, Development, and administrative services. This is a flat, in-kind fee assessed to the CEDC, rather than being billed at an hourly rate.
- The CEDC will pay to the City $76,052.55 annually for office space, payable in equal quarterly installments. The 3,406 square-foot building located at 302 W. Walnut houses

various uses, including public areas, shared facilities for both the City and CEDC, dedicated CEDC offices, and an office for the Neighborhood Resource Officer. Exhibit A-1 in the attached agreement outlines the CEDC's usage of the building, expressed as a percentage and dollar amount of the City's total debt service payments for renovations to the building.
- The CEDC will pay to the City all other applicable fees totaling $24,255.75, as generally depicted in Exhibit B in the attached agreement.
- The CEDC grants the City authority to disburse funds and incur budgeted expenses on its behalf, and allows the City access to its books and records at all times.

Term and Termination:

- The agreement is effective for five years with automatic one-year extensions.

Legal Review:
The City Attorney has reviewed the Administrative Services and Office Space Agreement.

Supporting Documents:
1. Presentation
2. Administrative Services and Office Space Agreement - CEDC 2024

Financial Consideration:

- The CEDC will pay to the City $30,000 annually, $15,000 for services provided by the City Manager's Office and $15,000 for services, including IT, GIS, Finance, HR, Development, and administrative services.
- The CEDC will pay to the City $76,052.55 annually for office space, payable in equal quarterly installments.
- The CEDC will pay to the City all other applicable fees totaling $24,255.75.

Staff Recommendation:
Staff recommends approval.

ADMINISTRATIVE SERVICES & FACILITIES AGREEMENT – CELINA EDC

August 13, 2024



BACKGROUND

This agreement outlines the terms and conditions under which the City of Celina will provide administrative services and office space to the Celina Economic Development Corporation (CEDC). It highlights the obligations of both parties and ensures the seamless operation and cooperation between the City and the CEDC.

CITY OBLIGATIONS:

- The City will supply necessary personnel for CEDC operations, including CMO, IT, GIS, Finance, HR, Development, and administrative services.

- The City will provide office space for the CEDC in the building located at 302 W. Walnut.

CEDC'S OBLIGATIONS:

- The CEDC will pay to the City $30,000 annually, $15,000 for services provided by the City Manager's Office and $15,000 for services, including IT, GIS, Finance, HR, Development, and administrative services. This is a flat, in-kind fee assessed to the CEDC, rather than being billed at an hourly rate.

- The CEDC will pay to the City $76,052.55 annually for office space, payable in equal quarterly installments. The 3,406 square-foot building located at 302 W. Walnut houses various uses, including public areas, shared facilities for both the City and CEDC, dedicated CEDC offices, and an office for the Neighborhood Resource Officer. Exhibit A-1 in the attached agreement outlines the CEDC's usage of the building, expressed as a percentage and dollar amount of the City's total debt service payments for renovations to the building.

- The CEDC will pay to the City all other applicable fees totaling $24,255.75, as generally depicted in Exhibit B in the attached agreement.

- The CEDC grants the City authority to disburse funds and incur budgeted expenses on its behalf, and allows the City access to its books and records at all times.

Term and Termination:
The agreement is effective for five years with automatic one-year extensions.

QUESTIONS?

ADMINISTRATIVE SERVICES AND OFFICE SPACE AGREEMENT BETWEEN THE CITY OF CELINA AND THE CELINA ECONOMIC DEVELOPMENT CORPORATION

This Administrative Services and Office Space Agreement ("Agreement") is entered into on the _____ day of _____, 2024 ("Effective Date"), by and between the **CITY OF CELINA**, a Texas municipal corporation, (hereinafter referred to as the "City"), and the **CELINA ECONOMIC DEVELOPMENT CORPORATION**, a Texas non-profit corporation (hereinafter referred to as the "CEDC").

In consideration of the mutual agreements described hereinafter and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and CEDC, agree as follows:

Section 1. *City Obligations.* The City represents that it has current resources to provide the services contemplated herein. Upon request by the CEDC's Board of Directors (the "Board") or Executive Director, the City agrees to provide any of the following services and personnel which shall include, but not limited to:

a. Providing all personnel necessary for the operation of the CEDC as set forth by the Bylaws to include IT, GIS, finance and administrative services.

b. Providing the following office space exclusively for the daily operations of the CEDC as shown in CEDC occupied areas in the building located on Celina Original Donation, Block 16 Lot 1 302 W. Walnut.

c. Providing any other routine and non- routine services.

Section 2. *CEDC Obligations.* The CEDC represents that it has current funds to pay for the services to be provided by the City. In consideration of the City' s obligations, the CEDC agrees to provide the following, which shall include but not be limited to:

a. Paying $30,000 per year to the City for the cost of the services, including IT, GIS, and administrative services, as generally depicted in Exhibit B of this Agreement.

b. Paying $76,052.55 per year to the City for debt service and lease payments as generally depicted in Exhibit A and Exhibit A-1 of this Agreement, to be paid in equal quarterly payments.

c. Payment of all other applicable fees, as generally depicted in Exhibit B, will be invoiced by the City to the CEDC quarterly or annually.

d. Granting authority to the City to disburse funds and incur budgeted expenses on behalf of the CEDC and designate the Executive Director, Board President and/or Board Designee as authorized signatories of the CEDC.

e. Granting the City access to the books and records of the CEDC at all times.

Section 3. *Term.*

a. This Agreement shall be for a period of five (5) years from the Effective Date of this Agreement with automatic 1-year extensions, subject to the terms of this Agreement, the Bylaws of the CEDC and state law.

b. The City and CEDC may mutually amend this Agreement, at any time.

c. This Agreement may be terminated at any time by the City or the CEDC, in whole, or from time to time, in part. Termination shall be effective sixty (60) days after delivery of Notice of Termination in writing.

Section 4. *Miscellaneous Provisions.*

a. This Agreement has been duly and properly approved by each party' s governing body and constitutes a binding obligation on each party. This Agreement shall be binding on and inure to the benefit of the Parties and their respective administrators, legal representatives, successors, and assigns when permitted by this Agreement.

b. This Agreement embodies the entire agreement between the parties and may only be modified in writing executed by both parties.

c. The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of the Agreement is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation have the force and effect of the law, the remaining portions of the Agreement shall be enforced as if the invalid provision had never been included.

d. This Agreement shall be construed in accordance with the laws of the State of Texas and venue for all purposes hereunder shall be in Denton or Collin County, Texas.

e. This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the parties and are not intended to be used in construing this document.

f. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing in the United States mail, addressed to the party to be notified, postage pre-paid and registered or certified with return receipt requested, or by delivering the same in person to such party via a hand-delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same, to the addressee thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notification, the addresses of the parties shall be as follows:

If to City, to: City of Celina
ATTN: City Manager
142 N. Ohio Street
Celina, TX 75009
Phone: (972) 382- 2682

If to CEDC, to: Celina Economic Development Corporation
ATTN: Executive Director
302 W. Walnut
Celina, TX 75009
Phone: (972) 382-3455

[SIGNATURE PAGES TO FOLLOW]

APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, in its meeting held on the _____ day of _____, 2024, and executed by its authorized representative.

CITY OF CELINA, TEXAS

_____

Ryan Tubbs, Mayor

ATTEST:

_____

Lauren Vaughns, City Secretary

APPROVED BY THE CELINA ECONOMIC DEVELOPMENT CORPORATION, in its meeting held on the 8th day of AUGUST, 2024, and executed by its authorized representative.

CELINA ECONOMIC DEVELOPMENT CORPORATION

Clint Bissett, CEDC President

ATTEST:

Anthony Satarino, Executive Director

EXHIBIT A

CEDC OBLIGATIONS CALCULATION

302 W. WALNUT BUILDING USAGE

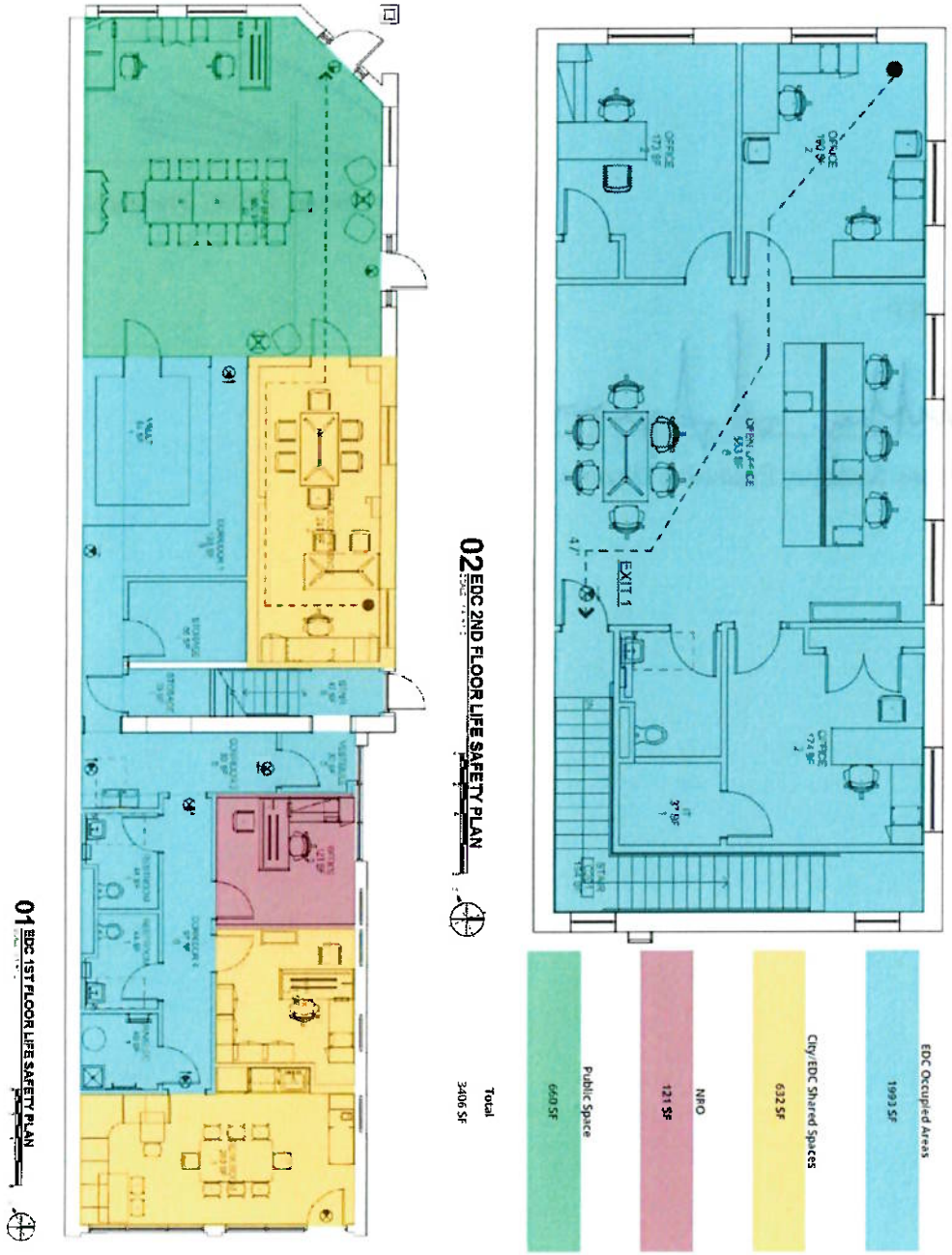


EXHIBIT A-1

CEDC FACILITY OBLIGATIONS CALCULATION

CEDC BUILDING (302 W WALNUT) - DEBT SERVICES OBLIGATION					
Square Footage Totals		Debt Service		EDC Contribution to Debt Service	
Use	SF	Percent	Dollar	Percent	Dollar
Public Space	660	19.38%	$ 20,346.45	0%	$ -
City/EDC Shared Space	632	18.56%	$ 19,483.26	75%	$ 14,612.45
NRO	121	3.55%	$ 3,730.18	0%	$ -
EDC Occupied Areas	1993	58.51%	$ 61,440.11	100%	$ 61,440.11
Total	**3406**	**100%**	**$ 105,000**		**$ 76,052.55**

EXHIBIT B

OTHER CEDC OBLIGATIONS

	Monthly	Qtrly	Yearly
Electric (100% Building)	$ 452.50	$ 1,357.50	$ 5,430.00
8*8 Telephone (5 lines/$7)	$ 35.00	$ 105.00	$ 420.00
Cell Phones (3/$45)	$ 135.00	$ 405.00	$ 1,620.00
IPAD Service (1)	$ 37.99	$ 113.97	$ 455.88
Celina EDC Domain	-	-	$ 94.99
Adobe Licenses (5/$475)	-	-	$ 2,375.00
Microsoft Licenses (5/$400)+ (7/$400)	-	-	$ 4,800.00
Copy Machine Approx.	$ 254.99	$ 764.97	$ 3,059.88
EDC Building Rent	$ 6,337.71	$19,013.14	$ 76,052.55
Administrative Expense	-	-	$ 30,000.00
Audit Expense	-	-	$ 6,000.00
	$ 7,253.19	$21,759.58	$ 130,308.30
Invoiced Quarterly			**$ 32,577.08**

Administrative Expense Breakdown	**2025**
City Manager's Office	$ 15,000.00
City Services (Finance, HR, IT, Development)	$ 15,000.00
	$ 30,000.00

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Andy Glasgow
Date:	August 13, 2024
Re:	Bothwell Median Lighting Cost Share Agreement

Action Requested:
Consider and act to authorize the City Manager to execute a cost-sharing agreement with Centurion America to construct arterial median lighting along Bothwell Boulevard for the amount of $273,612.63. (Glasgow)

Background Information:
In May 2023, the City contracted with Lee Engineering to complete an arterial lighting design on Bothwell Boulevard from Parvin Road to Crutchfield Drive. The design project includes the installation of light poles, luminaries, conduits, and meters to illuminate Bothwell Boulevard. Staff brought this before the council in April 2024 for an initial award. The council requested staff research alternative funding aside from bond funds. Please see below for a more detailed analysis and potential options.

PID
The purpose of the PID is to fund public infrastructure as approved by the Service and Assessment Plan (SAP), which typically includes roadway, water, wastewater, and drainage projects. To fund these public improvements, a special assessment is levied on each house/lot within the PID. Homeowners/property owners may pay these assessments annually through their tax bill or they may be repaid all at once.

For the Sutton Fields II PID, all funds have been reimbursed to the developer for completed roadway, water, wastewater, and drainage projects. There are no funds available for the Bothwell Blvd lighting project.

TIRZ

The purpose of the TIRZs 4 and 8 is to reduce the PID special assessment levied on each house/lot. A portion of the property tax revenue growth within the TIRZ is dedicated for use within the TIRZ. The participation rate for TIRZ 4 is 13.22% and for TIRZ 8 is 7.76%. The project and financing plans of the TIRZs authorize all of the funds generated to be used to repay the PID bonds that funded the public improvements. These TIRZ debt payments reduce each property owner's annual PID payment within their property tax bill from the tax office. The project and financing plans for the TIRZs do not authorize funds to be expended for additional infrastructure projects within the TIRZs. Additionally, the City included the dedication of TIRZ revenue in its disclosures to bondholders for the Sutton Fields II PID bonds. Therefore, within the current project and financing plan and in compliance with the disclosures to bondholders, there are no available funds for TIRZ 4 or TIRZ 8 for the Bothwell Blvd lighting project.

Based on staff's research, there is no available funding within the PID or TIRZs for the Bothwell Blvd streetlight project. Staff proposes to use either roadway impact fees or bonds to fund this improvement.

Bid 2024-099 for Bothwell Lighting closed on March 21, 2024. On June 11, 2024, Celina City Council approved the award of the construction contract to Roadway Solutions, Inc. for the Bothwell Boulevard Median Lighting project in the amount of $1,094,450.50. At the direction of Celina City Council, staff coordinated with the developer, Centurion America, who agreed to contribute 25% of the total cost of construction up to a maximum amount of $273,612.63. The proposed agreement outlines the payment terms between the City and Centurion.

Legal Review:
Legal has reviewed and approved the attached agreement.

Supporting Documents:
1. Cost Sharing Agreement v6 JYF 8.1.24_redline CADG FINAL
2. BothwellBlvd - StarLocationMap
3. R90-Bothwell Blvd Median Lighting_Aug 2024

Financial Consideration:
NA

Staff Recommendation:
Staff recommends approval of the agreement.

COST SHARING AGREEMENT

FOR BOTHWELL BOULEVARD STREET LIGHTING IMPROVEMENTS

This Cost Sharing Agreement for Bothwell Boulevard Street Lighting Improvements (herein this "AGREEMENT"), is made and entered into on this the 6th day of August, 2024, and between the City of Celina, Texas, a Texas home-rule municipality (herein "CITY") and CADG Sutton Fields, LLC, a Texas limited liability company "DEVELOPER", and collectively referred to as the "PARTIES").

WHEREAS, CITY and Developer propose to share in the costs of designing, installing, and constructing streetlights on Bothwell Boulevard in the City of Celina, Texas; and

WHEREAS, CITY desires to set forth the manner in which DEVELOPER and CITY may share in the actual costs of designing and constructing multiple street lights on Bothwell Boulevard generally located in the Sutton Fields subdivision of the CITY (hereafter referred to as "BOTHWELL BOULEVARD STREET LIGHTING IMPROVEMENTS")(hereinafter the costs of the BOTHWELL BOULEVARD STREET LIGHTING IMPROVEMENTS referred to as the "CONSTRUCTION COSTS").

NOW, THEREFORE, for and in consideration of the premises and the consideration herein recited, the receipt of which is expressly acknowledged by DEVELOPER, the PARTIES hereby mutually agree as follows:

I.

The CITY shall design, construct, and install the BOTHWELL BOULEVARD STREET LIGHTING IMPROVEMENTS from the point of the intersection of Parvin Road and Bothwell Boulevard to the northern most end of Bothwell Boulevard that crosses over Crutchfield Road as of the date of this AGREEMENT, which route as generally depicted in **Exhibit "A"** attached and incorporated as if fully set forth herein.

II.

By the execution of this AGREEMENT, it is expressly understood that the CITY does not assume any obligations which may arise under any terms of an agreement previously entered into or which may in the future be entered into by the DEVELOPER with a third party for the construction of the subject BOTHWELL BOULEVARD STREET LIGHTING IMPROVEMENTS.

III.

The subject BOTHWELL BOULEVARD STREET LIGHTING IMPROVEMENTS shall upon completion of all or any segment, section, or portion thereof become the property of the CITY and subject to its jurisdiction and control.

IV.

The DEVELOPER agrees to pay twenty-five percent (25%) of the actual CONSTRUCTION COSTS to the CITY ("DEVELOPER'S SHARE"), not to exceed $273,612.63 based on the

projected CONSTRUCTION COSTS which are estimated to be $1,094,450.50. DEVELOPER shall pay DEVELOPER'S SHARE to the CITY on or before September 6, 2024 ('DEVELOPER'S INITIAL DEPOSIT"), which is approximately 30-days after the effective date of this AGREEMENT. Prior to DEVELOPER being obligated to pay DEVELOPER'S SHARE to the CITY, The CITY shall provide a copy of its contract for construction of the BOTHWELL BOULEVARD STREET LIGHTING IMPROVEMENTS to the DEVELOPER for the purpose of DEVELOPER confirming the contract amount. Following completion of construction of the BOTHWELL BOULEVARD STREET LIGHTING IMPROVEMENTS and acceptance thereof by the CITY, the CITY shall notify DEVELOPER of the final amount of DEVELOPER'S SHARE, and, to the extent DEVELOPER'S SHARE is greater than DEVELOPER'S INITIAL DEPOSIT, DEVELOPER shall pay any remaining amount within 30 days of receipt of such notice; provided; however, if the actual CONSTRUCTION COSTS are less than DEVELOPER'S SHARE after completion of construction of the BOTHWELL BOULEVARD STREET LIGHTING IMPROVEMENTS and acceptance thereof, the CITY shall pay to DEVELOPER the difference of DEVELOPER'S SHARE and twenty-five percent (25%) of the actual CONSTRUCTION COSTS within 30 days of the CITY making final payment of the CONSTRUCTION COSTS.

V.

The BOTHWELL BOULEVARD STREET LIGHTING IMPROVEMENTS shall be constructed in existing City right-of-way.

VI.

The BOTHWELL BOULEVARD STREET LIGHTING IMPROVEMENTS shall be designed and installed in accordance with current CITY ordinances, standards, and specifications. The City Engineer or his/her representative will determine whether subject BOTHWELL BOULEVARD STREET LIGHTING IMPROVEMENTS are constructed in accordance with approved engineering plans and specifications and upon completion and acceptance of the BOTHWELL BOULEVARD STREET LIGHTING IMPROVEMENTS shall become the property of the CITY and subject to maintenance, jurisdiction and control of the CITY. If, for any reason, this BOTHWELL BOULEVARD STREET LIGHTING IMPROVEMENTS should be commenced but not completed, that portion having been constructed shall become the property of the CITY and subject to maintenance, jurisdiction and control of the CITY.

VII.

No ad valorem tax, revenue or income is or shall ever be encumbered by the terms of this AGREEMENT, and no appropriation by the CITY is required therefrom when this AGREEMENT is authorized and executed. Further, this AGREEMENT shall in no manner be construed to create a debt against the CITY or charge against any of its revenues from whatever source derived.

VIII.

Should any provision of this AGREEMENT be declared illegal by a court of competent jurisdiction, the other and remaining provisions of this AGREEMENT shall not in any way be

affected and all provisions of this AGREEMENT which are not declared to be illegal shall be binding upon the PARTIES. The CITY shall not be liable for any costs expended by DEVELOPER prior to the court's decision.

IX.

A. Interpretation. The Parties acknowledge that each of them has been actively involved in negotiating this AGREEMENT. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this AGREEMENT. In the event of any dispute over the meaning or application of any provision of this AGREEMENT, the provision will be interpreted fairly and reasonably and neither more strongly for or against any Party, regardless of which Party originally drafted the provision.

B. Authority and Enforceability. The City represents and warrants that this AGREEMENT has been approved by official action by the City Council in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this AGREEMENT on behalf of the City has been duly authorized to do so. The DEVELOPER represents and warrants that this AGREEMENT has been approved by appropriate action of DEVELOPER, and that the individual executing this AGREEMENT on behalf of the DEVELOPER has been duly authorized to do so. Each PARTY acknowledges and agrees that this AGREEMENT is binding upon such PARTY and enforceable against such PARTY, in accordance with its terms and conditions and to the extent provided by law, including but not limited to Section 212.172 of the Texas Local Government Code.

C. Applicable Law; Venue. This AGREEMENT is entered into under and pursuant to, and is to be construed and enforced in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in Denton County. Venue for any action to enforce or construe this AGREEMENT shall be in Denton County.

D. Non Waiver. Any failure by a PARTY to insist upon strict performance by another PARTY of any material provision of this AGREEMENT shall not be deemed a waiver thereof, and the PARTY shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this AGREEMENT. No provision of this AGREEMENT may be waived except by writing signed by the PARTY waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any PARTY of any term or condition of this AGREEMENT shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

E. No Third Party Beneficiaries. This AGREEMENT only inures to the benefit of, and may only be enforced by, the Parties. No other person or entity shall have any right, title, or interest under this AGREEMENT or otherwise be deemed to be a third-party beneficiary of this AGREEMENT.

F. Boycott of Israel. To the extent this AGREEMENT constitutes a contract for goods or services for which a written verification is required under Section 2271.002, Texas Government Code, the DEVELOPER hereby verifies that it and its parent company,

wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this AGREEMENT. The foregoing verification is made solely to enable compliance with such Section and to the extent such Section does not contravene applicable Federal or Texas law. As used in the foregoing verification, 'boycott Israel,' a term defined in Section 2271.001, Texas Government Code, by reference to Section 808.001(1), Texas Government Code, means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

G. Iran, Sudan and Foreign Terrorist Organizations. Section 2252.151 of the Texas Government Code defines a "governmental contract" as a contract awarded by a governmental entity for general construction, an improvement, a service, or a public works project or for a purchase of supplies, materials, or equipment, and provides that the term includes a contract to obtain a professional or consulting service subject to Chapter 2254 of the Texas Government Code. The DEVELOPER represents that, as of the date of this AGREEMENT, to the extent this AGREEMENT constitutes a governmental contract within the meaning of Section 2252.151 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2252 of the Texas Government Code, and except to the extent otherwise required by applicable federal law, neither the DEVELOPER nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of the DEVELOPER (if any) is an entity listed by the Texas Comptroller of Public Accounts under Sections 806.051, 807.051, or 2252.153 of the Texas Government Code or identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website:

(a) https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf,

(b) https://comptroller.texas.gov/purchasing/docs/iran-list.pdf, or

(c) https://comptroller.texas.gov/purchasing/docs/fto-list.pdf.

H. Form 1295. The Parties acknowledge and agree that the DEVELOPER, prior to the City Council's approval of this AGREEMENT, submitted to the CITY a completed Form 1295 generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The CITY hereby confirms timely receipt of the Form 1295 from the DEVELOPER pursuant to Section 2252.908, and the CITY agrees to acknowledge such form with the TEC through its electronic filing application system not later than the 30th day after the receipt of such form. The CITY waives all claims related to the validity and enforceability of this AGREEMENT to the extent such claims are based on noncompliance with Section 2252.908, Texas Government Code.

I. Verification Regarding Discrimination Against Fossil Fuel Companies. To the extent this AGREEMENT constitutes a contract for goods or services for which a written verification is required under Section 2274.002 (as added by Senate Bill 13 in the 87th Texas Legislature, Regular Session), Texas Government Code, as amended, the DEVELOPER hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this AGREEMENT. The foregoing verification is made solely to enable the CITY to comply with such Section and to the extent such Section does not contravene applicable Federal or Texas law. As used in the foregoing verification, "boycott energy companies," a term defined in Section 2274.001(1), Texas Government Code (as enacted by such Senate Bill) by reference to Section 809.001, Texas Government Code (also as enacted by such Senate Bill), shall mean, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by (A) above.

J. Verification Regarding No Discrimination Against Firearm Entities and Firearm Trade Associations. To the extent this AGREEMENT constitutes a contract for goods or services for which a written verification is required under Section 2274.002 (as added by Senate Bill 19 in the 87th Texas Legislature, Regular Session), Texas Government Code, as amended, the DEVELOPER hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this AGREEMENT. The foregoing verification is made solely to enable the CITY to comply with such Section and to the extent such Section does not contravene applicable Federal or Texas law. As used in the foregoing verification and the following definitions,

(a) 'discriminate against a firearm entity or firearm trade association,' a term defined in Section 2274.001(3), Texas Government Code (as enacted by such Senate Bill), (A) means, with respect to the firearm entity or firearm trade association, to (i) refuse to engage in the trade of any goods or services with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, (ii) refrain from continuing an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, or (iii) terminate an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association and (B) does not include (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories and (ii) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association,

(b) 'firearm entity,' a term defined in Section 2274.001(6), Texas Government Code (as enacted by such Senate Bill), means a manufacturer, distributor, wholesaler, supplier, or retailer of firearms (defined in Section 2274.001(4), Texas Government Code, as enacted by such Senate Bill, as weapons that expel projectiles by the action of explosive or expanding gases), firearm accessories (defined in Section 2274.001(5), Texas Government Code, as enacted by such Senate Bill, as devices specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and items used in conjunction with or mounted on a firearm that are not essential to the basic function of the firearm, including detachable firearm magazines), or ammunition (defined in Section 2274.001(1), Texas Government Code, as enacted by such Senate Bill, as a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile) or a sport shooting range (defined in Section 250.001, Texas Local Government Code, as a business establishment, private club, or association that operates an area for the discharge or other use of firearms for silhouette, skeet, trap, black powder, target, self-defense, or similar recreational shooting), and

(c) 'firearm trade association,' a term defined in Section 2274.001(7), Texas Government Code (as enacted by such Senate Bill), means any person, corporation, unincorporated association, federation, business league, or business organization that (i) is not organized or operated for profit (and none of the net earnings of which inures to the benefit of any private shareholder or individual), (ii) has two or more firearm entities as members, and (iii) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code.

K. Counterparts. This AGREEMENT may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

L. Further Documents. Each PARTY shall, upon request of the other PARTY, execute and deliver such further documents and perform such further acts as may reasonably be requested to effectuate the terms of this AGREEMENT. This provision shall not be construed as limiting or otherwise hindering the legislative discretion of the CITY Council seated at the time that this AGREEMENT is executed or any future City Council.

M. Amendments. This AGREEMENT cannot be modified, amended, or otherwise varied, except in writing signed by the CITY and the DEVELOPER expressly amending the terms of this AGREEMENT.

N. Consideration. This AGREEMENT is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is hereby acknowledged.

O. Time. In this AGREEMENT, time is of the essence and compliance with the times for performance herein is required.

X.

Any notice, payment or instrument required or permitted by this AGREEMENT to be given or delivered to any party shall be deemed to have been received when personally delivered or transmitted by telecopy or facsimile transmission (which shall be immediately confirmed by telephone and shall be followed by mailing an original of the same within 24 hours after such transmission) or 72 hours following deposit of the same in any United States Post Office, registered or certified mail, postage prepaid, addressed as follows:

To the City:
City of Celina, Texas
Attn: City Manager
142 N. Ohio Street
Celina, Texas 75009

With a copy to:
Messer Fort, PLLC
Attn: Julie Fort
6371 Preston Road, Suite 200
Frisco, Texas 75034

To Developer:
CADG Sutton Fields, LLC
Attn: Trevor Kollinger
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
Email: trevor@centurionamerican.com

With a copy to:
CADG Sutton Fields, LLC
Attn: Matthew Kollinger
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
Email: mkollinger@centurionamerican.com

Any party may change its address or addresses for delivery of notice by delivering written notice of such change of address to the other party.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

EXECUTED effective the 6ht day of August, 2024.

CITY OF CELINA, TEXAS

By: _____
Robert Ranc, City Manager

ATTEST:

_____
Lauren Vaughns, TRMC, City Secretary

DEVELOPER:

CADG Sutton Fields, LLC,
a Texas limited liability company

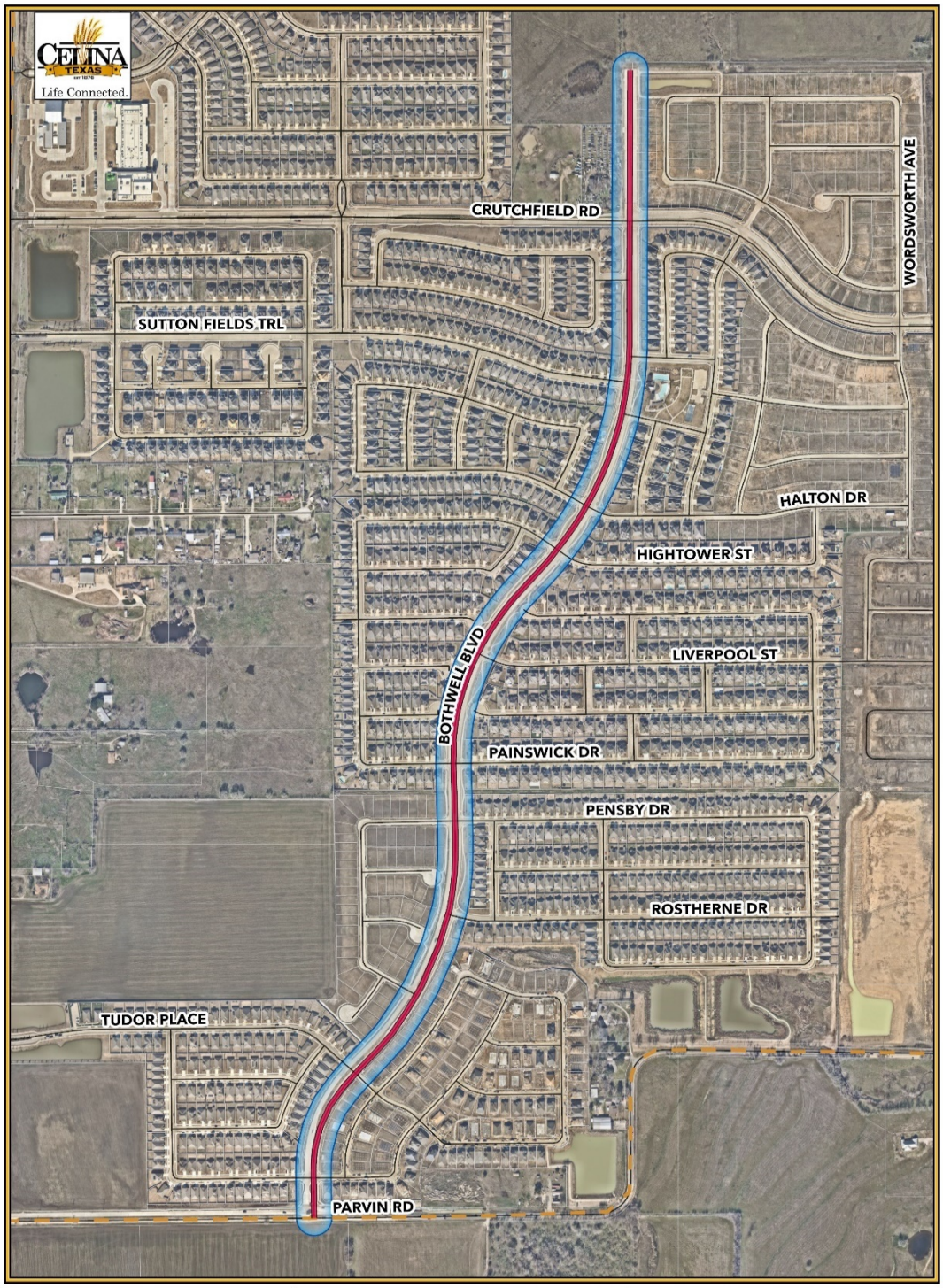
By: CADG Holdings, LLC,
a Texas limited liability company
Its Sole Member

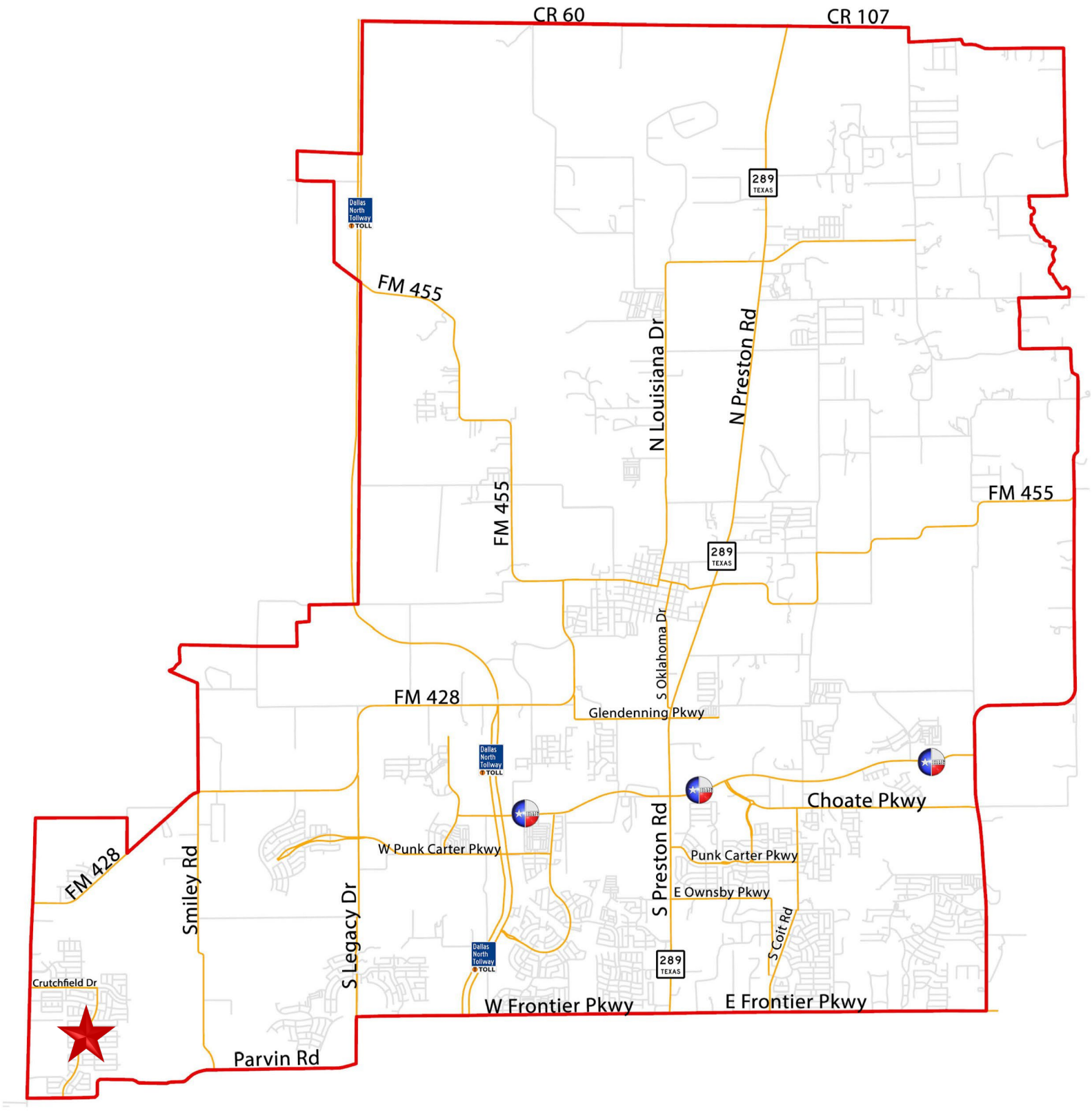
By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By:_____
Name: Mehrdad Moayedi
Its: Manager

EXHIBIT A


CELINA
TEXAS
Life Connected.
CRUTCHFIELD RD
WORDSWORTH AVE
SUTTON FIELDS TRL
HALTON DR
HIGHTOWER ST
LIVERPOOL ST
BOTHWELL BLVD
PAINSWICK DR
PENSBY DR
ROSTHERNE DR
TUDOR PLACE
PARVIN RD
Legend
Bothwell Blvd
Roads
Parcels
Bothwell Blvd Exhibit
City of Celina
3/27/2024
N
W
E
S
0
500
1,000
Feet


CR 60
CR 107
289
TEXAS
Dallas North Tollway TOLL
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
TEXAS
S Oklahoma Dr
FM 428
Glendenning Pkwy
Dallas North Tollway TOLL
Choate Pkwy
W Punk Carter Pkwy
Punk Carter Pkwy
S Preston Rd
E Ownsby Pkwy
S Coit Rd
FM 428
Smiley Rd
S Legacy Dr
Dallas North Tollway TOLL
289
TEXAS
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd

BOTHWELL BLVD MEDIAN LIGHTING

CONSTRUCTION AWARD

August 13, 2024

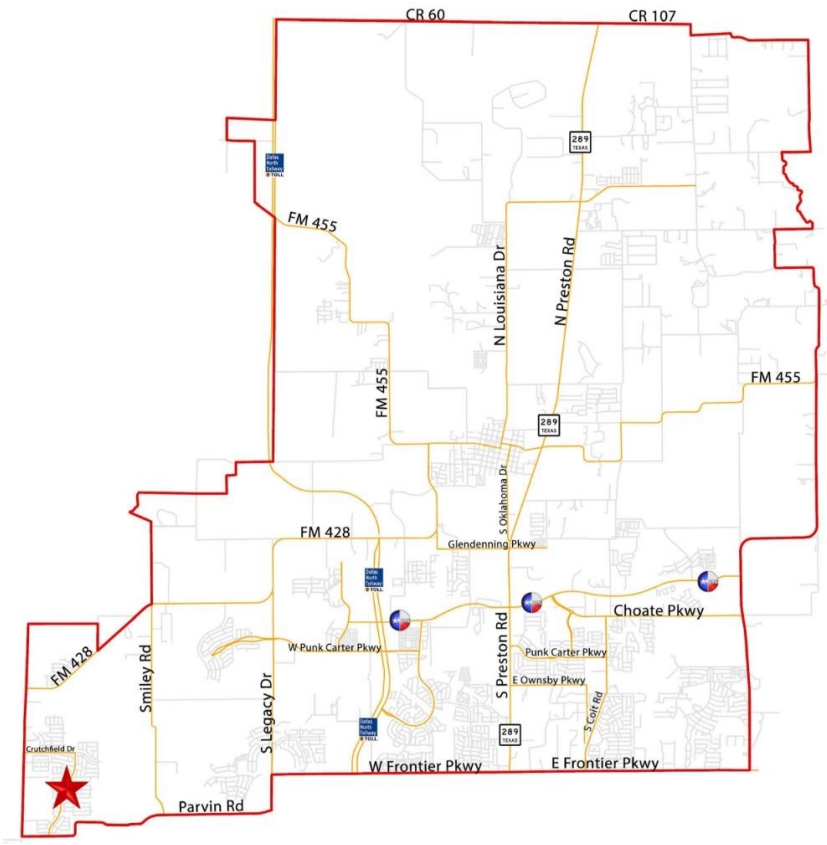
Andy Glasgow, P.E., PMP, CFM
Director of Engineering



INTRODUCTION

- Bid 2024-099 for Bothwell Lighting closed on March 21, 2024.
- On June 11, 2024, Celina City Council approved the award of the construction contract to Roadway Solutions, Inc. for the Bothwell Boulevard Median Lighting project in the amount of $1,094,450.50.
- Centurion America has agreed to contribute up to $273,612.63 (25%) towards the cost of the construction of the arterial street lights.

PROJECT LOCATION



- Southwest side of the City
- Sutton Fields Subdivision
- Located east of FM 1385 and north of Parvin Road

EXISTING CONDITIONS



- The existing median does not have arterial street lights
- Extents of the project is from Parvin Rd to the current dead-end just north of Crutchfield Blvd.

BID 2024-099

- Lowest apparent bidder is Roadway Solutions, Inc.
- Bid Price: $994,955.00
- 10% Contingency: $99,495.50
- Total Not to Exceed: $1,094,450.50

Sutton Fields PID

- All funds have been reimbursed to the development for infrastructure improvements

Sutton Fields TIRZ

- No available funds in TIRZ 4 and TIRZ 8

Funds are available from General Obligation Bonds (GOB) fund. Centurian America will contribute 25% of project cost.

Tab Sheet
2024-099
Bothwell Blvd Median Lighting, R75

				Roadway Solutions, Inc.		Road Solutions	
				Total Price	$ 994,955.00	Total Price	$ 1,038,010.00
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended
1	LINE ITEMS - BOTHWELL BLVD LIGHTING						
1.1	Drilled Shaft Foundation (Luminaire Pole)	344	LF	$610.00	$ 209,840.00	$422.00	$ 145,168.00
1.2	Conductor, Size 6 Type Bare	7,330	LF	$2.00	$ 14,660.00	$3.00	$ 21,990.00
1.3	Conductor, Size 6 Type Insulated	14,660	LF	$3.00	$ 43,980.00	$2.70	$ 39,582.00
1.4	Electrical Service (Type A)	2	EA	$9,800.00	$ 19,600.00	$11,000.00	$ 22,000.00
1.5	Steel Light Pole, Type [31' MH] Twin (Furnish & Install)	41	EA	$8,250.00	$ 338,250.00	$9,890.00	$ 405,490.00
1.6	Steel Light Pole, Type [31' MH] Single (Furnish andInstall)	1	EA	$7,900.00	$ 7,900.00	$8,540.00	$ 8,540.00
1.7	Steel Light Pole, Type [21' MH] Single (Furnish and Install)	1	EA	$7,800.00	$ 7,800.00	$7,950.00	$ 7,950.00
1.8	Luminaire, Type [108W LED] (Furnish and Install)	84	EA	$985.00	$ 82,740.00	$1,190.00	$ 99,960.00
1.9	Conduit, 2", PVC Sch 40, Trench	4,765	LF	$14.00	$ 66,710.00	$15.00	$ 71,475.00
1.10	Conduit, 2", PVC Sch 40, Bore	95	LF	$35.00	$ 3,325.00	$41.00	$ 3,895.00
1.11	Conduit, 4", PVC Sch 40, Bore	3,560	LF	$45.00	$ 160,200.00	$45.00	$ 160,200.00
1.12	Ground Box, Type A with Apron	7	EA	$1,600.00	$ 11,200.00	$1,680.00	$ 11,760.00
1.13	Traffic Control	1	LS	$28,750.00	$ 28,750.00	$40,000.00	$ 40,000.00
					$ 994,955.00		$ 1,038,010.00

QUESTIONS?

Life Connected.

Marketing
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Joe Monaco, Director of Marketing & Communications
CC:	Robert Ranc, City Manager
Intiated by:	Joe Monaco
Date:	August 13, 2024
Re:	Partnership Agreement with Run Celina, LLC.

Action Requested:
Consider and act to authorize an agreement with Run Celina, LLC. to host a Downtown Turkey Trot. (Monaco)

Background Information:
The City of Celina has entered into an agreement with Run Celina, LLC., to waive the site reservation fee for the Downtown Square and Old Celina Park, as per the City of Celina Master Fee Chart approved by the City Council, for one race in 2024. In exchange, Run Celina, LLC., will consider the City as a Silver Level Sponsor or a higher sponsorship level equivalent to the cost of the site reservation fee. As a Silver Level Sponsor, the City will receive:

- Company logo on the race shirt
- Company logo displayed on the race website with a link to the company website
- Social media tags with links to the company page
- Shared banner space in the start/finish chute provided by Run Celina
- Company-supplied promotional item in the race packet
- Yard sign along the race course
- 10x10 booth space
- Four complimentary race entries

Run Celina, LLC., is responsible for completing the Special Events Permit Application and all necessary processes according to the Special Events Guidelines approved by the Celina City Council. The company must provide approved traffic control plans and pay for any barricades around the Downtown Square and Old Celina Park to ensure the safety of participants, spectators,

and public safety officials. The company will also pay for four Electronic Message Boards to inform the public of the event within three days prior to the agreed date. Any additional barricades required by the City for safety will be at the company's expense.

Run Celina, LLC., will cover all event-related costs, including those for fire, police, and emergency services. They will also pay any additional municipal fees, such as the Site Restoration Fee and Special Events Permit Application fee, as outlined in the Special Events Guidelines approved by the City Council, as well as costs for non-related City services agreed upon with contractors.

The route for the Downtown Turkey Trot has been approved by the Celina Police Department and the City of Celina Engineering Department.

Legal Review:
Contract has been previously reviewed and approved by attorneys for the City of Celina and Run Celina, LLC.

Supporting Documents:
1. Staff Presentation
2. Sponsorship Agreement

Financial Consideration:
The City will waive the site reservation fees for the Downtown Square and Old Celina Park in exchange for a Silver Level Sponsorship that includes the following:

- Company logo on race shirt,
- Company logo displayed on race website with link to company website,
- Social media tags with links to your company page,
- Run Celina supplied, shared banner space in the start/finish chute,
- Company supplied promotional item in the race packet,
- Yard sign along the race course,
- 10 X 10 booth space, and
- 4X complimentary race entries.

Staff Recommendation:
Staff recommends the approval of the Partnership Agreement between the City of Celina and Run Celina, LLC.

PARTNERSHIP AGREEMENT BETWEEN THE CITY OF CELINA & RUN CELINA, LLC.



Joe Monaco
Director of Marketing & Communications
August 13, 2024

TERMS OF AGREEMENT: CITY OF CELINA

- The City will waive the site reservation fee for Downtown Square and Old Celina Park, as established in the City of Celina Master Fee Chart approved by the Celina City Council, for one (1) Event that occurs between January 1, 2024, and December 31, 2024.

- In exchange for the City waiving the site reservation fee for Downtown Square and Old Celina Park, the Company shall consider the City a Silver Level Sponsor or any higher sponsorship level that aligns with the cost of the site reservation fee for Downtown Square and Old Celina Park.

- Silver-level sponsorship will include the following: company logo on race shirt, Company logo displayed on race website with link to the company website, Social media tags with links to your company page, Run Celina supplied, shared banner space in the start/finish chute, company-supplied promotional item in the race packet, Yard sign along the race course, 10 X 10 booth space, and 4X complimentary race entries.

TERMS OF AGREEMENT: RUN CELINA, LLC.

- Run Celina, LLC. will be responsible for completing the Special Events Permit Application and all of the necessary processes within the Special Events Guidelines as approved by the Celina City Council. Run Celina, LLC. will be responsible for complying with any and all applicable ordinances of the City.

- Run Celina, LLC. will be responsible for providing approved traffic control plans and for payment of any barricades around the Downtown Square and Old Celina Park for the safety of the participants, spectators, and public safety officials. Run Celina, LLC. will be responsible for the payment of four (4) Electronic Message Boards that will inform the public of an Event occurring within three (3) days prior to the agreed upon date. Run Celina, LLC. will be responsible for the payment of any additional barricades that will required by the City in order to provide a safety Event for the participants, spectators, and public safety personnel.

- Run Celina, LLC. will be responsible for all costs associated with the Event. The costs associated with the Event may include required fire, police, and emergency services. Run Celina, LLC. agrees to pay for all additional municipal fees including Site Restoration Fee and Special Events Permit Application fee as established in the Special Events Guidelines approved by Celina City Council and non-related City Services at an agreed-upon cost with those contractors.

QUESTIONS?



SPONSORSHIP AGREEMENT

This **AGREEMENT** ("Agreement") is made by and between the CITY OF CELINA, TEXAS ("City") and RUN CELINA, LLC ("Company"), a Texas limited liability company based in Celina, Texas, acting by and through its respective authorized officers and representatives.

WHEREAS, the City is a Home Rule Municipality located in Collin County and Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the Company desires to organize and operate one (1) race event ("Event") at in the Downtown Square and Old Celina Park and has applied for financial assistance from the City for such Event, advising that a contributing factor that would induce the Company to hold the Event in the City of Celina would be an agreement with the City to waive costs of such Event in exchange for sponsorship credits; and

WHEREAS, the City intends to waive the amount of the site reservation fee for the Downtown Square and Old Celina Park for up to one Event; and

WHEREAS, the City has investigated and determined that the promotion of the Event is a benefit to local citizens and encourage tourism and economic development; and

WHEREAS, the City desires to contract with the Company for the promotion and marketing of economic and business development and tourism activities, opportunities, and programs within the City related to organized races; and

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, the sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I
TERM

The term of this Agreement shall begin on the date of the last of the parties to execute this Agreement (the "**Effective Date**") and continue until December 31, 2024.

ARTICLE II
AFFIRMATIVE COVENANTS

2.1 **Affirmative Covenants of City**. The City will waive the site reservation fee for the Downtown Square and Old Celina Park as established in the City of Celina Master Fee Chart approved by Celina City Council, for one (1) Event that shall occur between January 1, 2024, and December 31, 2024. This Agreement does not guarantee a specific date for the Event and the City will not be held liable for any costs associated with the Event.

2.2 **Affirmative Covenants of Company**.

(A) In exchange for the City waiving the site reservation fee for the Downtown Square and Old Celina Park, the Company shall consider the City as a Silver Level Sponsor, or any higher sponsorship level that aligns with the cost of site reservation fee for the Downtown Square and Old Celina Park. The Company agrees to include the City in any marketing materials under such partnership.

(B) The Company will be responsible for completing the Special Events Permit Application and all of the necessary processes within the Special Events Guidelines as approved by the Celina City Council. The Company will be responsible for complying with any and all applicable ordinances of the City.

(C) The Company will be responsible for providing approved traffic control plans and for payment of any barricades around the Downtown Square and Old Celina Park for the safety of the participants, spectators, and public safety officials. The Company will be responsible for the payment of four (4) Electronic Message Boards that will inform the public of an Event occurring within three (3) days prior to the agreed upon date. The Company will be responsible for the payment of any additional barricades that will required by the City in order to provide a safety Event for the participants, spectators, and public safety personnel.

(D) The Company will coordinate volunteers as available to assist in set-up, operations, and clean-up efforts related to the Event and return the premises of the Downtown Square and Old Celina Park to its original state before the Event. The Downtown Square and Old Celina Park is made available to Company "as is" and "with all faults", and the City makes no representation or warranty of any kind, express or implied, with respect to the Downtown Square and Old Celina Park, including habitability, fitness or suitability for a particular purpose. CITY HEREBY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES, INCLUDING IMPLIED WARRANTIES OF HABITABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE. THE COMPANY ACKNOWLEDGES THAT NEITHER THE CITY NOR ANY AGENT OF THE CITY HAS MADE ANY REPRESENTATION OR WARRANTY WITH RESPECT TO THE DOWNTOWN SQUARE AND OLD CELINA PARK OR THE SUITABILITY OF THE DOWNTOWN SQUARE AND OLD CELINA PARK FOR THE PURPOSE HEREIN INTENDED. BY OCCUPYING THE DOWNTOWN SQUARE AND OLD CELINA PARK, THE COMPANY IS DEEMED TO HAVE ACCEPTED THE DOWNTOWN SQUARE AND OLD CELINA PARK AS SUITABLE FOR ITS PURPOSES.

(E) The Company will be responsible for all costs associated with the Event. The costs associated with the Event may include required fire, police, and emergency services. The Company agrees to pay for all additional municipal fees including Site Restoration Fee and Special Events Permit Application fee as established in the Special Events Guidelines approved by Celina City Council and non-related City Services at an agreed-upon cost with those contractors.

(F) No later than 60 days before the Event, the Company will provide to the City a Special Events Permit Application and turn in all required submittals no later than 30 days prior to the Events, or as otherwise required by the City's Code of Ordinances. The Company will adhere to the rules and regulations set forth in Article 1.12 Special Events, as amended, of the Celina Code of Ordinances. The Company will consult with the City in the performance of an Emergency

Action Plan if the City determines that such modifications are in the interest of public health, safety, and welfare.

(G) Company shall be a member of the Celina Chamber of Commerce during the term of this Agreement. The City shall have the right to market the Event as part of its updates to the community.

(H) Company shall not have an uncured breach of this Agreement or any other agreement by and between Company.

(I) Company shall hold insurance in amounts sufficient to reasonably cover any and all liabilities at the Event, or in amounts otherwise required by the City.

ARTICLE III
TERMINATION

3.1 This Agreement may be terminated upon any one of the following:

(A) By either the City or the Company for any reason upon ninety (90) days advance written notice to the other party;

(B) By mutual written agreement of the parties;

(C) By City or Company, respectively, if the other party defaults or breaches any of the terms or conditions of this Agreement in any material respect and such default or breach is not cured within thirty (30) days after written notice thereof by the City or Company, as the case may be;

(D) Upon any of the following occurrences, which shall be declared an event of default:

i. Any warranty, representation, or statement made or furnished to City by or on behalf of Company under this Agreement that is false or misleading in any material respect, either now or at the time made or furnished;

ii. Company's insolvency, appointment of receiver for any part of Company's property, any assignment for the benefit of creditors of Company, any type of creditor workout for Company, closure of the Company as an existing business in the State of Texas, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Company;

iii. The filing of any lawsuit by Company against the City;

iv. If any applicable permits required for the Event and issued by the City are revoked or expire, and Company fails to make reasonable efforts to obtain new

permits, as determined by the City and such default is not cured by Company within thirty (30) days after written notice thereof; or

(E) Expiration of the term, or any subsequent renewal of the term.

ARTICLE IV
FORCE MAJEURE

4.1 Company and City will not be in breach or in default under this Agreement on account of, and will not be liable to the other party for, any delay or failure to perform its obligations under this Agreement by reason of fire, earthquake, flood, explosion, strike, riot, war, terrorism, or similar event beyond the party's reasonable control (each a "Force Majeure Event"). However, if a Force Majeure Event occurs, the affected party shall, as soon as practicable:

(A) Notify the other party of the Force Majeure Event and its impact under this agreement, including the amount of time needed before resuming performance; and

(B) Use reasonable efforts to resolve issues resulting from the Force Majeure Event and perform its obligations under this agreement.

ARTICLE V
RECORDS AND ACCOUNTS

The Company will maintain in accordance with generally accepted accounting practices accounts, documents, and other materials related to the costs, expenditures, and receipts incurred or made pursuant to this Agreement. Contracting Information will be subject to inspection and audit at reasonable times by representatives of the City but no later than three (3) business days following a written request by the City. “Contracting Information” for purposes of this Article V shall have the meaning of Contracting Information contained in the Texas Public Information Act, Section 552.201031(1-a). The Company understands that any records related to this Agreement may be subject to disclosure as a public record under the Texas Public Information Act and the Company will cooperate with the City in responding to any request under such law.

ARTICLE VI
MISCELLANEOUS

6.1 Findings Incorporated. The recitals at the beginning of this Agreement are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration, and promises that bind the parties.

6.2 Binding Agreement. The terms and conditions of this Agreement are binding upon the parties to this Agreement and their respective successors and permitted assigns.

6.3 Independent Contractor. In performing this Agreement, the Company is an independent contractor, not subject to control or direction by the City except for such oversight as herein described or otherwise set forth by applicable law. The Company and its contractors and volunteers will make no claim of City employment nor will claim against the City any employment-related benefits.

6.4 Limitation of Liability. It is understood and agreed between the parties that the Company and City, in satisfying the conditions of this Agreement, have acted independently, and City assumes no responsibilities or liabilities to third parties in connection with these actions. THE COMPANY AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, EMPLOYEES AND AGENTS FROM AND AGAINST ANY AND ALL SUITS, ACTIONS, LOSSES, DAMAGES, CLAIMS, OR LIABILITY OF ANY CHARACTER, TYPE, OR DESCRIPTION, INCLUDING ALL EXPENSES OF LITIGATION, COURT COSTS, AND ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY TO ANY PROPERTY, RECEIVED OR SUSTAINED BY A PERSON OR PERSONS OR PROPERTY, ARISING OUT OF, OR OCCASIONED BY, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF THE EVENTS UNDER THIS AGREEMENT UNLESS CAUSED BY THE NEGLIGENCE OF THE CITY. BY ENTERING THIS AGREEMENT, THE CITY DOES NOT WAIVE ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE CITY UNDER TEXAS LAW. THE PROVISIONS OF THIS INDEMNIFICATION ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY.

6.5 Assignment. This Agreement may not be assigned or transferred by the Company to any other person or entity without the prior written consent of the City.

6.6 No Joint Venture. It is acknowledged and agreed by the parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture between the parties.

6.7 Authorization. Each party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

6.8 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below (or such other address as such party may subsequently designate in writing) or on the day actually received if sent by courier or otherwise hand delivered sent via fax.

If intended for City to:

Attn: Robert Ranc
City Manager
142 N. Ohio Street
Celina, TX 75009

If intended for the Company, to:

Attn: Run Celina, LLC
Melissa Gresham
_____
_____

With a copy, to:

Kelley Clarke, PC
Attn: Matthew Clarke
603 E. Broadway Street
Prosper, Texas 75078

6.9 Entire Agreement. This Agreement is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement between the parties that in any manner relates to the subject manner of this Agreement.

6.10 Governing Law. The laws of the State of Texas shall govern the Agreement; and this Agreement is fully performable in Celina, Collin County, Texas with exclusive venue for any action concerning this Agreement being in a court of competent jurisdiction in Collin County, Texas.

6.11 Amendment. This Agreement may only be amended by mutual written agreement of the parties.

6.12 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid, and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

6.13 Recitals. The recitals to this Agreement are incorporated herein.

6.14 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute

one and the same instrument and any such counterparts shall be deemed to be incorporated herein.

6.15 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

6.16 Sovereign Immunity. The parties agree that the City has not waived its sovereign immunity by entering and performing its obligations under this Agreement.

6.17 Texas Government Code, Chapter 2264. In accordance with Chapter 2264 of the Texas Government Code, the Company agrees not to knowingly employ any person who is not lawfully admitted for permanent residence to the United States or who is not authorized under law to be employed in the United States ("Undocumented Worker"). During the term of this Agreement, the Company shall notify City of any compliant brought against the Company alleging that the Company has employed Undocumented Workers. If the Company, or a branch, division or department of the Company is convicted of a violation under 8 U.S.C. Section 1324a(t), the total amount of park fees waived herein, shall be repaid by the Company to the City not later than the 120th day after the date the City notifies the Company of the violation. The City shall recover court costs and reasonable attorney's fees incurred if it prevails in an action brought pursuant hereto to recover past park fees waived. The Company shall not be liable for a violation of Chapter 2264 by a subsidiary, affiliate, or franchisee, or by a person with whom the Company contracts.

6.18 Severability. If any provision of the Agreement is found to be unenforceable under law, the remaining provisions shall continue in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this agreement in one or multiple copies, each of equal dignity.

ACCEPTED and EXECUTED as of the _____ day of _____ 2024.

CITY OF CELINA

By: _____
Name: Robert Ranc
Its: City Manager

RUN CELINA, LLC

By:_____
Name: Melissa Gresham,
Run Celina, LLC, Manager

Life Connected.

Planning
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Madhuri Mohan, Planning Director
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Jonathan Pollard
Date:	August 13, 2024
Re:	PISD Middle School 8 - C-3 Expedited Annexation Service Agreement

Action Requested:
Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 11 acres within the Extraterritorial Jurisdiction (ETJ); generally located north of Frontier Parkway and approximately 400 feet west of Custer Road. (PISD Middle School 8 - C-3 Expedited Annexation Service Agreement) (Mohan)

Background Information:
This item is related to the voluntary annexation of approximately 11 acres; generally located north of Frontier Parkway and approximately 400 feet west of Custer Road. State law requires that cities enter into written agreements with property owners related to the provision of City services (emergency services, water & wastewater facilities, roads, health & code enforcement, zoning, public facilities, etc.) at the time of annexation. Please refer to the attached documents for further information, as well as the accompanying annexation and zoning agenda items.

The following three agenda items, including this one, comprise one project on the agenda, per the below:

- **Annexation Service Agreement (Consent) - Required of all annexation cases**
- Annexation (Public Hearing) - Voluntary annexation of the subject property
- Zoning (Public Hearing) - Zoning the property for future development

Legal Review:
This annexation follows a standard template approved by the City Attorney's Office.

Supporting Documents:

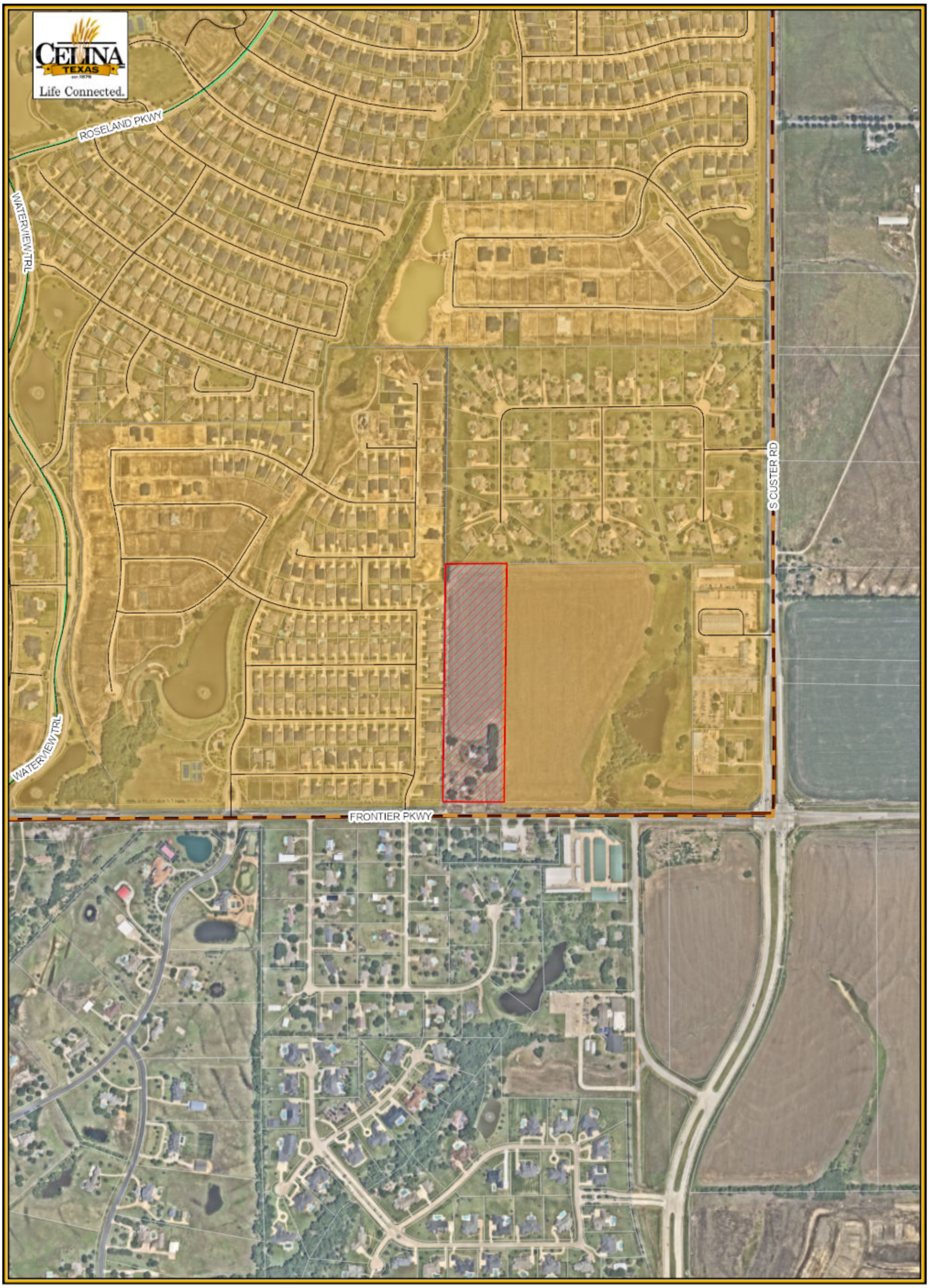
1. Location Map
2. Draft Agreement

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.



Legend

- Parcels
- Roads
- City Limits
- Subject Property

PISD Middle School 8 Annex Location Map

City of Celina

6/26/2024

N
W E
S

0 500 1,000

Feet

Service Agreement for C-3 Annexed Property

The undersigned parties have negotiated, and now enter into, this written Service Agreement for C-3 Annexed Property ("Agreement") pursuant to the authority provided by Section 43.0672, Texas Local Government Code ("LGC"). Pursuant to Section 43.056(l) of the LGC, this Agreement shall have a term of ten (10) years beginning on the date approved by the City Council of Celina. This Agreement is for the following property:

The Property is described in Exhibit A attached hereto and incorporated herein.

NOW THEREFORE, for and in consideration received and the mutual benefits contained herein, the undersigned parties agree to the following Service Plan:

A) SERVICE PLAN GENERALLY

1) This service plan has been prepared in accordance with the Texas Local Government Code, Sections 43.021; 43.065 and 43.056(b)-(o). Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Celina in accordance with the following plan. The City of Celina shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density. The provisions of the service plan were made available for public inspection and explained at the two public hearings held by the City Council in accordance with LGC Section 43.056(j).

2) For purposes of this service plan, to "provide" services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services.

B) EMERGENCY SERVICES

1) Police Protection

   a) Police protection from the City of Celina Police Department shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:
      i) Normal patrol and responses;
      ii) Handling of complaints and incident reports;
      iii) Special units, such as traffic enforcement and investigations; and
      iv) Coordination with other public safety support agencies.

   b) As development commences in these areas, sufficient police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of the areas.

   c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the city limits.

2) Fire Protection

   a) The Celina Fire Department will provide emergency and fire prevention services to the annexed area. These services include:
      i) Fire suppression and rescue;
      ii) Pre-hospital medical services including triage, treatment and transport by Advanced Life

Support (ALS) fire engines, trucks and ambulances;
iii) Hazardous materials response and mitigation;
iv) Emergency prevention and public education efforts;
v) Technical rescue response; and
vi) Construction Plan Review and required inspections.

b) Fire protection from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.

c) As development commences in these areas, sufficient fire protection, including personnel and equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas. It is anticipated that fire stations planned to service areas currently with the City of Celina will be sufficient to serve the annexed area.

d) Upon ultimate development, fire protection will be provided at a level consistent with similarly situated areas within the city limits.

3) Emergency Medical Services

a) The Celina Fire Department will provide emergency and safety services to the annexed area. These services include:
i) Emergency medical dispatch and pre-arrival First Aid instructions;
ii) Pre-hospital emergency Advanced Life Support (ALS) response and transport; and
iii) Medical rescue services.

b) Emergency Medical Services (EMS) from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.

c) As development commences in these areas, sufficient EMS, including personnel and equipment, will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization, and population density of the areas.

d) Upon ultimate development, EMS will be provided at a level consistent with similarly situated areas within the city limits.

C) SOLID WASTE

1) Solid Waste and Recycling Collection Services will be provided to the annexed area immediately upon the effective date of the annexation at a level consistent with current methods and procedures presently provided to similar areas within the City. Private solid waste collection service providers operating in the affected area immediately prior to annexation and currently providing customers with service may continue to provide their existing service for up to two (2) years in accordance with Texas Local Government Code Section 43.056(n).

D) WASTEWATER FACILITIES

1) As development commences in these areas, sanitary sewer mains as defined by the Certificate of Convenience and Necessity (CCN) Number 20764, as issued by the Texas Commission on Environmental Quality (TCEQ) will be extended in accordance with the provisions of the City's codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with applicable City codes, ordinances, regulations and policies. Capacity and extensions shall be provided consistent with the characteristics of topography, land utilization, and population density of the areas. If the annexed area is in the CCN of another provider, wastewater service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new wastewater provider, in time.

2) Sanitary sewer mains and lift stations installed or improved to City standards, and accepted by the

City, within the annexed area which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the City Manager or his designee, shall be maintained by the City on the effective date of this ordinance.

3) Operation and maintenance of wastewater facilities in the annexed area that are within the certificated service area of another wastewater utility will be the responsibility of that utility. Operation and maintenance of private wastewater facilities in the annexed area will be the responsibility of the owner.

E) WATER FACILITIES

1) Connections to existing City of Celina water distribution mains for water service as defined by Certificate of Convenience and Necessity (CCN) Number 12667, as issued by the Texas Commission on Environmental Quality (TCEQ) will be provided in accordance with existing City codes, ordinances, regulations and policies. Upon connection to existing distribution mains, water service will be provided at rates established by City ordinance. If the annexed area is in the CCN of another provider, water service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new water provider, in time.

2) As development commences in these areas, water distribution mains will be extended in accordance with City of Celina codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with the City of Celina's codes, ordinances, regulations and policies. Water service extensions and capacity shall be provided consistent with the characteristics of topography, land utilization, and population density of the area.

3) Operation and maintenance of existing water facilities in the annexed area that are within the service area of another water utility will be the responsibility of that utility. Operation and maintenance of private water facilities in the annexed area will be the responsibility of the owner.

F) ROAD AND STREETS

1) Emergency street maintenance shall be provided within the annexed area on the effective date of the applicable ordinance of acceptance. Routine maintenance will be provided within the annexed area and will be scheduled as part of the City's annual program and in accordance with the City's current codes, ordinances, regulations, policies and procedures defined therein and/or as established by the City Council.

2) Any construction or reconstruction will be considered within the annexed area on a City-wide basis and within the context of the City's Capital Improvement Plan and/or yearly fiscal budgetary allotments by the City Council. As development, improvement or construction of streets to City standards commences within this property, the policies of the City of Celina with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion shall apply.

3) Roadway signage and associated posts will be replaced in priority of importance starting with regulatory signs, then warning signs, then informational signs and in conformance with fiscal allotments by the City Council. If a sign remains, it will be reviewed and placed on the City's inventory listed for routine re-placement. All existing signs will be reviewed for applicability and based upon an engineering study. New signs will be installed when necessary and based upon an engineering study.

4) Routine maintenance of road/street markings will be placed on a priority listing and scheduled within the yearly budgetary allotments by the City Council.

5) The City will coordinate any request for improved road and street lighting with the local electric provider. Any and all road and street lighting will be pursuant to the rules, regulations and fees of such electric utility and shall be maintained by the applicable utility company.

G) ENVIRONMENTAL HEALTH, INSPECTIONS AND CODE ENFORCEMENT SERVICES

1) Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal control ordinances, shall be provided within this area sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.

2) Inspection services including the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will continue to be provided after the effective date of the annexation ordinance. Existing personnel will be used to provide these services.

3) The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning upon the effective date of the annexation.

4) All inspection services furnished by the City of Celina, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexed ordinance.

5) As development and construction commence in this area, sufficient personnel will be provided to furnish this area the same level of environmental health, inspection and code enforcement services as are furnished throughout the City.

H) PLANNING AND ZONING SERVICES

1) The Planning and zoning jurisdiction of the City will extend to this area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS

1) Residents within the annexed area may utilize all existing park and recreation facilities, on the effective date of this ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.

2) As development commences in the area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from areas being considered for annexation.

J) PUBLICLY OWNED FACILITIES

1) Any publicly owned facility, building, or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall be maintained by the City of Celina on the effective date of the annexation ordinance.

K) OTHER SERVICES

1) Other services that may be provided by the City of Celina, such as municipal and general administration will be made available on the effective date of the annexation. The City of Celina shall provide levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of services, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.

L) UNIFORM LEVEL OF SERVICES IS NOT REQUIRED

1) Nothing in this Service Plan shall require the City of Celina to provide a uniform level of full

municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for provided different levels of service. The City Council finds and determines that this Service Plan will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation process.

2) The City of Celina's codes, ordinances, regulations and policies that apply throughout the City may be reviewed at City Hall and at https://ecode360.com/CE6272.

M) TERM

1) This Service Plan shall be valid for a term of ten (10) years. Renewal of the Service Plan shall be at the discretion of the City Council and must be approved by ordinance.

N) AMENDMENTS

1) This Service Plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Council may amend the Service Plan to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances exist pursuant to the LGC or other Texas or Federal laws that make this service plan unworkable, obsolete or unlawful.

Entered into this____ day of _____, 2024.

CITY OF CELINA

By: _____
Name: Robert Ranc
Title: City Manager
Date: _____

OWNER: PROSPER ISD

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A
Legal Description

BEING a 10.926 acre tract of land situated in the Coleman Watson Survey, Abstract Number 945, Collin County, Texas and being all of a called 10.926 acre tract of land to Prosper Independent School District as recorded in Instrument Number 20210707001368370 of the Official Public Records of Collin County, Texas and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod with cap stamped "GEER 4117" found lying on the east line of a called 112.274 acre tract of land to Sunshine Development Group, LTD as recorded in Instrument Number 20150731000953760 of the Official Public Records of Collin County, Texas for the southwest corner of Rolling Meadows Estates, an addition to Collin County, Texas as recorded in Volume N, Page 302 of the Plat Records of Collin County, Texas and for the northwest corner of said 10.926 acre tract;

THENCE North 89 degrees 40 minutes 28 seconds East along the south line of said Rolling Meadows Addition, same being the north line of said 10.926 acre tract and along a wrought iron fence, a distance of 350.04 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of said 10.926 acre tract, same being the northwest corner of a called 34.300 acre tract of land to Prosper Independent School District as recorded in Instrument Number 20210709001386630 of the Official Public Records of Collin County, Texas;

THENCE South 00 degrees 42 minutes 37 seconds West along the east line of said 10.926 acre tract, same being the west line of said 34.300 acre tract, a distance of 1361.53 feet to a 5/8 inch iron rod with pink 1-3/4 inch plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found lying on the north right-of-way line of F.M. 1461, (a variable width right-of-way) for the northeast corner of a tract of land to The State of Texas as recorded in Instrument Number 20210113000083740 of the Official Public Records of Collin County, Texas, from which a 1/2 inch iron rod with cap stamped "GEER 4117" found for the southwest corner of said 34.300 acre tract bears South 00 degrees 42 minutes 37 seconds West, a distance of 37.05 feet;

THENCE North 89 degrees 46 minutes 54 seconds West along the north right-of-way line of said F.M. 1461, same being the north line of said State of Texas tract and the south line of said 10.926 acre tract, a distance of 350.00 feet to a 5/8 inch iron rod with pink 1-3/4 inch plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found lying on the east line of Wellspring Estates Phase 1, an addition to Collin County, Texas as recorded in Instrument Number 20190916010003940 of the Official Public Records of Collin County, Texas for the northwest corner of said State of Texas tract same being the southwest corner of said 10.926 acre tract from which a 1/2 inch iron rod found for the southeast corner of said Wellspring Estates Phase 1, bears South 00 degrees 42 minutes 37 seconds West, a distance of 37.01 feet;

THENCE North 00 degrees 42 minutes 37 seconds East along the west line of said 10.926 acre tract, same being the east line of said Wellspring Estates Phase 1 passing the northeast corner of same at a distance of 1248.29 feet and continuing along the common line of said 112.274 acre tract and said 10.926 acre tract, a distance of 1358.20 feet to the POINT OF BEGINNING containing 475,936 square feet, or 10.926 acres of land.

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Andy Glasgow
Date:	August 13, 2024
Re:	Old Celina Park Playground Material Testing

Action Requested:
Consider and act to approve a work authorization for testing services for the construction of Old Celina Park Playground with WSB, LLC, for an amount not to exceed $54,479.50. (Glasgow)

Background Information:
On May 14th, 2024 City Council approved the guaranteed maximum price to Dean Construction for the construction of the Old Celina Park playground. The construction will include earthwork preparation, concrete paving, and structural steel erection. To ensure the work is completed by design requirements, quality assurance material testing and inspections, the City will need material testing services.

The proposed work authorization will provide concrete testing of each concrete pour, utilities and subgrade testing and inspection, and visual inspection of the structural steel installation.

Legal Review:
Contract has been previously reviewed and approved.

Supporting Documents:
1. WA 1 -2024
2. OCP - StarLocationMap
3. P13- OCP Material Testing _August Council Presentation.pptx (P)

Financial Consideration:

Funding is available through bond funds. Expenditure will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends awarding the work authorization as presented.

WORK AUTHORIZATION

MAPS # _____ **MAPS DATE:** 3/28/2024

Pursuant to and subject to the above referenced Master Agreement for Professional Services (MAPS), between the City of Celina, Texas (Owner') and Consultant listed below; Owner requests that Consultant perform, and Consultant agrees to perform, the work described below.

Consultant:	WSB LLC		
Consultant Project #:			
Project Name:	Old Celina Park Playground		
Purchase Order#		**Project #(s)**	

INVOICE SUBMITTAL

Billing Period:	Monthly-for the full month, billed by the 10th of the following month.
Invoice Mailing Instructions: **Electronic Submission is preferred.**	Email to: **accounts.payable@celina-tx.org** Mail to: City of Celina Accounts Payable 142 N. Ohio Celina, TX 75009 Include work order number, PO number, billing period, and project name,

OWNER OPTIONAL INFORMATION:

1. **Work Site:** Old Celina Park Playground – City of Celina
2. **Work performed:** All work shall be completed in accordance with the scope listed below and the terms detailed in the Master Agreement for Professional Services (MAPS). Any changes to the scope of work must be in writing and approved by both parties prior to work performed.
3. **Drawings / Plans are / are not attached.**
4. **Date and Time to Commence:** Upon Receipt of Purchase Order and Signed Work Order.
5. **Other:** Cost estimate attached

CONSULTANT PROVIDED INFORMATION:

1. **Scope of Work: Material Testing for Old Celina Park Playground**
2. **Compensation:** **$54,479.50**
3. **Timeline:** **Immediately**

ACCEPTANCE:

This Work Order is accepted pursuant to the terms listed above.

CITY OF CELINA	**CONSULTANT**
	Kelly Selman, P.E.
	Signature
	Kelly Selman, P.E. Texas Regional Manager
Printed Name & Title	Printed Name & Title
	7/19/2024
Date	Date

Exhibit A

Scope of Work

WSB will provide testing and inspection services for all concrete and compaction efforts per Job No. 20-5159/P13.

Estimate of Material Testing

wsb

To: Andy Glasgow
Director of Engineering - City of Celina
AGlasgow@celina-tx.gov

Project: Old Celina Park Playground Improvements - CIP 20-5159/P13
Location: Celina, TX
County: Collin

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Embankments, Utilities & Subgrade Testing & Inspection				
1	Moisture/Density Proctor	6	Each	$ 242.00	$ 1,452.00
2	Flexbase Proctor	1	Each	$ 360.00	$ 360.00
3	Atterberg Limits	7	Each	$ 80.00	$ 560.00
4	Sampling Fee	4	Hourly	$ 70.00	$ 280.00
5	Densities on Embankments/Utilities - Tech Time	303	Hourly	$ 70.00	$ 21,210.00
6	Densities on Embankments/Utilities - Equipment (Per Shot)	210	Each	$ 15.00	$ 3,150.00
7	Proof Roll Inspection/Observation	8	Hourly	$ 70.00	$ 560.00
8	Trip Charges	32	Each	$ 125.00	$ 4,000.00
9	Reporting	52	Each	$ 20.00	$ 1,040.00
	Hydraulic Cement Concrete				
10	Making & Curing Concrete (Set of 4)	23	Each	$ 83.00	$ 1,909.00
11	Compressive Strength Curing and Disposal (EA)	92	Each	$ 28.00	$ 2,576.00
12	Pier Inspection	8	Hourly	$ 70.00	$ 560.00
13	Rebar Inspection	20	Hourly	$ 70.00	$ 1,400.00
14	CPU - Per Set	23	Each	$ 10.00	$ 230.00
15	Post-Tension Inspection	20	Hourly	$ 70.00	$ 1,400.00
16	ACI Certified Technician	54	Hourly	$ 70.00	$ 3,780.00
17	Trip Charges	42	Each	$ 125.00	$ 5,250.00
18	Reporting	140	Each	$ 20.00	$ 2,800.00
	Structural Steel Inspection				
19	Structural Steel/Weld Inspector	18	Hourly	$ 70.00	$ 1,260.00
20	Trip Charge - Welding/Steel Inspector	3	Each	$ 105.00	$ 315.00
	Additional Fees				
21	Project Manager	0.5	Hourly	$ 175.00	$ 87.50
22	Lab Manager	1	Hourly	$ 140.00	$ 140.00
23	Administration	2	Hourly	$ 80.00	$ 160.00
				TOTAL =	$ 54,479.50

*Density charge rate is $70.00 per hour with a minimum of 2 hour charge, this includes gauge and tech time.

**Trip Charges - There will be a standard rate per trip made to the project location for inspection and testing.

Terms and Conditions:
WSB has a standard standby time charge rate of $70.00 per hour for a technician who is required to be on site while performing on site inspection and or testing.

These rates quoted by the hour do not reflect any off shift hours WSB may be asked to cover. Off shift hours are defined as any work requiring a technician to work outside of M-F 8am-5pm. Any testing or inspection that requires a technician to be on site Saturday or Sunday will be at our standard hourly rate times 1.5.

The quantities and totals above are estimates based on anticipated progression and scope of work.

Reviewed by:
Kelly Selman, P.E.

Kelly Selman, P.E.
Vice President of Transportation
Kselman@wsbeng.com

7/17/2024
Date

Accepted by:

Signature

Print

Date

3522 Sam Rayburn Hwy - Melissa, TX - 75454 - 469.907.5500 - WSBENG.COM

Exhibit C

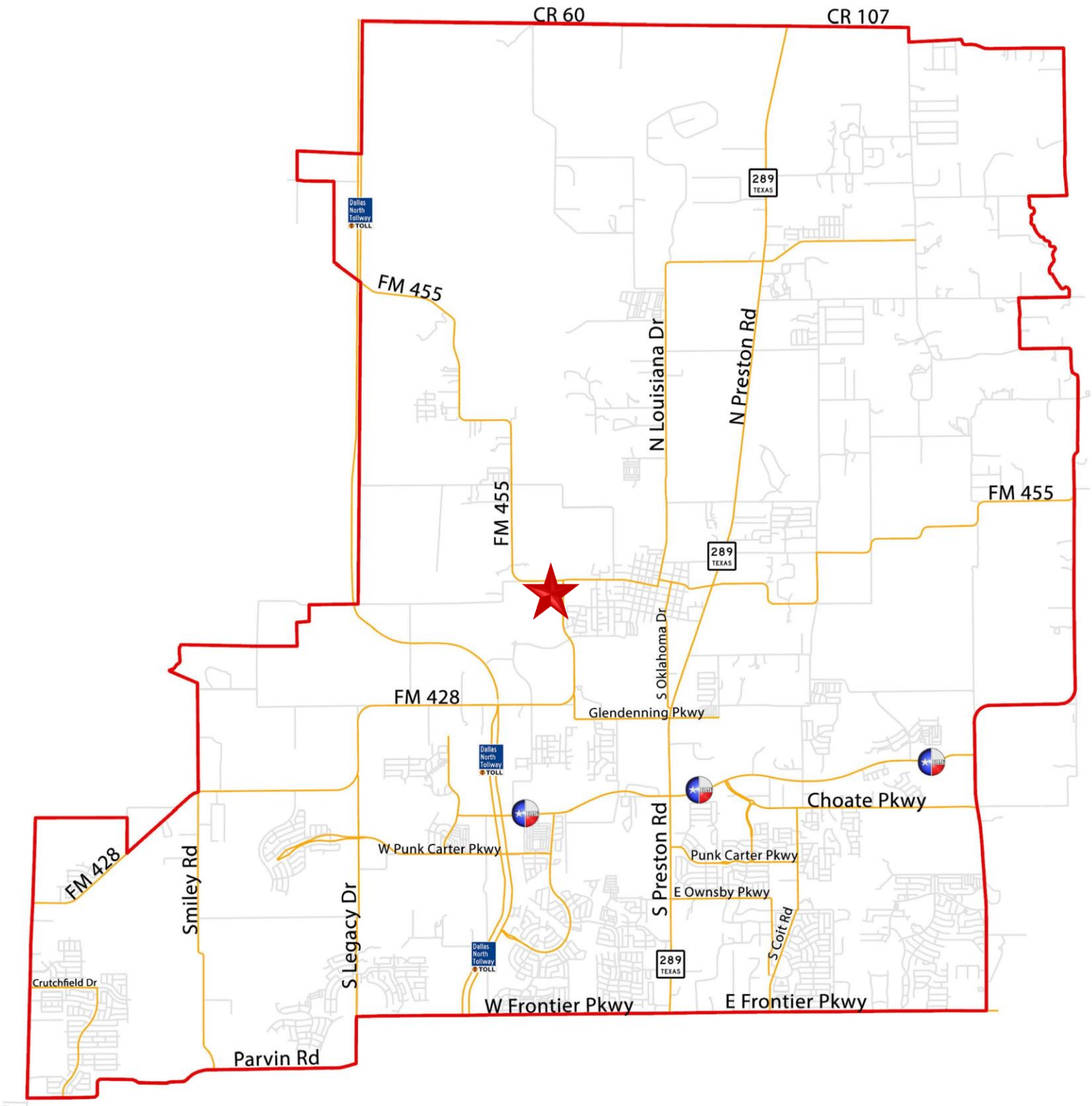
Timeline/Schedule

Timeline to follow construction award.

Exhibit D

Deliverables

All reports will be sent in a timely manner as the work progresses.


CR 60
CR 107
289
TEXAS
Dallas North Tollway TOLL
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
TEXAS
S Oklahoma Dr
FM 428
Glendenning Pkwy
Dallas North Tollway TOLL
Choate Pkwy
W Punk Carter Pkwy
Punk Carter Pkwy
S Preston Rd
E Ownsby Pkwy
S Coit Rd
FM 428
Smiley Rd
S Legacy Dr
Dallas North Tollway TOLL
289
TEXAS
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd

OLD CELINA PARK PLAYGROUND MATERIAL TESTING

WORK AUTHORIZATION

August 13th, 2024

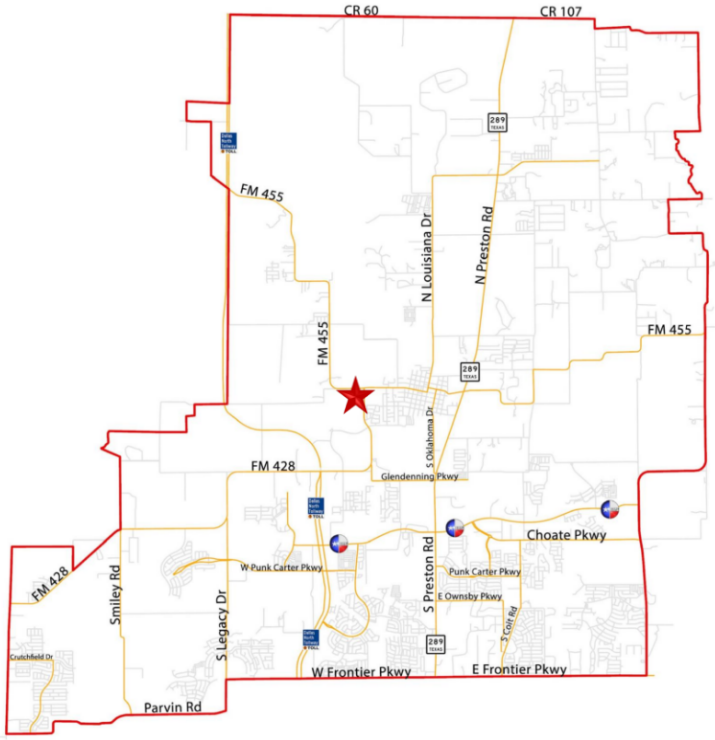
Andy Glasgow, P.E., PMP, CFM
Director of Engineering



INTRODUCTION

- Consider and act to approve a work authorization for testing services for the construction of Old Celina Park (OCP) Playground with WSB, LLC, for an amount not to exceed $54,479.50.
- Dean Construction guaranteed maximum price approved by City Council May 14th for construction of OCP playground .
  - Construction includes earthwork, utilities, concrete paving, structural steel erection.
  - Quality assurance testing needed.

PROJECT LOCATION



- Old Celina Park

WORK SCOPE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Embankments, Utilities & Subgrade Testing & Inspection				
1	Moisture/Density Proctor	6	Each	$ 242.00	$ 1,452.00
2	Flexbase Proctor	1	Each	$ 360.00	$ 360.00
3	Atterberg Limits	7	Each	$ 80.00	$ 560.00
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9	Reporting	52	Each	$ 20.00	$ 1,040.00
	Hydraulic Cement Concrete				
10	Making & Curing Concrete (Set of 4)	23	Each	$ 83.00	$ 1,909.00
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20	Trip Charge - Welding/Steel Inspector	3	Each	$ 105.00	$ 315.00
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21	Project Manager	0.5	Hourly	$ 175.00	$ 87.50
22	Lab Manager	1	Hourly	$ 140.00	$ 140.00
23	Administration	2	Hourly	$ 80.00	$ 160.00
				TOTAL =	$ 54,479.50

QUESTIONS?

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Catherine Oduro
Date:	August 13, 2024
Re:	Celina Road Ground Storage Tank #2 Design

Action Requested:
Consider and act to authorize the City Manager to execute a work authorization with Garver LLC for the design of a six million gallons (6MG) ground storage tank at the Celina Road Pump station site for an amount not to exceed $809,078.00. (Glasgow)

Background Information:
The City's Celina Road Pump station's (CRPS) peak discharge in July 2024 was 11.2 million gallons (MG). The existing storage capacity at the pump station is 7 MG. The increase in water usage over the summer months for landscape irrigation has resulted in the enforcement of stage 1 of our drought conservation plan. To keep up with the growth in new homes in the coming years, the storage capacity at CRPS needs to increase. This ground storage tank project was identified in the 2021 Water and Wastewater Impact Fee Update.

The CRPS and ground storage site was master planned with four 6 MG ground storage tanks to provide reliability and flexibility in the city's water supply system. Each tank will be designed and constructed in phases. The first of four tanks was completed in 2023 and brought into service. The proposed design for the second of the four tanks will allow the City to advertise for construction in the 1st quarter of 2025 to meet projected water demand in Summer 2026.

The City maintains an executed Master Agreement for Professional Services with this engineering firm for on-call services. Council authorized the agreement in 2022 for a period of five years.

Legal Review:
Legal has previously reviewed and approved the contract template.

Supporting Documents:

1. WA-2301757 Celina Road GST No. 2 2024-7-30
2. Pages from Tank Sizing Evaluation 02-12-2020
3. Celina Rd Pump Station- Location Map
4. Celina Rd Ground Storage Tank #2 consent presentation

Financial Consideration:

Funding is available through 2024 utility bonds. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:

Staff recommends approval.

EXHIBIT B - WORK AUTHORIZATION

MAPS #	2021-0085 Garver	MAPS Date:	10/10/2022

In accordance with Paragraph 1.01 of the Main Agreement for Professional Services (MAPS) between the **City of Celina, Texas** (Owner) and **Garver, LLC.** (Engineer or Consultant); Owner has furnished the following Specific Project information to Engineer as of the Effective Date of the Task Order. Engineer's scope of services has been developed based on this information. As the Specific Project moves forward, some of the information may change or be refined, and additional information will become known, resulting in the possible need to change, refine, or supplement the scope of services.

Project Name:	Celina Road GST No. 2		
Engineer Project #:	2301757	**Work Authorization Date:**	
Engineer:	Garver LLC		
Purchase Order#:		**Project #:**	
Engineer Representative	Lance Klement, PE	**Owner Representative:**	

INVOICE SUBMITTAL

Billing Period:	Monthly-for the full month (1-31)
Submission Date:	Submit invoice by the 10th of each month.
Invoice Instructions: **Electronic Submission is preferred.**	Email to: accountspayable@celina-tx.gov & **aglasgow@celnia-tx.gov** Mail to: City of Celina Accounts Payable 142 N. Ohio Celina, TX 75009 Include PO number, billing period, and project name

OWNER OPTIONAL INFORMATION:

1. **Work Site:** Consultant Offices unless otherwise stated.
2. **Work performed:** All work shall be completed in accordance with the scope listed below and the terms detailed in the Main Agreement for Consulting Services. Any changes to the scope of work must be in writing and approved by both parties prior to work performed.
3. **Drawings/Plans _____are** X **____ are not attached.**
4. **Date and Time to Commence:** Upon Receipt of Purchase Order, Signed Work Order.
5. **Other: Design schedule shall be submitted for work orders where the scope of work duration surpasses ninety (90) calendar days.**

CONSULTANT PROVIDED INFORMATION:

1. **Scope of Work:** **Attach as Exhibit A**
2. **Compensation:** **Attach as Exhibit B**
3. **Timeline / Schedule:** **Attach as Exhibit C**
4. **Deliverables:** **Attach as Exhibit D**

ACCEPTANCE:

This Work Order is accepted pursuant to the terms listed above.

Execution of this Work Authorization by Owner and Consultant makes it subject to the terms and conditions of the Main Agreement and its exhibits and appendices, which Main Agreement, exhibits, and appendices are incorporated by this reference.

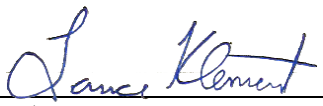
CITY OF CELINA	**ENGINEER**
	
Signature	Signature
	Lance Klement, Senior PM
Printed Name & Title	Printed Name & Title
	7/30/2024
Date	Date

Exhibit A – Scope of Work
Project No. 2301757 Celina Road GST No. 2

Under this Work Order, the Owner intends to make the following improvements for the **Celina Road Ground Storage Tank Number 2.**

The new GST will improve water reliability and flexibility of the City's water supply to keep up with its growth. Generally, the scope of services includes surveying, geotechnical investigation, design, preparation of construction documents and services during construction of a new 6 MG ground storage tank, associated piping, and SCADA improvements on the Celina Road Pump Station (CRPS) site.

Task 1.0 Project Management

1.1 Kick-Off Meeting and Site Visit

GARVER will hold a virtual kick-off meeting with the Owner to discuss project scope, establish lines of communication, and present the project schedule.

1.2 Progress Reports and Invoices

GARVER will prepare and provide monthly progress/status reports, sufficient to support monthly billings. Monthly status reports shall be submitted with monthly invoices and project updates.

1.3 Project Management and Quality Control/Assurance Plan

GARVER will develop a Project Management Plan (PMP) for internal use. This will include the development of a detailed schedule to communicate key deadline to the design teams. GARVER will also develop a Quality Control/Assurance Plan and perform internal Quality Assurance/Quality Control (QA/QC) reviews of all major deliverables.

1.4 Summary of Deliverables

A. Up to twenty-five (25) progress reports and invoices

1.5 Summary of Meetings

A. Kick-off meeting conducted virtually.

Task 2.0 Surveys

GARVER will subcontract with a land surveying consultant to provide field survey data for designing the project, and this survey will be tied to the Owner's control network.

The survey will include the following:

- GARVER's Subconsultant will verify control set points and establish additional control points as needed.
- GARVER's Subconsultant will obtain spot elevations on a 50-ft grid for the proposed location of the new GST as needed to confirm design elevations.
- A boundary survey and plat of the existing site is included with this task.

Task 3.0 Geotechnical Services

As a part of this project, GARVER will subcontract a subconsultant geotechnical firm to complete the following tasks:

1. Coordinate field activities and utility location with City.
2. Stake proposed boring locations.
3. Contact Texas One Call and locate buried public utilities new borings.
4. Mobilize a truck-mounted drilling rig to drill and sample four (4) borings at a depth of 50 feet or 10-15 feet into unweathered bedrock, whichever is less. One boring to be drilled at the center and the remaining three around the perimeter of the proposed tank location.
5. Obtain relatively undisturbed thin-walled tube samples and standard penetration test samples as appropriate for the soils encountered. Soils in each boring will be continuously sampled for the first 10 feet and at approximate 5-foot intervals thereafter.
6. Observe for groundwater seepage during drilling and at completion of drilling.
7. Backfill boreholes with cuttings upon completion.
8. Select laboratory testing will be conducted on representative samples obtained during the field exploration.
9. An engineering analysis and evaluation of the field and laboratory data will be performed for the project, based on available project concepts.

Task 4.0 Preliminary Design (30 Percent)

GARVER will prepare a preliminary engineering report that includes the general design criteria for the tank, hydraulic requirements, and an overall layout of the site.

GARVER envisions the report will include the following sections:

- Executive Summary
- GST Design Criteria
- Cost Opinion
- Preliminary Drawings
- Equipment Data Sheets and Manufacturer Information

4.1 Preliminary Engineering Report for GST

The preliminary engineering report will consist of the following items:

1. Incorporate record drawing updates from previous tank project on the existing site.
2. Document design criteria for GST. The GST will be a pre-stressed concrete technology. No other tank technologies will be evaluated.
3. Document preliminary tank sizing and initial design configuration.
4. Document preliminary structural and mechanical details for the structure and preliminary drawings.
5. Electrical and instrumentation will be designed to integrate with City's SCADA system. It is assumed RLC will be responsible for the integration and programming.
6. Incorporate tank painting requirements and logo requirements.
7. Incorporate tank lighting requirements and site security.
8. Incorporate site driveway and sidewalk access improvements.
9. Document tank mixing recommendations and required hardware.
10. Attend one review meeting to receive comments from the City. Incorporate comments from meeting into final report.
11. Develop preliminary opinion of probable cost at 30% level.

4.2 Deliverables

A. Draft Preliminary Design Report – one (1) electronic (pdf) copy to the Owner
B. Preliminary Design Drawings – one (1) electronic (pdf) set
C. Final Preliminary Design Report – one (1) electronic (pdf) copy to the Owner
D. Final Preliminary Design Report – one (1) electronic copy and one (1) hard copy to TCEQ

E. Preliminary Design Drawings – one (1) electronic (pdf) and one (1) half-sized (11”x17”) hard copy set to TCEQ

4.3 Meetings

A. Preliminary Design Workshop – Virtual workshop with the Owner
B. Preliminary Design Meeting – In-person meeting with UTRWD to share the plans and discuss anticipated operations, including hydraulic grade and SCADA methodology

Task 5.0 Final Design

5.1 6 MG GST Final Design

During the final design phase of the project, Consultant will conduct final designs to prepare construction plans and specifications for one (1) construction contract, including final construction details and quantities, special provisions, and opinion of probable construction cost. These will be developed in accordance with the phasing plan detailed at the introduction of this scope.

The final design phase is anticipated to have two major submittals: a 90%, and 100%. The contract documents will consist of drawings and specifications that set forth requirements for construction of the improvements, and shall include proposal forms, notice to bidders, bid forms, bond forms, and other information as required by Owner to competitively bid the work.

GARVER will prepare OPCC for review. This will be prepared for the 30% and updated for the 90% quality control review meetings.

The 90% design documents will be provided to TCEQ for review. GARVER will respond to questions from TCEQ during the review period.

After completion of the 90% quality control review meeting with Owner, GARVER will update the contract documents and provide sealed construction contract (100%) documents.

5.3 Deliverables:

C. 90% Design:
    a. 90% design drawings, specifications, and OPCC – One (1) electronic (PDF) set to the Owner and one set to TCEQ
D. 100% Design:
    a. 100% design drawings, specifications, and OPCC – One (1) electronic (PDF) set to the Owner.

5.4 Meetings:

A. 90% Design Workshop – One virtual workshop.
B. Final Design – In-person workshop with UTRWD

Task 6.0 Bidding Services

6.1 Bidding Assistance

The bidding period is anticipated to extend for a 30-day duration. During the bidding period phase of the project, GARVERwill:

1. Prepare and submit Advertisement for Bids to the Owner for publication in the newspaper(s).
2. Support the Owner's online plan room for advertisement by providing construction documents and responding to Contractor questions.
3. Support the contract documents by preparing addenda as appropriate.
4. Participate in a pre-bid meeting.
5. Attend the bid opening.
6. Prepare bid tabulation.
7. Evaluate bids and recommend award.
8. Prepare construction contracts.
9. Prepare conformed documents.

If the bid phase extends beyond the anticipated 30 days, an additional Amendment will be necessary to extend these services.

6.2 Deliverables:

- Conformed documents – One (1) electronic (PDF) set

Task 7.0 Construction Administration Services

During the construction phase of work, GARVER will accomplish the following:

1. Attend one preconstruction meeting.
2. Attend one utilities coordination meeting.
3. Attend 12 progress/coordination meetings with the Owner/Contractor.
4. Evaluate and respond up to 150 construction material submittals and shop drawings. Additional submittal and shop drawing reviews will be considered Extra Work. Corrections or comments made by GARVER on the shop drawings during this review will not relieve Contractor from compliance with requirements of the drawings and specifications. The check will only be for review of general conformance with the design concept of the project and general compliance with the information given in the contract documents. The Contractor will be responsible for confirming and correlating all quantities and dimensions, selecting fabrication processes and techniques of construction, coordinating his work with that of all other trades, and performing his work in a safe and satisfactory manner. GARVER's review shall not constitute approval of safety precautions or constitute approval of construction means, methods, techniques, sequences, procedures, or assembly of various components. When certification of performance characteristics of materials, systems or equipment is required by the Contract Documents, either directly or implied for a complete and workable system, GARVER shall be entitled to rely upon such submittal or implied certification to establish that the materials, systems or equipment will meet the performance criteria required by the Contract Documents.
5. Issue up to fifty instructions to the Contractor on behalf of the Owner and issue necessary clarifications (respond to RFIs) regarding the construction contract documents. If GARVER is requested to respond to additional RFIs, it will be considered Extra Work.
6. Assume up to five (5) non-design related change orders or unforeseen changes.
7. Review up to twelve (12) of the Contractor's progress payment requests based on the actual quantities of contract items completed and accepted and will make a recommendation to the Owner regarding payment. GARVER's recommendation for payment shall not be a representation that GARVER has made exhaustive or continuous inspections to (1) check the quality or exact quantities of the Work; (2) to review billings from Subcontractors and material suppliers to substantiate the Contractor's right to payment; or (3) to ascertain how the Contractor has used money previously paid to the Contractor.
8. Participate in final project inspection, prepare punch list, review final project closing documents, and submit final pay request.
9. Prepare and furnish record drawings based on contractor redlines.

The proposed fee for Construction Phase Services is based on a 365-calendar-day construction contract performance time. If the construction time extends beyond the time established in this agreement, and the Owner wants GARVER to continue the applicable Construction Phase Services, the Owner will pay GARVER an additional fee agreed to by the Owner and GARVER.

SCADA programming and applications engineering services are not included in this Task. If desired by the Owner, the work associated with those services will be considered Special Services.

Task 8.0 Special Services

Additional professional services may be needed during the project timeline. Special services will only be conducted as directed and authorized by the Owner in writing prior to conducting special services work.

The following services are not included as part of the basic services and will be performed at the request of the Owner and with additional compensation:

1. Building expansion of existing chemical storage or feed facilities.
2. Structural expansion of the existing pump stations.
3. Geotechnical evaluations.
4. Boundary survey.
5. Construction staking for survey.
6. Construction observation.
7. Startup and commissioning.
8. Classroom training.
9. Risk Management Plans associated with any increase in chlorine storage.
10. Operations and Maintenance Manual updates.
11. Funding assistance.
12. Easement or property acquisition documents.
13. Pre-qualification services for evaluating contractors to develop a pre-qualified list of eligible contractors prior to bidding the project.
14. Water testing.
15. Design of improvements off-site.
16. Utility relocation coordination or design.
17. Preparation of a Storm Water Pollution Prevention Plan (SWPPP).
18. Construction materials testing.
19. Environmental Handling and Documentation beyond those previously identified,
20. Floodplain delineation and coordination with FEMA and preparation/submittal of a CLOMR and/or LOMR.
21. Extra Meetings.

Exhibit B - Compensation

For the work described under Exhibit A, Tasks 1-7, the Owner will pay GARVER on a lump sum basis. The Owner will pay GARVER on an hourly basis for Task 8. The Owner represents that funding sources are in place with the available funds necessary to pay GARVER.

The following table presents a summary of the fee amounts and fee types for this contract.

WORK DESCRIPTION	FEE AMOUNT	FEE TYPE
Task 1 – Project Management	$31,283	Lump Sum
Task 2 – Survey	$22,510	
Task 3 – Geotechnical Services	$35,368	
Task 4 – Preliminary Design	$105,786	
Task 5 – Detailed Design	$302,330	
Task 6 – Bidding Services	$22,830	Lump Sum
Task 7 – Construction Services	$238,971	Hourly, NTE
Task 8 - Special Services	$50,000	Hourly, NTE
TOTAL FEE	$809,078	

The total amount to be paid under this agreement is $809,078

For informational purposes, a breakdown of GARVER's estimated costs is included. For hourly not to exceed tasks, the Owner will pay GARVER, for time spent on the project, at the rates shown for each classification of GARVER's personnel (may include contract staff classified at GARVER's discretion) plus reimbursable expenses including but not limited to printing, courier service, reproduction, and travel. The rates shown will be increased annually with the first increase effective on or about June 1, 2026.

The Owner will pay GARVER on a monthly basis, based upon statements submitted by GARVER to the Owner indicating the estimated proportion of the work accomplished. Payments not received within 60 days of invoice date will be subject to a one percent monthly simple interest charge. Any unused portion of the lump sum fee, due to delays beyond GARVER's control, will be increased 6% annually with the first increase effective on or about July 1, 2027.

Exhibit C – Timeline/Schedule

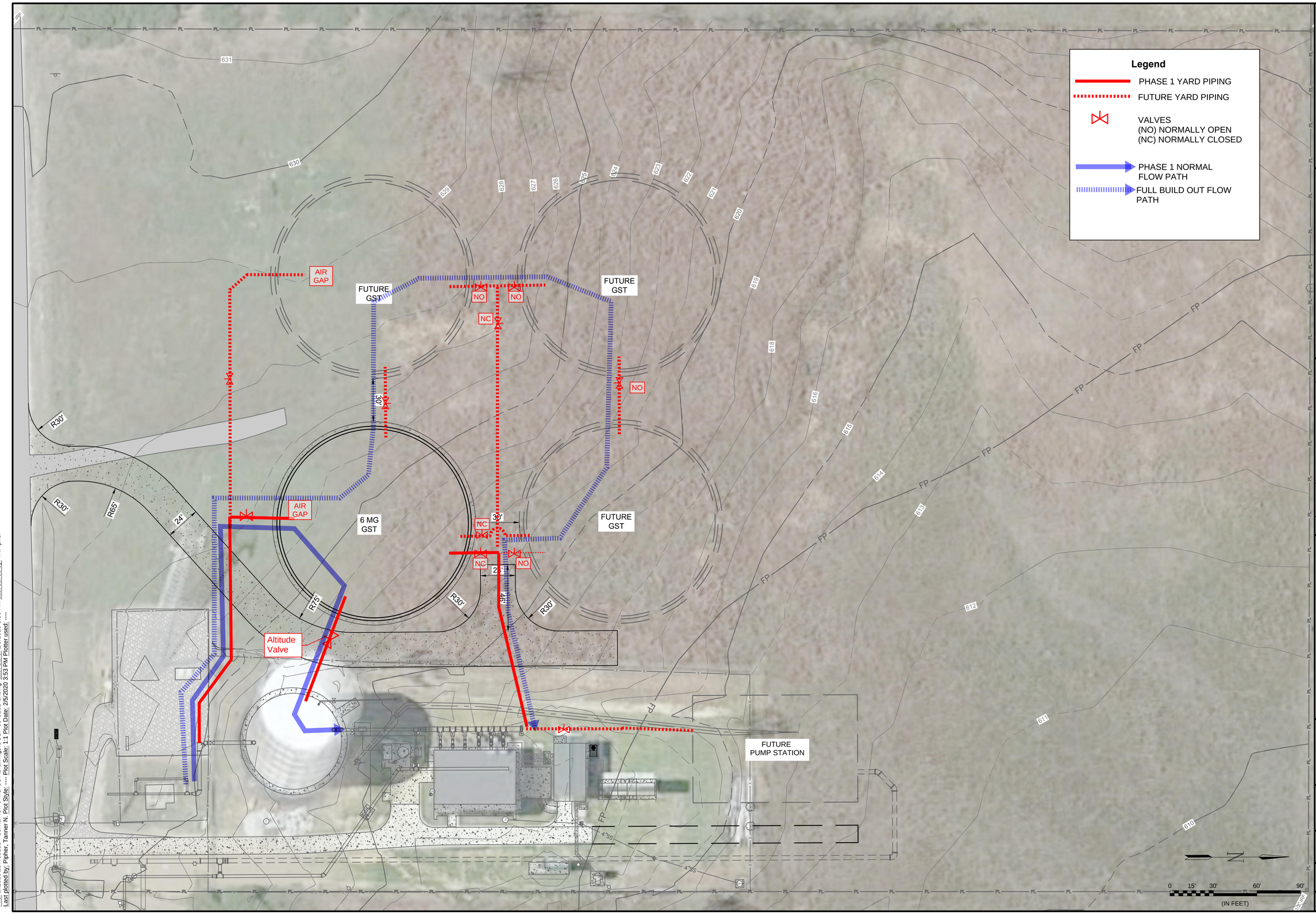
The following schedule details the anticipated milestones and delivery dates for each deliverable.

Work Item	**Duration from Notice to Proceed (NTP)**
Task 1 – Project Management	Concurrent with subsequent tasks
Task 2 – Survey	30 days from authorization
Task 3 – Geotechnical Services	30 days from authorization
Task 4 – Preliminary Engineering Report	45 days from NTP
Task 5 – Detailed Design 90% Plans	45 days from acceptance of 30% Design
Task 5 – Detailed Design 100% Plans	14 days from acceptance of 90% Design
Task 6 – Bidding Services	30 days from approval to advertise
Task 7 – Construction Administration Services	365 days from Contractor's NTP
Task 8 – Special Services	TBD

Exhibit D – Deliverables

The following deliverables are anticipated with this work order:

1. Up to twenty five (25) progress reports and invoices.
2. Topographic survey in digital format.
3. Geotechnical report in PDF format.
4. Draft and final preliminary design report and drawings in PDF format.
5. Draft and final 90% design drawings, specifications, and OPCC in PDF format.
6. Final 100% design drawings, specifications, and OPCC in PDF format.
7. Two design workshops with the Owner and two design workshops with the UTRWD.
8. One PDF of conformed documents plans and specifications.



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30% REVIEW - NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CLIENT AND REGULATORY REVIEW. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

REV	DATE	DESCRIPTION	BY

CITY OF CELINA
CELINA, TX

CELINA 6 MG GROUND STORAGE TANK IMPROVEMENTS

PROPOSED SITE PLAN

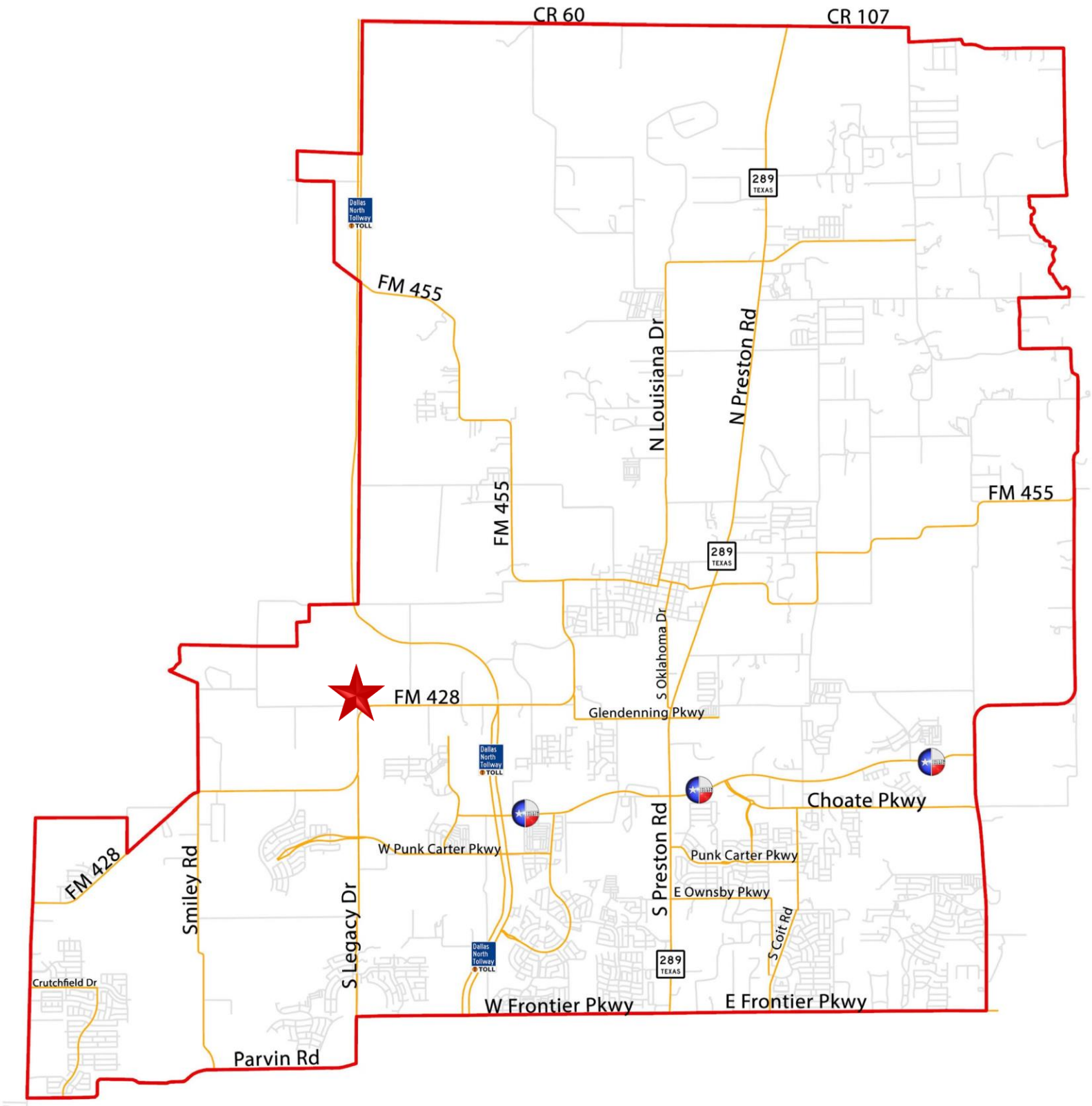
JOB NO.: 19W05155
DATE: DEC. 2019
DESIGNED BY: CDG
DRAWN BY: CKA

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DRAWING NUMBER 05-C102

SHEET NUMBER 10

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CR 60
CR 107
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TEXAS
Dallas North Tollway TOLL
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
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TEXAS
S Oklahoma Dr
FM 428
Glendenning Pkwy
Dallas North Tollway TOLL
Choate Pkwy
W Punk Carter Pkwy
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S Preston Rd
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S Coit Rd
FM 428
Smiley Rd
S Legacy Dr
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TEXAS
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd

CELINA ROAD GROUND STORAGE TANK#2 DESIGN

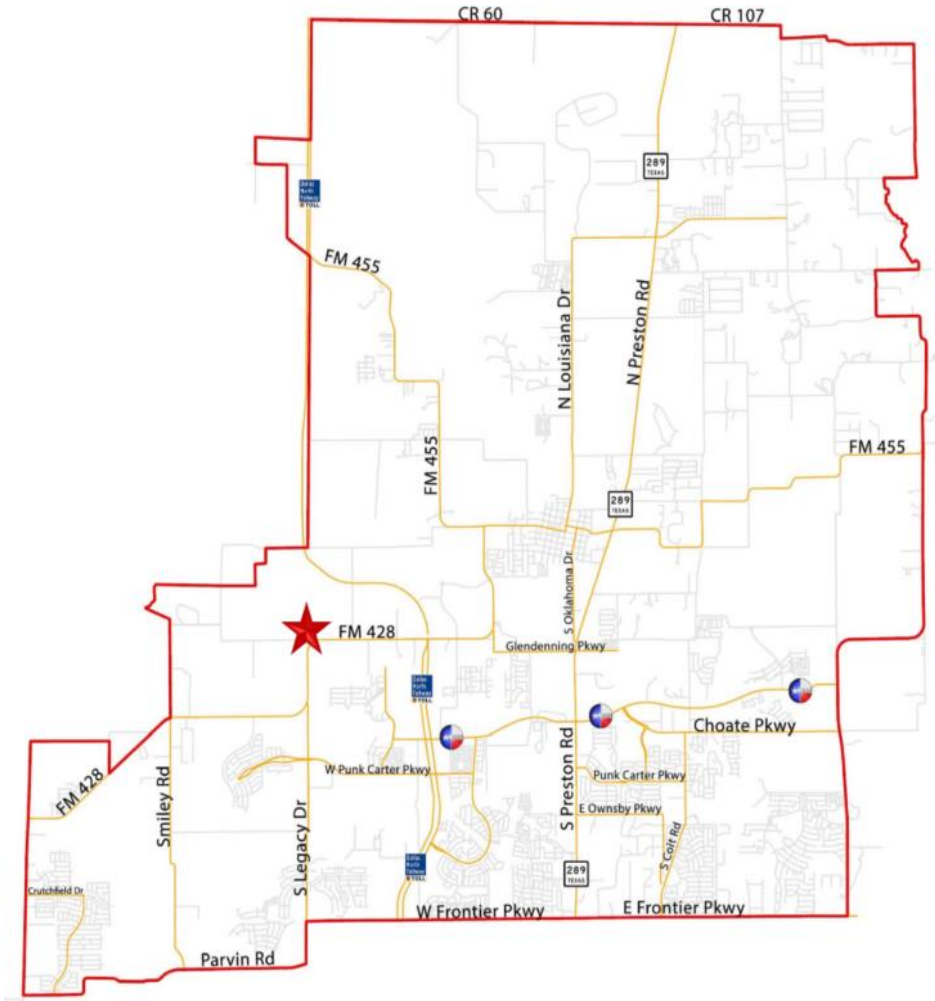
WORK AUTHORIZATION

August 13th, 2024

Andy Glasgow, P.E., PMP, CFM
Director of Engineering



LOCATION MAP



FACTS

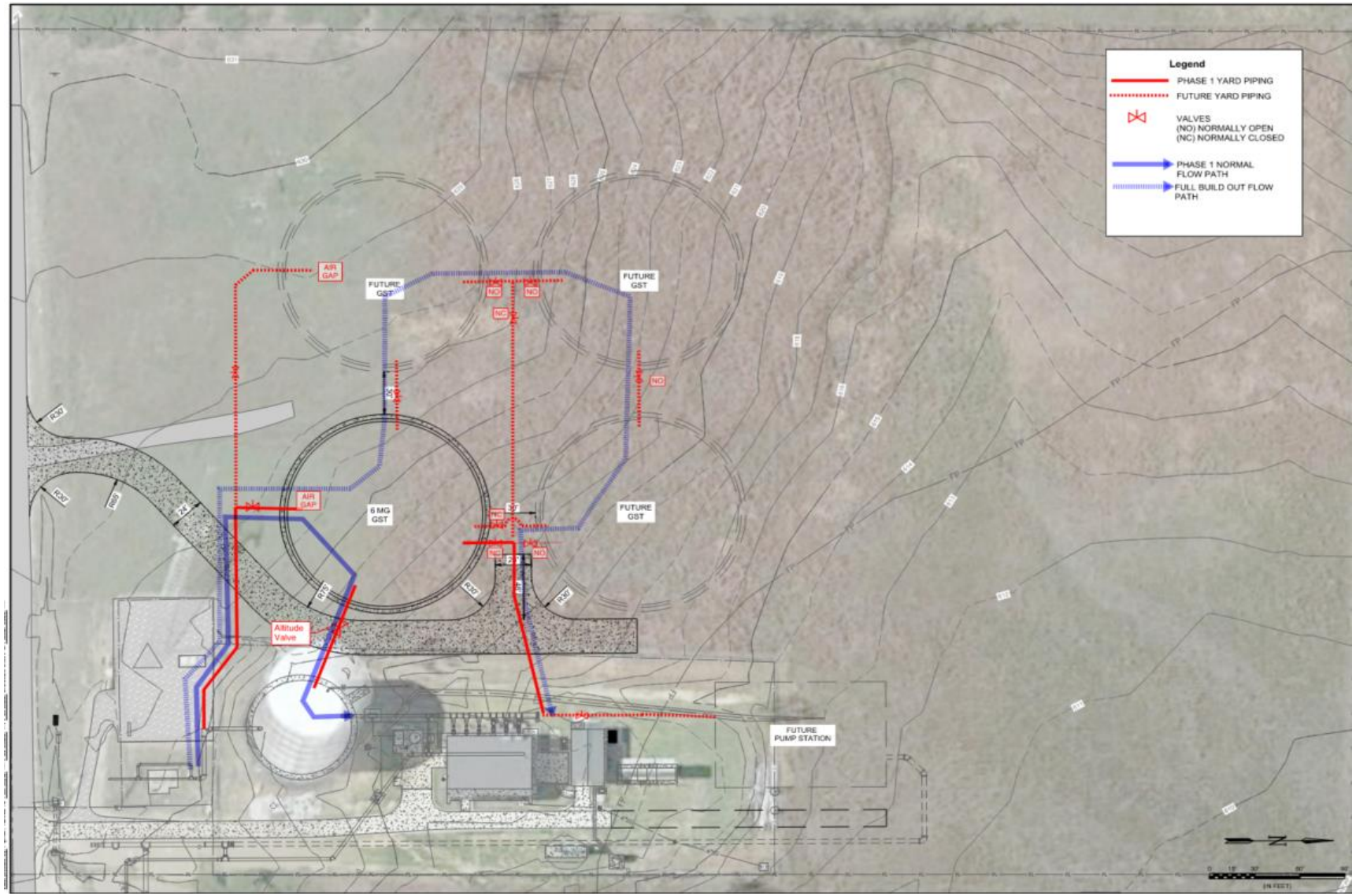
A. Background: Four 6-million-gallon ground storage tanks have been planned for the Celina Road Pump Station site to provide reliability and flexibility in the city's water supply system. The first tank is completed and already in service.

B. Project Description: Design of the second 6million gallon ground storage at the Celina Road Pump Station Site.

B. Action requested: Consider and act to authorize the City Manager to execute a contract with Garver LLC for the design of the tank.

C. Total cost: $809,078

SITE PLAN


Legend
PHASE 1 YARD PIPING
FUTURE YARD PIPING
VALVES
(NO) NORMALLY OPEN
(NC) NORMALLY CLOSED
PHASE 1 NORMAL FLOW PATH
FULL BUILD OUT FLOW PATH
AIR GAP
FUTURE GST
6 MG GST
Altitude Valve
FUTURE PUMP STATION
N


CELINA
TEXAS
EST. 1876
Life Connected.

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Catherine Oduro
Date:	August 13, 2024
Re:	Parvin Water Reclamation Facility Permitting

Action Requested:
Consider and act to authorize the City Manager to execute a work authorization with Garver LLC (Garver) to obtain a Texas Commission on Environmental Quality (TCEQ) Texas Pollutant Discharge Elimination System (TPDES) Discharge permit for a new water reclamation facility (WRF) located on Parvin Road for an amount not to exceed $119,049.00. (Glasgow)

Background Information:
Upper Trinity Regional Water District (UTRWD) serves as a regional water and wastewater collection and treatment provider. The Doe Branch plant is located on the south side of US 380 at FM 1385 and treats wastewater in the Doe Branch and Wilson Creek sewer basins in Celina. In April 2024, the Celina City Council approved the execution of the UTRWD Doe Branch water reclamation facility expansion contract. This contract increased the City's treatment subscription to 5.51 million gallons per day (MGD), which includes the existing 1.51 MGD subscription and an additional subscription of 4 MGD. The projected build-out wastewater needs of the City for the Doe Branch and Wilson Creek sewer basins is approximately 12.5 MGD. As part of the approval process for the increased UTRWD subscription, staff was directed to consider alternative possibilities for the projected additional treatment need of 7 MGD of projected demand.

After looking at possible options, the staff selected the general area of Parvin Road and Smiley Road as a possible treatment facility location. In June 2024, the City selected Garver, Inc, with the assistance of J.Stockton Engineering, to conduct a preliminary feasibility study to determine if a water reclamation facility (WRF) would be possible on approximately 46 acres of land at the northeast corner of the intersection of Parvin Road and Smiley Road. This site could serve the Doe Branch and Wilson Creek sewer basins within the City of Celina instead of sending it to the UTRWD Doe Branch plant. The feasibility study was completed and suggests that an 11.4 MGD

treatment facility near Parvin Road was potentially feasible, which exceeded the projected 7 MGD demand. In July 2024, the Celina City Council authorized the purchase of the 46-acre tract of land. The City is moving forward in the next step of this process to obtain a Texas Commission on Environmental Quality (TCEQ) Texas Pollutant Discharge Elimination System (TPDES) Discharge permit for a new water reclamation facility (WRF) located on the property.

Legal Review:
Legal has previously reviewed and approved the work authorization template.

Supporting Documents:
1. 2024-3-28 Parvin Road WRF Feasibility Evaluation sealed
2. Celina Parvin WRF Permit Proposal 8.1.2024
3. Star Location 52754 & 52733
4. Parcel Exhibit 52754 & 52733
5. Parvin Road WRF Permitting 8.13.24.2

Financial Consideration:
Funding is available through 2024 utility bonds. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends approval of the work authorization as presented.

3000 Internet Blvd
Suite 400
Frisco, TX 75034

TEL 972.377.7480
FAX 972.377.8380

www.GarverUSA.com



Digitally Signed 4/25/2024

TECHNICAL MEMORANDUM

Date: 03/28/2024

To: Andy Glasgow, P.E.

From: Lance Klement, P.E.

RE: Feasibility Evaluation for the Parvin Road WRF
Garver Project No. 22W05300

1.0 Introduction:

The City of Celina enlisted Garver to conduct a comprehensive technical evaluation of the water quality modeling pertaining to the City's discharge into Doe Branch Creek to determine the feasibility of a new plant near the Parvin Road/Smiley Road intersection in Celina, Texas. The plant was sized at 11.4 MGD average daily flow based upon master plan modeling conducted by Garver during previous projects.

Garver engaged J. Stockton Engineering Services to assist with this water quality modeling. This memorandum presents the findings and recommendations by Garver and J. Stockton Engineering Services following the evaluation of USGS flow data and water quality data obtained from the TCEQ SWQM database for the City of Celina's proposed discharge to Doe Branch. The assessment comprises a revised calculation of the 7Q2 at the USGS Gage 08052742 at Doe Branch and US 380, integrating four additional years of data. Notably, this analysis reveals a higher 7Q2 value than previously calculated by the TCEQ for the UTRWD Doe Branch WRF permit. Furthermore, recognizing the smaller contributing area at the proposed discharge location farther upstream, adjustments were made to the model headwater using the proportional area method. Additionally, this memorandum encompasses an assessment of water quality parameters for Lake Lewisville.

2.0 Summary of Modeling Results

The modeling results, as summarized in Table 2-1, involved various scenarios and seasonal conditions. These included critical summer conditions, spring spawning, and winter months. Additionally, sensitivity analyses were performed to assess the impact of different pool depths and hypothetical discharge locations.

Table: 2.1 Summary of Modeling Results

Run	Outfall	Discharge (MGD)	Season	Proposed Limits (mg/L, $CBOD_5/NH_3$-N/DO)	Assumed Pool Depth (m)	DO Criteria (mg/L)	Min DO Sag (mg/L)	DO Sag Location (km d/s of discharge)
1	Proposed (just d/s of Smiley Rd)	11.4	Summer Critical	5/1.4/6	1	5	4.86	5.5
2	Proposed (just d/s of Smiley Rd)	11.4	Spring Spawning (Apr)	5/1.4/6	1	5.5	5.69	11.6
3	Proposed (just d/s of Smiley Rd)	11.4	Winter (Oct)	5/1.4/6	1	5	5.59	8.8
4	Proposed (just d/s of Smiley Rd)	11.4	Winter (Oct)	7/2/5	1	5	4.98	4.1
5	Proposed (just d/s of Smiley Rd)	11.4	Summer Critical	5/1.3/6	2	5	4.85	4.3
6	Northern Hypothetical (just d/s of RR, 11.7 km u/s of Proposed)	11.4	Summer Critical	5/1.3/6	1	5	4.85	1.8

3.0 Key Findings and Recommendations:

3.1 Summer Critical Run (Run #1):

The discharge limits of 5/1.4/6 are deemed feasible at the proposed outfall location near Parvin Road, assuming default hydraulic coefficients in the advective reaches of Doe Branch and a 1-meter depth in the Doe Branch pool approximately 3.9 km downstream of the discharge.

3.2 Spring Spawning Run (Run #2):

Run #2 represents the spring spawning simulation, mandated by the seasonal requirements of the UTRWD Doe Branch WRF permit, which governs downstream discharges into the lake. During this run, the dissolved oxygen (DO) criteria is elevated by 0.5 mg/L while model temperatures are adjusted to 22.8°C. An analysis of the proposed summer discharge limits reveals consistent compliance with DO criteria across the receiving waters, mirroring the outcomes observed in Run #1 under identical assumptions.

3.3 Winter Critical Month Run (Run #3):

Run #3 corresponds to the critical winter month simulation, specifically October. In this scenario, it is assumed that the Celina plant maintains its discharge operations under the consistent year-round permit limits established in Runs #1 and #2 (5/1.4/6). The analysis indicates that modeled dissolved oxygen (DO) levels meet the prescribed criteria across the receiving waters without difficulty.

3.4 Additional Run for Seasonal Limits (Run #4):

An additional simulation to explore the feasibility of Celina adopting seasonal discharge limits aligned with those of the UTRWD Doe Branch plant. Unlike previous runs, Run #4 was prioritized over an assimilative capacity analysis due to earlier findings suggesting that the desired discharge volume of 11.4 MGD could be accommodated within the receiving waters. The results of Run #4 indicate that adopting winter permit limits of 7/2/5 would likely be suitable for the winter season (October to March), aligning with those of the UTRWD plant. These conclusions are drawn under the same assumptions applied in Runs #1-3, affirming the model's consistency and reliability in evaluating discharge scenarios. If the City decides to pursue seasonal limits, it is advisable that they initially consider the following recommendations:

Summer Season (April to September): 5/1.4/6

Winter Season (October to March): 7/2/5

3.5 Sensitivity Analysis on Pool Depth (Run #5):

Sensitivity analysis focusing on the depth of a pool situated 3.9 km downstream of the discharge, spanning approximately 300 meters. Summer critical conditions were assumed for this assessment, with the depth of the pool set at 2 meters. In contrast, the previous summer critical run (Run #1) assumed a pool depth of 1 meter. The results indicate that with a depth of 2 meters, the required limit set stands at 5/1.3/6, which closely resembles the limit set determined in Run #1. This suggests that the required limit set is not particularly sensitive to variations in the depth of this pool. Additionally, default hydraulic coefficients in the advective reaches of Doe Branch were assumed for this analysis.

3.6 Evaluation of Hypothetical Discharge Location (Run #6):

Run #6 entails an assessment of a hypothetical discharge scenario located just downstream of the railroad tracks south of downtown Celina, approximately 11.7 km upstream of the proposed discharge site near Parvin Road. To conduct this evaluation, a new model was constructed, extending it 11.7 km upstream from the original discharge point.

Initially, it was hypothesized that relocating the discharge to a more northerly position would afford greater residence time in the advective reaches of Doe Branch, potentially resulting in less restrictive discharge limits. However, it was observed that multiple pools exist between the hypothetical discharge site and the proposed location near Parvin Road, with at least 2 and possibly up to 4 pools identified.

Despite only 2 pools being modeled, the required discharge limit at the chosen location proved to be more stringent than that of the proposed Parvin Road site, set at 5/1.3/6. While this outcome does not definitively preclude the possibility of a different hypothetical discharge location yielding more favorable results, the

presence of numerous pools, typically wider, upstream of Parvin Road suggests that relocating the discharge upstream may not yield significant advantages in terms of achieving less stringent treatment requirements for the City.

3.7 Lower Boundary Conditions in Lake Lewisville:

Two additional runs were conducted to assess the adequacy of the model's lower boundary conditions in Lake Lewisville. The first run utilized summer critical conditions, with dispersion in the lake segments set to zero following TCEQ protocol. Conversely, the second run assumed October conditions, with both UTRWD and Celina discharging under winter permit limits.

The analysis revealed that the winter model posed a more critical scenario. It indicated that at least two additional 0.5 km reaches would likely be necessary at the end of the model, as the dissolved oxygen (DO) and carbonaceous biochemical oxygen demand (CBOD5) levels in the lake at the terminus of the existing model had not recovered to background conditions. By incorporating two additional reaches with the same hydraulic characteristics as the last reach in the existing model, the October Lower Boundary Condition (LBC) test suggested that both the UTRWD and Celina plants discharging at winter permit limits would unlikely impact the DO levels in the Panther Creek Arm of Lake Lewisville.

Given that winter season limits represent the greatest loading condition, the analysis indicates that even under summer permit limits, the DO levels in the Panther Creek Arm would likely remain unaffected.

4.0 Conclusion and Recommendations:

The modeling suggests that an 11.4 MGD discharge to the proposed outfall near Parvin Road is potentially feasible. Recommended next steps include initiating the development of a TPDES permit application, which should include collection of transect data within 0.5 miles of the proposed discharge. This data collection may influence hydraulic coefficients and, subsequently, permit limits. While there's a slight risk of stringent site-specific hydraulics resulting in a "no discharge" scenario, it's deemed unlikely given the proximity to the lake and high bedslopes in the area.

EXHIBIT B - WORK AUTHORIZATION

MAPS #	2021-0085 Garver	MAPS Date:	10/10/2022

In accordance with Paragraph 1.01 of the Main Agreement for Professional Services (MAPS) between the **City of Celina, Texas** (Owner) and **Garver, LLC.** (Engineer or Consultant); Owner has furnished the following Specific Project information to Engineer as of the Effective Date of the Task Order. Engineer's scope of services has been developed based on this information. As the Specific Project moves forward, some of the information may change or be refined, and additional information will become known, resulting in the possible need to change, refine, or supplement the scope of services.

Project Name:	Celina Parvin WRF Permit		
Engineer Project #:	2400993	**Work Authorization Date:**	
Engineer:	Garver LLC		
Purchase Order#:		**Project #:**	
Engineer Representative	Lance Klement, PE	**Owner Representative:**	

INVOICE SUBMITTAL

Billing Period:	Monthly-for the full month (1-31)
Submission Date:	Submit invoice by the 10th of each month.
Invoice Instructions: **Electronic Submission is preferred.**	Email to: accountspayable@celina-tx.gov & **aglasgow@celnia-tx.gov** Mail to: City of Celina Accounts Payable 142 N. Ohio Celina, TX 75009 Include PO number, billing period, and project name

OWNER OPTIONAL INFORMATION:

1. **Work Site:** Consultant Offices unless otherwise stated.
2. **Work performed:** All work shall be completed in accordance with the scope listed below and the terms detailed in the Main Agreement for Consulting Services. Any changes to the scope of work must be in writing and approved by both parties prior to work performed.
3. **Drawings/Plans _____are** X **____ are not attached.**
4. **Date and Time to Commence:** Upon Receipt of Purchase Order, Signed Work Order.
5. **Other: Design schedule shall be submitted for work orders where the scope of work duration surpasses ninety (90) calendar days.**

CONSULTANT PROVIDED INFORMATION:

1. **Scope of Work:** **Attach as Exhibit A**
2. **Compensation:** **Attach as Exhibit B**
3. **Timeline / Schedule:** **Attach as Exhibit C**
4. **Deliverables:** **Attach as Exhibit D**

ACCEPTANCE:

This Work Order is accepted pursuant to the terms listed above.

Execution of this Work Authorization by Owner and Consultant makes it subject to the terms and conditions of the Main Agreement and its exhibits and appendices, which Main Agreement, exhibits, and appendices are incorporated by this reference.

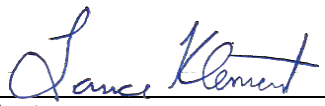
CITY OF CELINA	**ENGINEER**
	
Signature	Signature
	Lance Klement, Senior PM
Printed Name & Title	Printed Name & Title
	8/1/2024
Date	Date

EXHIBIT A – SCOPE OF WORK
City of Celina
Project No. 2400993 Celina Parvin WRF

Under this Work Order, the Owner (also referred to as the "City") intends to make the following improvements for the **Celina Parvin WRF permit application.**

Generally, the scope of services includes professional services for applying for and obtaining a Texas Commission on Environmental Quality (TCEQ) Texas Municipal Discharge Elimination System (TPDES) discharge permit for a greenfield wastewater plant planned at the intersection of Parvin Road and Smiley Road in Celina. The plant is planned to handle an average daily flow of 11.4 million gallons per day (MGD) but Garver will also consider the maximum the stream can handle and projections can justify.

Task 1 – Optimization Water Quality Modeling

Task 1 will involve gathering information necessary to develop a water quality model to support the TPDES permit application for the proposed Parvin WRF.

Task 1.A – Perform Optimization Water Quality Modeling

1. Review existing water quality model for the City of Celina's proposed discharge to Doe Branch and evaluate the impact of an increase in permitted flow for the facility to up to stream capacity.
2. Identify and model up to 3 flow phasing scenarios. The modeling of flow phases does not include optimizing flow phasing between the existing Celina WRFs.
3. Meet with TCEQ water quality modeling staff to discuss the model.
4. Prepare preliminary model for Doe Branch using the selected scenarios as a basis and incorporating a nearby discharge upstream and discharges downstream of the proposed Parvin WRF.

Task 1.B – Surveying for Design and Stream Transects

1. Establish project control using Global Positioning System (GPS) methodology. Horizontal values will be based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone (4202) and scaled to surface using the grid to surface factor of 1.00015063 (0,0 base point). The vertical values will be referenced to NAVD88 and computed using GEOID18.
2. Research current property owners and obtain copies of subdivision plats and ownership deeds. Existing easements referenced in the plats/deeds will also be obtained, and any additional easement documents provided by Owner will be plotted and added to the property base map. This task does not include effort for property title searches or additional research for easements not included in the currently available Denton County Appraisal District information, right-of-way takings, easement vacations and abandonments, right-of-way, vacations, and street closures.
3. Locate existing property corners to establish subject property lines and street rights-of-way.
4. Prepare property base map showing existing subject property lines and ROW lines along with lot & block numbers, abstract numbers, street names, property addresses, and property owner names.

5. Submit a Texas 811 ticket and survey the location of utilities as marked by others.
6. Topographic survey of the subject tracts referenced above and adjoining rights-of-way for an area approximately 48 acres total to include pavement edges, curb and gutter, buildings and permanent structures, driveways, culverts, fences and gates, signs, mailboxes, tops and toes of slopes, individual trees over 6 inches in diameter in open areas, spot elevations on a minimum 100-foot grid in open areas (or as necessary to generate 1-foot contours), surface locations of utilities and flowline elevations of sanitary and storm sewer manholes where accessible, and other visible surface features.
7. Prepare a digital design survey drawing in AutoCAD Civil3D (.dwg) format prepared to Garver CAD standards showing the visible surface features located and one-foot contours, an ASCII point file, site photos, and a copy of field notes and field sketches.
8. No topographic data or individual trees will be located within heavily vegetated areas. The outer limits of heavily vegetated areas will be delineated.
9. No bathymetric data will be obtained within ponds or areas of standing water, and no creek cross sections or flowline data will be obtained. Topographic survey data within the creek area will be limited to the top of bank where accessible in open areas.
10. Visit the site to survey transects and collect flow and velocity data for up to 10 transects evenly spaced over approximately 0.5 stream miles downstream from the proposed discharge location. An additional 2 transect surveys, including flow and velocity data should be completed within pools. The information will be recorded on TCEQ Worksheet 2.1, which will be incorporated into the new TPDES permit application and used for modeling purposes. Securing Right of Entry to the properties necessary to access Doe Branch will be the responsibility of the Engineer.

Task 1.C – Prepare Optimization Water Quality Modeling Technical Memorandum

1. Finalize modeling to demonstrate the impact of the increased flow on the receiving stream and determine the necessary effluent limits for the Parvin WRF.
2. Prepare a draft technical memorandum (TM) describing the results of the optimization water quality modeling and submit to Owner for review.
3. Meet with the Owner to discuss the results of the flow optimization modeling and establish a path forward for flow phasing for the Parvin WRF.
4. Prepare a draft TM that addresses the TCEQ's information requirements for modeling.
5. Coordinate with TCEQ water quality modeling staff to discuss the modeling TM for inclusion in the permit amendment application or support the TCEQ's technical review of the application.
6. Prepare a final modeling TM for submittal to Owner and TCEQ.

Task 1.D – Prepare Conceptual Engineering Report

1. Upon completion of Task 1.C.3, prepare draft Conceptual Engineering Report (CER) that summarizes the Parvin WRF influent flow phasing strategy, anticipated effluent limitations, conceptual site layout, and estimated construction cost.
2. Meet with the Owner to review the draft CER and collect Owner's comments.
3. Prepare a final CER for submittal to the Owner.

Task 2 –TPDES Permit Application

Task 2 consists of tasks necessary to prepare a new TPDES permit application for the Parvin WRF.

Task 2.A – Initiate Application Project and Gather/Develop Appropriate Information

1. Review the information from the existing Celina WRFs to assist with identifying necessary information for the Parvin WRF new TPDES Permit application.
2. Prepare a list of additional information to be provided by the Owner and the appropriate format for presenting the additional information.
3. Prepare for and participate in a pre-application meeting with TCEQ to discuss the planned project. The pre-application meeting will be requested via the recently updated format for request pre- application meetings from TCEQ.

Task 2.B – Prepare Permit Application Documents

1. Complete the application forms, assemble the necessary worksheets, and prepare appropriate exhibits for a new TPDES permit application.
2. Information provided by the Owner based on the application information includes, but is not limited to, description of the existing facilities, listing of the major treatment units with dimensions of each unit for each phase of the project, process flow schematic diagrams, facility site plan, buffer zone map, location maps, design calculations, sewage sludge management plan, and description of any planned industrial user contributions.
3. Conduct one site visit to the Parvin WRF proposed site to obtain information regarding the outfall and discharge route downstream of the outfall and collect photos of proposed treatment unit areas. This site visit will only be conducted if additional information is necessary that was not able to be collected during the site visit to conduct stream transect surveys and collect flow and velocity data.
4. Provide draft copies of all permit application documents for Owner review. Comments will be incorporated into the application, as applicable. Three hardcopies of the application will be submitted to the TCEQ and one electronic copy via TCEQ File Transfer Protocol (FTP) site.
5. Submit proof of payment of the application fee. Any fees will be the responsibility of Owner.

Task 2.C – Respond to TCEQ During Administrative Review Process

1. Respond to TCEQ requests for additional information during the administrative review until TCEQ declares the application administratively complete.
2. Assist Owner with publication of the notice of application. Owner will be responsible for publishing the notices and paying the costs of the publishing in English and Spanish.
3. Provide a hardcopy of the application to the Owner for placement by Owner in a suitable location for public viewing.

Task 3 – Permit Application Processing

Task 3 services include tasks associated with TCEQ permit application processing and follow up coordination with TCEQ until final permit issuance:

Task 3.A – Assist with Responding to Comments

1. Respond to TCEQ requests for additional information during the technical review. This may include technical information regarding aspects of the application, water quality modeling questions, or other technical information.
2. Track the application through the permitting process by periodically contacting TCEQ staff responsible for developing the permit.

Task 3.B – Review and Comment on Draft TPDES Permit

1. Review the initial draft permit provided by the TCEQ.
2. Prepare a draft response-to-draft letter, coordinating with Owner, for submission to TCEQ.
3. For purposes of this scope of services, it is anticipated that the draft permit process will include a total of 3 rounds of draft permits from the TCEQ from the initial draft to a final draft prior to the final public notice.
4. Assist Owner with publication of the second notice. Owner will be responsible for publishing the notices and paying the costs of the publishing.

SPECIAL SERVICES (EXTRA WORK)

For work not described or included in EXHIBIT A – Scope of Work, Special Services will be as directed by the Owner in writing for an additional fee as agreed upon by the Owner and GARVER.

The following services are not included as part of the basic services and will be performed at the request of the Owner and with additional compensation:

A. Water quality sampling.
B. Design of WRF processes beyond conceptual coordination.
C. Model quality modeling beyond the three identified phasing scenarios.
D. Modification of the already submitted permit.
E. Tree survey by a certified arborist.
F. Floodplain Hydrologic and Hydraulics Studies, including submittal of a LOMR.
G. Easement coordination or easement documents.
H. Geotechnical services.
I. Additional permitting assistance not already identified.
J. Environmental Information Document.
K. Submittals or deliverables in addition to those listed herein.
L. Sampling Services
M. Additional meetings

EXHIBIT B – COMPENSATION

For the work described under EXHIBIT A - SCOPE OF SERVICES, the Owner will pay GARVER on a lump sum basis. The Owner represents that funding sources are in place with the available funds necessary to pay GARVER.

The table below presents a summary of the fee amounts and fee types for this contract.

WORK DESCRIPTION	FEE AMOUNT	FEE TYPE
Task 1 –Optimization Modeling	$81,341.00	Lump Sum
Task 2 – TPDES Permit Application	$24,187.00	Lump Sum
Task 3 – Permit Application Processing	$13,521.00	Lump Sum
TOTAL FEE	$119,049.00	Lump Sum

The total amount to be paid under this agreement is **$119,049.00.**

The Owner will pay GARVER on a monthly basis, based upon statements submitted by GARVER to the Owner indicating the estimated proportion of the work accomplished. Payments not received within 60 days of invoice date will be subject to a one percent monthly simple interest charge. Any unused portion of the lump sum fee, due to delays beyond GARVER's control, will be increased 6% annually with the first increase effective on or about June 1, 2025.

EXHIBIT C – SCHEDULE

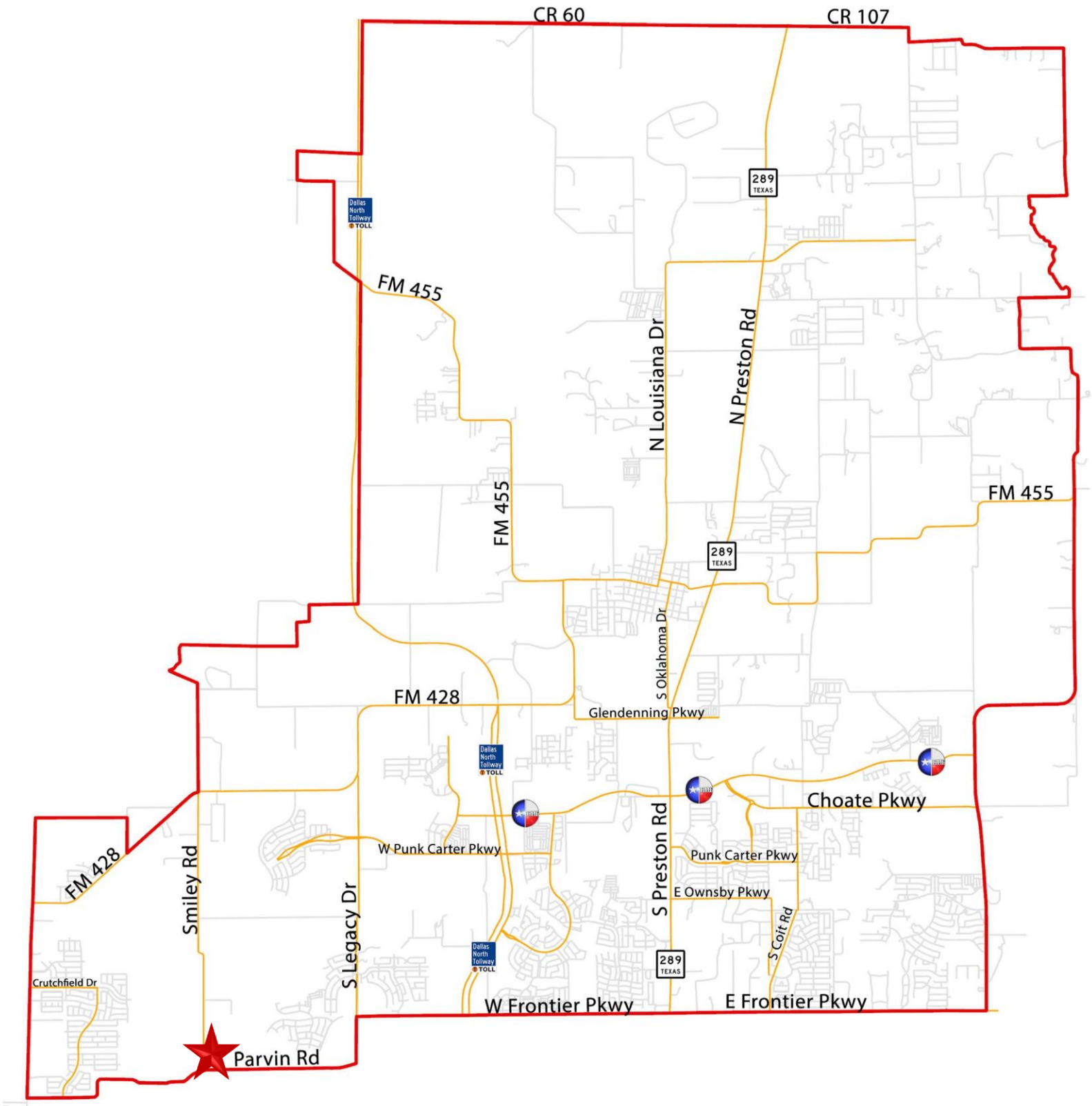
The following schedule details the anticipated milestones and delivery dates for each deliverable.

Work Item	Duration from Notice to Proceed
Task 1 – Optimization Modeling	75 days from Notice to Proceed
Task 2 – TPDES Permit Application	120 days from completion of Task 1
Task 3 – Permit Application Processing	240 days from completion of Task 2

EXHIBIT D – DELIVERABLES

The following deliverables are anticipated with this work order:

1. Updated water quality model
2. Property and design Surveys for the Parvin WRF site
3. Stream transect and flow survey for Doe Branch downstream from the Parvin WRF site
4. Draft and final Optimization Water Quality Modeling TM
5. Draft and final Conceptual Engineering Report
6. Data request to Owner for TPDES permit application
7. Submission of three (3) hardcopies of the TPDES Permit Application to TCEQ and one (1) Electronic Copy
8. Support the Owner with publishing Notices.


CR 60
CR 107
289
TEXAS
Dallas North Tollway TOLL
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
TEXAS
S Oklahoma Dr
FM 428
Glendenning Pkwy
Dallas North Tollway TOLL
Choate Pkwy
W Punk Carter Pkwy
Punk Carter Pkwy
S Preston Rd
E Ownsby Pkwy
S Coit Rd
FM 428
Smiley Rd
S Legacy Dr
Dallas North Tollway TOLL
289
TEXAS
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd

CELINA
TEXAS
est. 1876
Life Connected.

CRUTCHFIELD RD

SMILEY RD

W FRONTIER PKWY

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Exhibit

City of Celina

8/1/2024

N
W E
S

0 500 1,000

Feet

PARVIN ROAD WRF PERMITTING

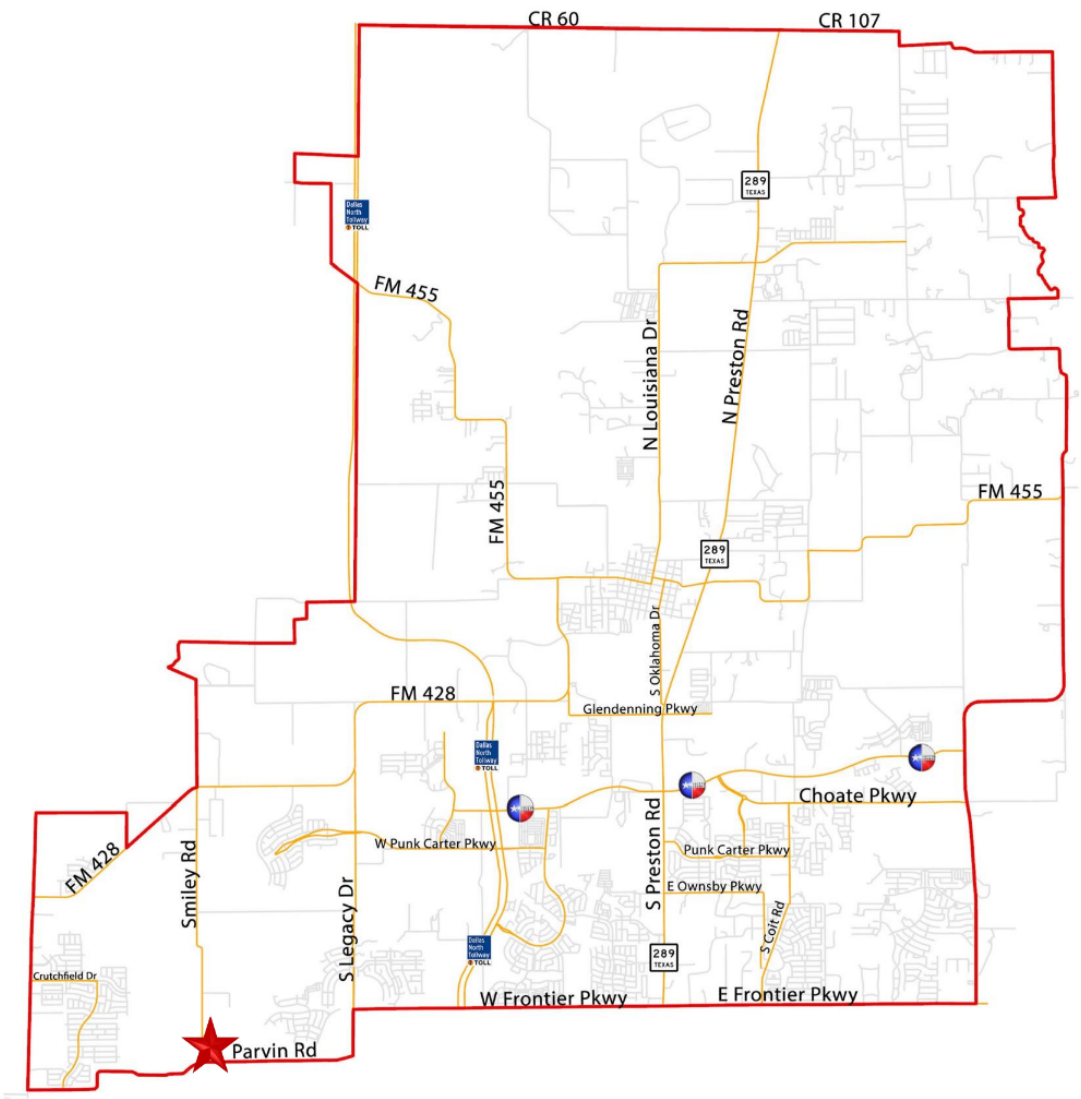
WORK AUTHORIZATION

August 13th, 2024

Andy Glasgow, P.E., PMP, CFM
Director of Engineering



LOCATION MAP



FACTS

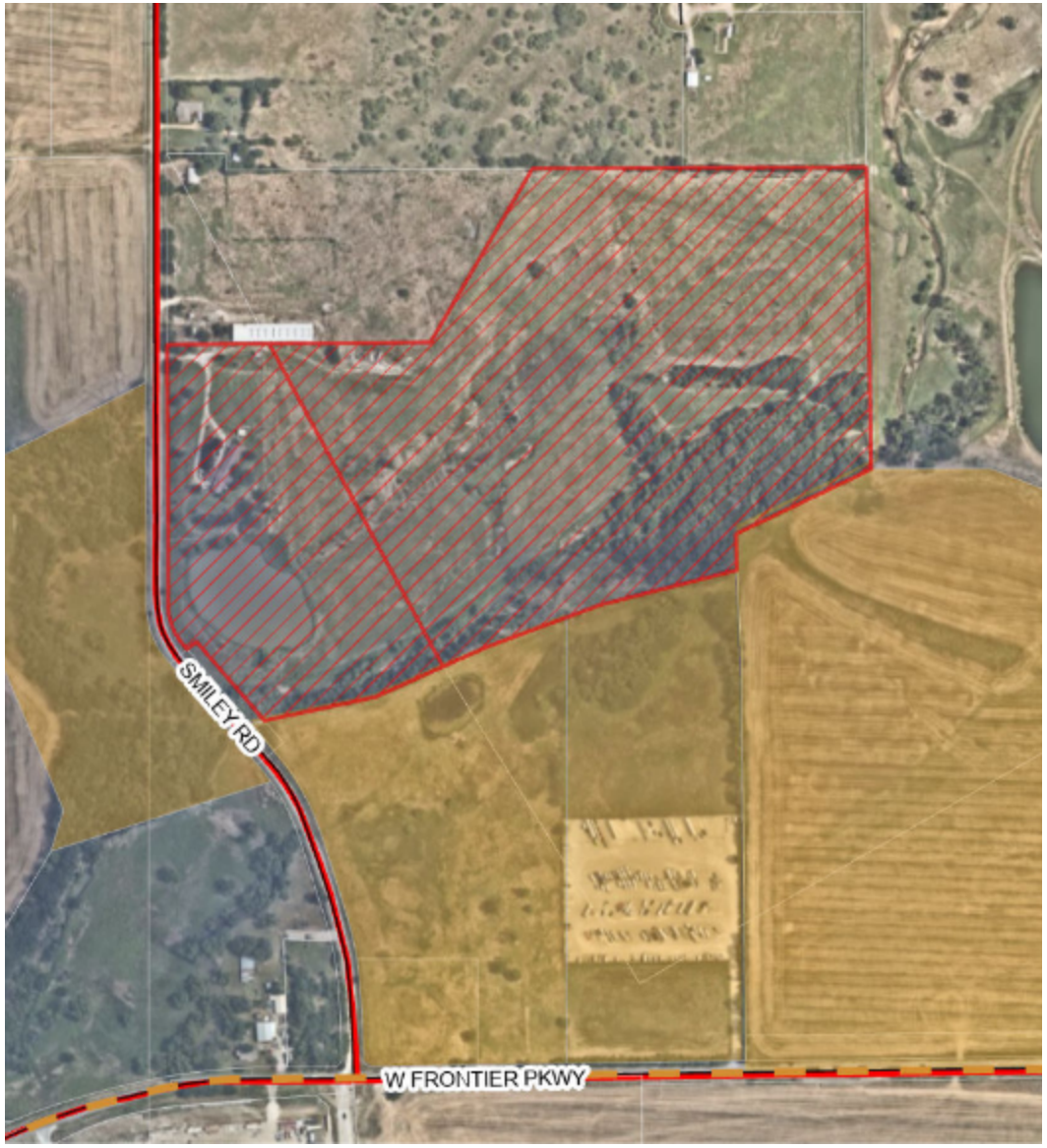
A. Background: City contracted with Upper Trinity Regional Water District to treat 5.51 MGD at Doe Branch treatment plant. City will need approximately 12.5 MGD at full build out. City needs additional treatment facility for future needs. Feasibility study was conducted that revealed the potential for an 11.4 MGD treatment plant along Doe Branch Creek at Parvin Road.

B. Project Description: Apply for and obtain a Texas Commission on Environmental Quality (TCEQ) Texas Municipal Discharge Elimination System discharge permit for a greenfield wastewater plant.

B. Action requested: Consider and act to authorize the City Manager to execute a contract with Garver LLC for the permit application.

C. Total cost: $119,049.00

SITE LOCATION





Life Connected.

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Linda Majeed
Date:	August 13, 2024
Re:	Choate Parkway from Kinship Parkway to Roseland Parkway Design Amendment (R66)

Action Requested:
Consider and act on an amendment for design services for the construction of Choate Parkway from Kinship Parkway to Roseland Parkway with KFM, for an amount not to exceed $76,400.00. (Glasgow)

Background Information:
On June 14, 2022, the City of Celina signed a reimbursement agreement with CCD-Coit Land, LLC, to design and construct Choate Parkway from Kinship Parkway to Roseland Parkway. The proposed roadway will require a hundred and twenty feet (120') of right-of-way (ROW) and will provide two lanes as interim condition, and six lanes as ultimate condition.

KFM is the design firm assigned to this project by CCD-Coit Land, LLC. The city requested additional services to be added to the contract, including additional ROW and temporary construction easements along the northern boundary of the project, ROW and easement staking, and structural engineering.

The original scope did not include the metes and bounds of ROW along the northern boundary. With increasing land acquisition costs, it is more cost-effective to acquire ROW for both sides of the project now. Additionally, during the ROW negotiation with one of the properties along Choate (GCEC), they requested staking of ROW and temporary construction easements to define limits. An existing underground electrical distribution line for GCEC in this area cannot be obstructed by roadway construction. Furthermore, the structural design of the bridge has been modified to meet current city standards. The bridge now spans a total width of 53 feet, including three 12-foot traffic lanes and a 10-foot sidewalk.

Legal Review:
The Amendment has been previously reviewed and approved.

Supporting Documents:
1. CO 1-Easement Prep, Staking, & Structural Eng
2. Exhibits
3. 010061017_exh_bridge mods-22x34_land
4. Choate Parkway - Original Agreement
5. Choate Parkway - KFM Amendment 1 August Presentation

Financial Consideration:
Funding is available through bond funds. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends authorizing the Amendment as presented.

KFM
ENGINEERING & DESIGN

July 25, 2024

CO#01

Mr. Brian Cramer
Corson Cramer Development
4925 Greenville Ave., Suite 604
Dallas, TX 75206

Re: Choate Parkway Extension-Kinship to Roseland
City of Celina, Collin County, Texas

Dear Brian:

Based on our discussion, we propose the following additions to the Professional Services as stated in the Professional Services Agreement for Choate Parkway Extension dated September 28, 2022:

ADDITIONAL SERVICES

A. SURVEYING

The project originally required easement and right-of-way (ROW) exhibit preparation for only the properties along the southern boundary line of the project. As the project progressed, the City of Celina required that we prepare right-of-way exhibits for the properties to the north.

1. Additional ROW Documents & Temporary Construction Easements

The additional right-of-way exhibits will require multiple metes & bounds descriptions for the right-of-way dedications & easement exhibits. An exhibit will accompany the description and will be sealed by a Registered Professional Land Surveyor (RPLS). The additional 14 tracts to the north and 18 temporary construction easements (TCE's) to the south were required by the City of Celina for this project.

We will forward the document(s) to you or the appropriate authority/agency for review and incorporation into the agency's dedication instrument.

We will assist you in obtaining review agency approval and recordation of the signed instrument with the County Clerk's office.

2. R.O.W. & Easement Staking

We will provide a one (1) time staking services for ROW and TCE staking at the request of the client for the purposes of coordinating utility relocations. The services mentioned above are to only be performed for the property called 20.0-acre tract to Electric Cooperative, Inc. recorded in Vol. 5191 Pg. 313 in the Official Public Records, Collin County, Texas (O.P.R.C.C.T.).

B. STRUCTURAL ENGINEERING

The design of the bridge crossing over Wilson Creek has been altered since the start of the project. City of Celina's standards have been modified and the roadway sections have been changed, thus affecting Choate Parkway. The bridge width has increased to 53' in total width, with 3 – 12' traffic lanes and a 10' sidewalk. These changes coupled with the addition of embankment walls have increased the scope and fee for the structural engineering portion of this project.

FEE SCHEDULE

We propose to provide the specific services described above on a lump sum fee basis as follows:

Item		Fee Basis	Fee
A. SURVEYING			
1.	Additional ROW Documents & TCE's	Lump Sum	$ 32,500.00
2.	ROW & TCE Staking (1 Parcel)	Lump Sum	$ 3,900.00
B. STRUCTURAL ENGINEERING			
		Lump Sum	$ 40,000.00
TOTAL			
			$ 76,400.00

If you agree with the scope of services and associated fees as presented, please sign below and return to our office. Please call if you have any questions.

Sincerely,

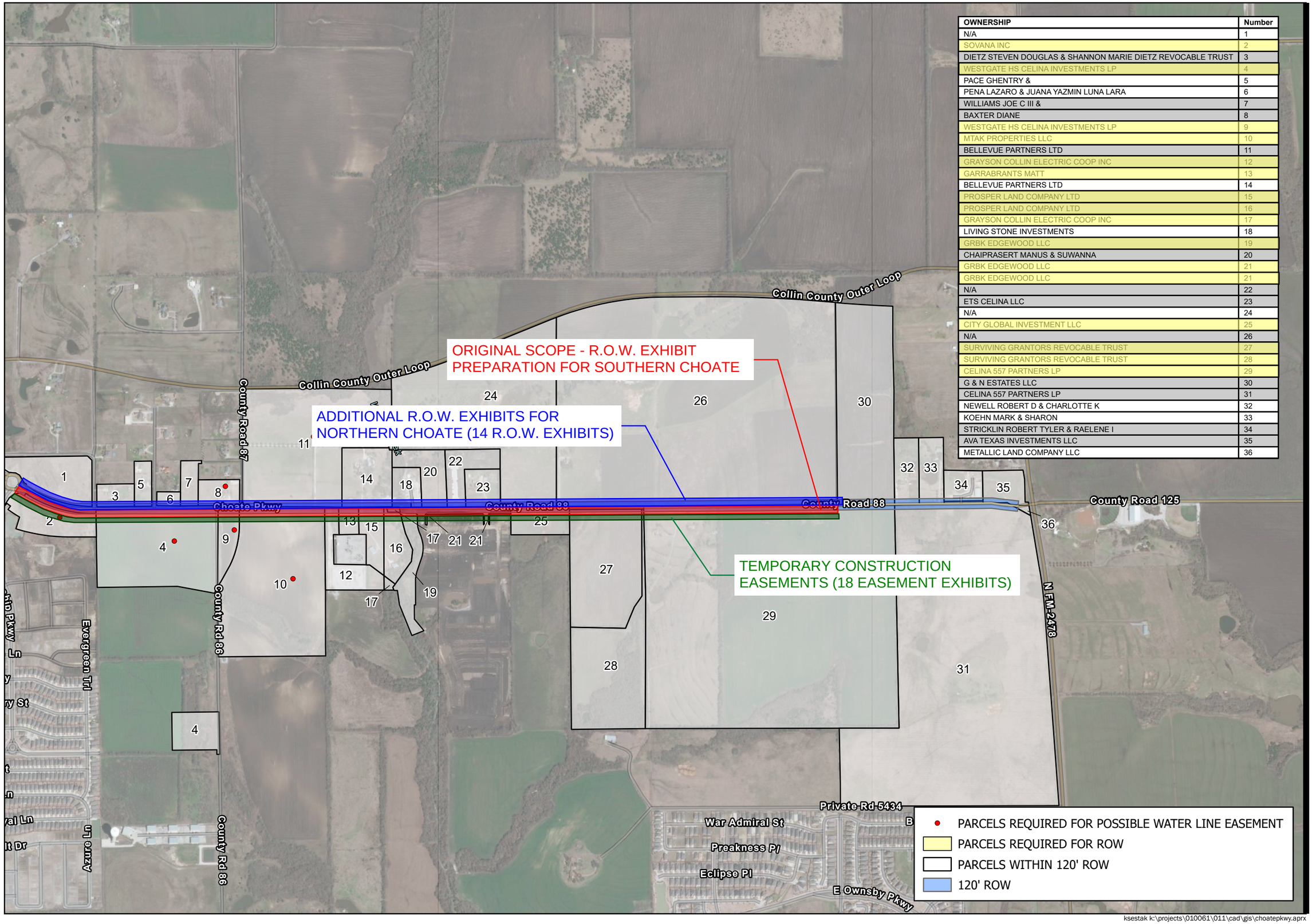
McGregor Bailey, P.E.
PROFESSIONAL ENGINEER I
TBPE # F-20821

Corson Cramer
Mr. Brian Cramer

Name: _____

Title: _____

Date: _____



OWNERSHIP	Number
N/A	1
SOVANA INC	2
DIETZ STEVEN DOUGLAS & SHANNON MARIE DIETZ REVOCABLE TRUST	3
WESTGATE HS CELINA INVESTMENTS LP	4
PACE GHENTRY &	5
PENA LAZARO & JUANA YAZMIN LUNA LARA	6
WILLIAMS JOE C III &	7
BAXTER DIANE	8
WESTGATE HS CELINA INVESTMENTS LP	9
MTAK PROPERTIES LLC	10
BELLEVUE PARTNERS LTD	11
GRAYSON COLLIN ELECTRIC COOP INC	12
GARRABRANTS MATT	13
BELLEVUE PARTNERS LTD	14
PROSPER LAND COMPANY LTD	15
PROSPER LAND COMPANY LTD	16
GRAYSON COLLIN ELECTRIC COOP INC	17
LIVING STONE INVESTMENTS	18
GRBK EDGEWOOD LLC	19
CHAIPRASERT MANUS & SUWANNA	20
GRBK EDGEWOOD LLC	21
GRBK EDGEWOOD LLC	21
N/A	22
ETS CELINA LLC	23
N/A	24
CITY GLOBAL INVESTMENT LLC	25
N/A	26
SURVIVING GRANTORS REVOCABLE TRUST	27
SURVIVING GRANTORS REVOCABLE TRUST	28
CELINA 557 PARTNERS LP	29
G & N ESTATES LLC	30
CELINA 557 PARTNERS LP	31
NEWELL ROBERT D & CHARLOTTE K	32
KOEHN MARK & SHARON	33
STRICKLIN ROBERT TYLER & RAELENE I	34
AVA TEXAS INVESTMENTS LLC	35
METALLIC LAND COMPANY LLC	36

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD STE 100
DALLAS, TX 75019
469.899.0536
WWW.KFM-LLC.COM
TBPE: F-20821

PROJECT
BELKNAP CHOATE & ROSELAND

TITLE
RIGHT OF WAY EXHIBIT
CHOATE PARKWAY

CLIENT
CORSON CRAMER DEVELOPMENT

N

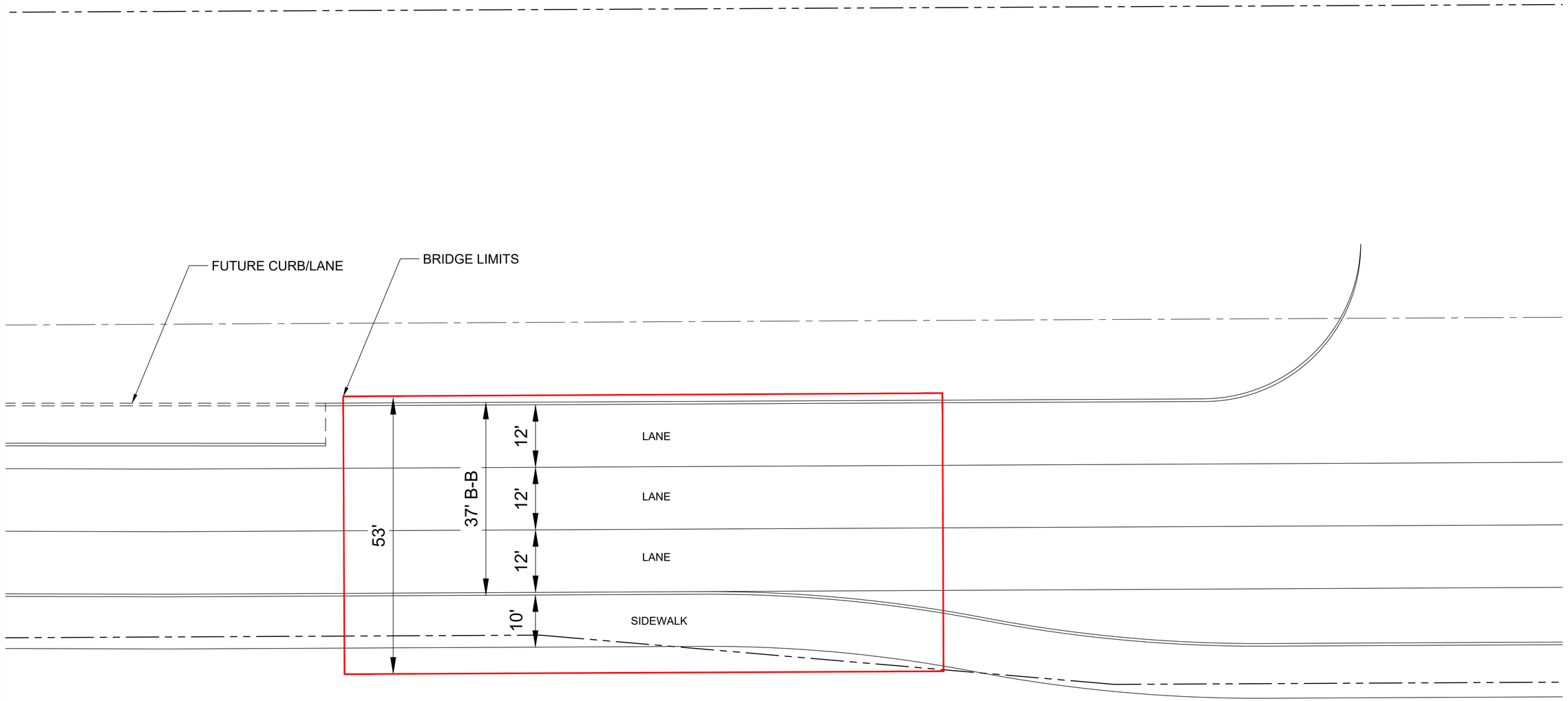
0 500 1,000 ft

1 in = 1,000 ft

PROJECT NUMBER:
010061011

DATE:
MARCH 15, 2022

ksestak k:\projects\010061\011\cad\gis\choatepkwy.aprx



NOTES:

- TURN LANE WAS MODIFIED TO MEET CITY OF CELINA STANDARDS. THIS CAUSED ADDITIONAL WIDENING OF THE BRIDGE WHICH BROUGHT THE OVERALL WIDTH TO 53'.
- THE BRIDGE PARAMETERS GOES AS FOLLOWS: 3 - 12' LANES & 10' SIDEWALK.

KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD
SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT

CHOATE PARKWAY

CELINA, TEXAS

TITLE

ROADWAY CHANGES

CHANGE ORDER #1

CLIENT

CITY OF CELINA

CELINA, TEXAS

N

0 20 40 80

SCALE 1" = 40'

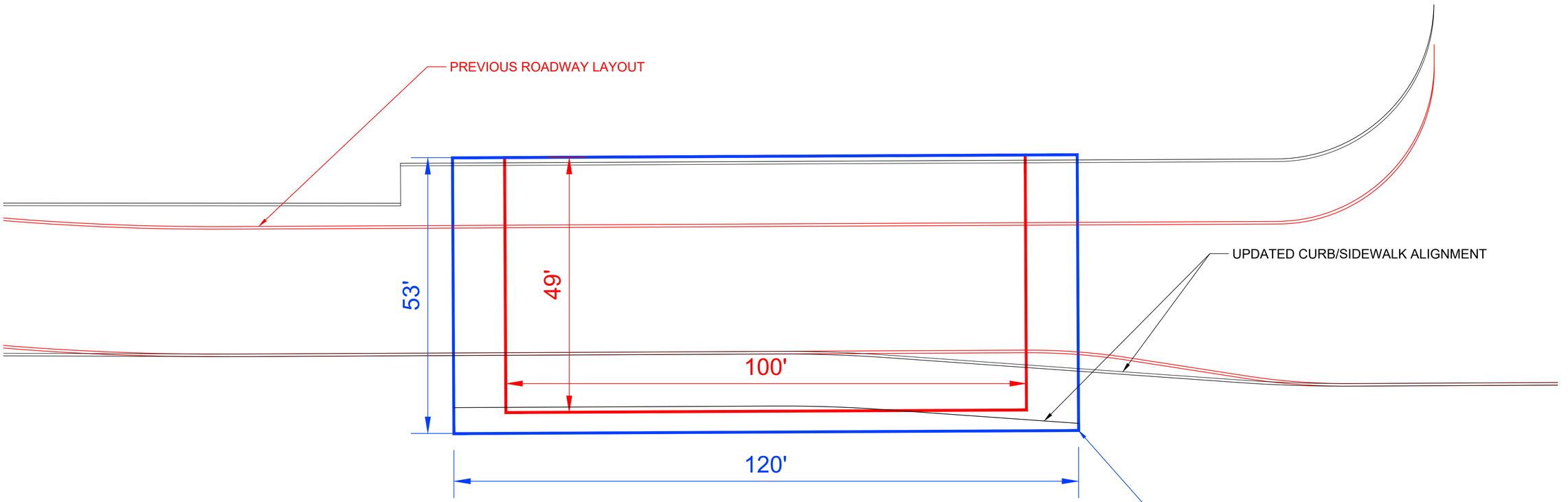
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DRAWN BY:
XXX

DATE:
2024/04/29

SHEET:
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KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD
SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT

CHOATE PARKWAY

CELINA,TEXAS

TITLE

CHOATE BRIDGE

CLIENT

CITY OF CELINA

CELINA, TEXAS

N

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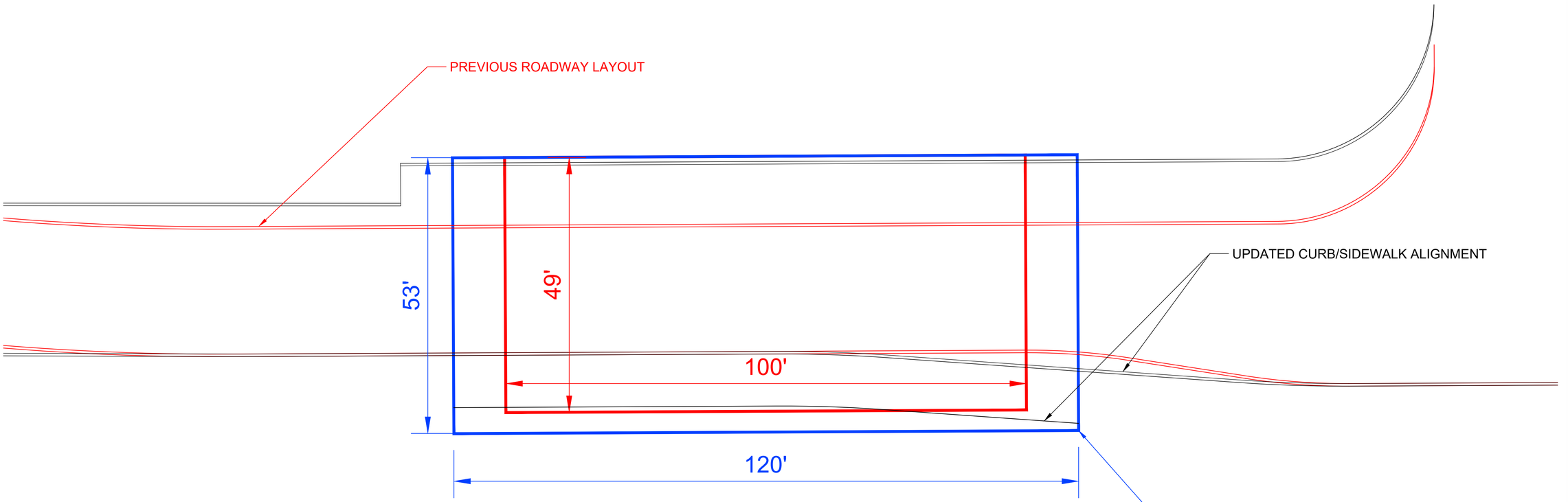
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MLB

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2024/03/21

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EXH 01

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KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD
SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
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PROJECT

CHOATE PARKWAY

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SCALE: 1:10

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MLB

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2024/03/21

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EXH 01

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KFM
ENGINEERING & DESIGN

September 28, 2022

Mr. Brian Cramer
Corson Cramer
4925 Greenville Ave., Suite 604
Dallas, TX 75206

Re: Choate Parkway Extension – Kinship to Roseland
City of Celina, Collin County, Texas

Brian,

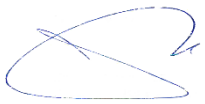
We appreciate the opportunity to submit this proposal for professional services associated with the development of the Choate Parkway Extension located in the City of Celina, Collin County, Texas. This proposal will include services for Public Roadway, Bridge, & Drainage Design, Permitting, Surveying, and Construction Phase Services.

We understand the project will consist of the design of the southern two (2) lanes of Choate Parkway from Kinship Parkway to Roseland Parkway, including a roundabout at Coit Road.

Upon your review of this proposal, we would appreciate the opportunity to meet with you to review and further clarify the project and scope as presented. If you agree with the scope of services and associated fees as presented, please sign both copies of the attached Professional Services Agreement and return them to our office.

Please call if you have any questions.

Sincerely,



Jim Knight, P. E.
Founding Principal
TBPE # F-20821

SCOPE OF SERVICES

Based on our understanding of your needs at this time and the current status of this project, we propose to provide the following specific services:

A. SURVEYS

1. Boundary Verification

Perform a boundary verification survey of the subject tract and will complete resolution.

2. Route Design

The nature of the project requires that route surveys be performed for onsite and offsite improvements. We will perform the necessary designs survey to include topographic, tree and right-of-way surveys needed for the planning and design of 120 feet of Choate Parkway from Kinship Parkway to Roseland Parkway. The scope of these services is defined as follows:

- Prepare a topographic survey which will be used to complete the design of Choate Parkway. The topographic survey will be based on an on-the-ground survey and will be produced at a one-foot contour interval and visible utilities.

3. Easement and Right-of-way Exhibit Preparation

This project may require the preparation of various easements to be dedicated by a separate instrument. The easement description (fieldnotes) and accompany sketch will be sealed by a Registered Professional Land Surveyor (RPLS). We have assumed that six easement descriptions will be required for this project.

This project will also require multiple metes & bounds descriptions for the proposed right-of-way dedication. An exhibit will accompany the description and will be sealed by a Registered Professional Land Surveyor (RPLS). We have assumed 18 right-of-way dedication instruments will be required for this project.

We will forward the document(s) to you or the appropriate authority/agency for review and incorporation into the agency's dedication instrument.

We will assist you in obtaining review agency approval and recordation of the signed instrument with the County Clerk's office.

B. PUBLIC ROADWAY CONSTRUCTION DOCUMENTS

The proposed project involves the planning, design and construction of roadways and associated storm drainage systems, which will be dedicated to the public for operation and maintenance once construction is complete and the mandatory warranty period has expired.

As previously defined within this proposal, the proposed roundabout and associated transitions will be designed with this section. An additional effort will be necessary to work with the City of Celina for the temporary roads, realignment of Mustang Drive, and construction phasing of the proposed infrastructure.

1. We will prepare engineering Construction Documents for these roadways and associated drainage system for review and approval by the City of Celina. The design section and length of roadway will be defined on the Paving Plan & Profile drawings. These documents will include plan/profile details, and other City of Celina's required items for review and approval.
2. We will prepare typical roadway sections and cross sections.
3. We will prepare Drainage Plans & Profile drawings as part of the Roadway Design submittal. The drawings will show final drainage plan, profile, and hydraulic information to meet the City of Celina requirements.
4. We will prepare an Erosion and Sedimentation Control Plan, which meets the current City of Celina design criteria.
5. We will prepare Signage and Striping Plans.
6. We will prepare an engineer's summary letter and drainage report addressing requirements of the City of Celina with respect to roadway design and hydraulics and submit the Paving and Drainage Design package which includes applications, tax maps, tax certificates, drainage reports, drawings, etc., to the City of Celina for review.
7. The project will be designed as a capital improvement project, with a City Project Manager that will review milestone construction drawing submittals at 30%, 60%, 90%, and Final Design (100%).

C. PUBLIC WATER CONSTRUCTION DOCUMENTS

The proposed project involves the planning, design, and construction of water utility systems, which will be dedicated to the public for operation and maintenance once construction is complete and the mandatory warranty period has expired. The water improvements required with this development will include the extension of a 12-inch waterline from Coit Rd. to Kinship Pkwy and the relocation of a 24-inch waterline around the proposed roundabout at Coit Rd.

1. We will prepare Engineering Construction Documents for the water lines and submit for review and approval by the City of Celina.
2. Coordinate with City of Celina's staff for the purposes of clearing staff comments and seek permit approval. We anticipate at least two and possibly several revisions will be required to address comments for the water and wastewater plans prior to issuance of a permit.

D. DRAINAGE STUDY

The City of Celina will require that a Drainage Study is prepared for the bridge crossing at Wilson Creek. This study will utilize the currently acceptable hydrologic and hydraulic design requirements. The design, analysis and findings of the Drainage Study will be submitted in a written report format for review and approval by the City. The purpose of the Drainage Study is to evaluate the potential impact of the proposed development on the upstream, adjacent and downstream properties.

1. Utilizing the existing hydrologic and hydraulic model for Wilson Creek, we will prepare a Drainage Study for the proposed bridge crossing. The hydraulic model for Wilson Creek will be

revised to show that the proposed bridge improvements meet the City of Celina design criteria.

2. Coordinate with the City of Celina; address their comments to pursue approval of the Drainage Study.

E. STORMWATER POLLUTION PREVENTION PLAN

For limits of construction areas 1.0 acres or greater, the Texas Pollutant Discharge Elimination System (TPDES) program implements the federal National Pollutant Discharge Elimination System (NPDES) program in the State of Texas. On March 5, 2003, TCEQ became the permitting authority for these discharges.

Since the limits of construction of this project encompass approximately 255 +/- acres, a Stormwater Management Plan is required. We will assist you as follows:

1. KFM will prepare the Stormwater Pollution Prevention Plan (SWPPP). The Contractor must prominently display the Notice of Intent (NOI) and other TCEQ required notices, phone numbers, etc., at the job site. The Contractor must also have the Plan available for review at the construction trailer. The Contractor must follow the plan and make the various submittals directly to TCEQ.
2. KFM will prepare the NOI required by the TPDES permit. Once you have signed the NOI, return it to us and we will forward the original directly to TCEQ.
3. By law, this is a separate plan from the Erosion and Sedimentation Control Plan contained in the construction drawings. This is a compliance document, which both you and the Contractor are required by federal and state laws to follow.

F. BIDDING AND AWARD SERVICES

1. KFM will prepare the bid documents and public advertise for bids the Earthwork, Utility, and Paving contracts and will maintain a record of prospective bidders to whom bidding documents have been issued.
2. KFM will attend the pre-bid conference and prepare minutes of the meeting.
3. Issue addenda as necessary to clarify the bidding documents.
4. Prepare the bid sheets, attend the bid opening, prepare the bid tabulations, and assist your office in the evaluation of the bids.
5. After the award of the bid, assist in assembling and distributing the contract documents for the work.

G. PUBLIC WORKS CONSTRUCTION PHASE SERVICES

1. Attend the pre-construction conference required by the City of Celina prior to construction.
2. Provide periodic onsite construction observation services, as requested by the Owner.

3. If requested by the Contractor, or you, prepare construction cut sheets required by the City of Celina. Have the cut sheets sealed by a Registered Professional Engineer and deliver them to the City of Celina.
4. Based upon redlined As-builts furnished to us by the Contractor, revise the original Construction Drawings to reflect "Record Drawing" conditions and furnish to the City per their requirements.
5. Once construction has been substantially completed, complete a final site observation visit and prepare a punch list as required. Once the punch list has been significantly completed, prepare an Engineer's Letter of Concurrence required by the City of Celina prior to acceptance.
6. The above items will be performed on a one (1)-time basis. Services performed outside of the above will be provided at our standard hourly rates as additional services.

H. SITE RELATED SUB-CONSULTANT SERVICES

The nature of this project requires professional services from several sub-consultants. While KFM will coordinate with all the Design Team consultants, we have included the following sub-consultants under our contract in order to simplify the design process. Their fees are included in this proposal.

1. SUBSURFACE UTILITY ENGINEERING

In order to locate any existing underground utilities within the proposed right-of-way, subsurface utility exploration shall be provided at Quality Level “B” and “A”, which includes test holes for utilities.

We will retain The Rios Group for this service, who will be responsible for all aspects of their report. KFM will include the existing

2. GEOTECHNICAL ENGINEERING

A geotechnical report will need to be prepared for this project in accordance with the City of Celina design standards. We will retain Riner Engineering for this service, who will be responsible for all aspects of their report. KFM will incorporate the findings of the geotechnical report into the grading and pavement design for this project, and will submit the geotechnical report to the City for review and approval.

3. STRUCTURAL ENGINEERING

Structural design for a bridge crossing over Wilson Creek will be required for this project. Based on the roadway and hydraulic information, the bridge will be a single span structure approximately 100 feet long by 32 feet wide and will consist of a cast-in-place concrete deck supported by prestressed concrete beams. The abutments will consist of cast-in-place concrete caps, backwalls, and wingwalls.

We will retain Pickett, Kelm & Associates (PKA) for the design documents and construction phase services. PKA will be responsible for all aspects of their design.

I. REIMBURSABLES/REPRODUCTION

Reproduction, courier, and delivery services will be provided for this project and billed in accordance with our Standard Rate Schedule. In addition, minor out-of-pocket expenses for outside reproduction, travel expenses, courier, and review agency fees, etc. incurred will be billed at Cost+10%. We request that you issue checks for fees unless otherwise agreed upon in advance.

FEE SCHEDULE

We propose to provide the specific services described above on a lump sum fee basis as follows:

Item	Fee Basis	Fee
A. SURVEYS		
1. Boundary Verification	Lump Sum	$ 10,000.00
2. Route Design	Lump Sum	$ 19,500.00
3. Easement & R.O.W. Exhibit Preparation	Lump Sum	$ 23,400.00
B. PUBLIC ROADWAY CONSTRUCTION DOCS		
	Lump Sum	$ 616,400.00
C. PUBLIC WATER CONSTRUCTION DOCS		
	Lump Sum	$ 189,400.00
D. DRAINAGE STUDY		
	Lump Sum	$ 32,500.00
E. STORMWATER POLLUTION PREVENTION PLAN		
	Lump Sum	$ 8,460.00
F. BIDDING AND AWARD SERVICES		
	Lump Sum	$ 25,000.00
G. PUBLIC WORKS CONSTRUCTION PHASE SERVICES		
	Lump Sum	$ 44,000.00
H. SITE RELATED SUB-CONSULTANT SERVICES		
1. SUBSURFACE UTILITY ENGINEERING	Lump Sum	$ 57,000.00
2. GEOTECHNICAL ENGINEERING	Lump Sum	$ 28,260.00

3. STRUCTURAL ENGINEERING	Lump Sum	$ 75,000.00
I. REIMBURSABLES/REPRODUCTION		
	Cost + 10%	$
TOTAL		
		$ 1,128,920.00

Work provided outside the above scope of services will be billed as an additional service once approved in writing by your office.

ASSUMPTIONS

In preparing this proposal, we have made the following assumptions:

- Any covenants, restrictions or any other similar documents will be prepared by your attorney.
- Site construction surveying has not been included in this proposal.
- Structural design of stormwater splitter boxes, culverts, additional retaining walls and similar structures have not been included in this proposal.
- Preparation of signalization plans have not been included in this proposal.

PROFESSIONAL SERVICES AGREEMENT
TERMS AND CONDITIONS

CONSULTANT:	**CLIENT:**
Knight-Fowler-Millsap, LLC. 3501 Olympus Blvd. Suite 100 Dallas, TX 75019	Mr. Larry Corson Corson Cramer 4925 Greenville Ave., Suite 604 Dallas, TX 75206

PROJECT NAME & LOCATION: Choate Parkway Extension-Kinship to Roseland

A. Client agrees to employ Consultant on the terms and conditions set forth in this Professional Services Agreement (the "Agreement").

B. **Services to be Performed by Consultant**: Consultant agrees to perform Basic Services and Additional Services, if required, in conformance with the following descriptions, definitions, terms and conditions:

1. Basic Services shall be defined as those services specifically described and set forth in the attached letter proposal (the "Proposal") dated September 28, 2022, from Consultant to Corson Cramer.
2. Additional Services: All work performed by Consultant not specifically described in the Proposal shall constitute Additional Services.

C. **Compensation of Consultant:** Client agrees to pay Consultant for the above described services in accordance with the following descriptions, definitions, terms and conditions.

1. Basic Services: Compensation will be a lump sum amount of **$1,128,920.00**, plus estimated hourly amount of **$** 0.00 (plus applicable taxes, if required) plus reimbursable costs, all as detailed in the Proposal.
2. Additional Services: Compensation will be charged based on the actual hours expended by Consultant's personnel and billed at Consultant's Standard Hourly Rates in effect at the time of invoice. Standard Hourly Rates are defined as the rates established from time to time by Consultant for its personnel, including amounts charged based on salaries paid to Consultant's personnel plus payroll burden (Social Security contributions, Federal and State unemployment taxes, Workers' Compensation, health and retirement benefits, incentive pay, sick leave, vacation and holiday pay applicable thereto) and a factor for overhead and profit.
3. Reimbursable Expenses: Reimbursable Expenses include, but are not limited to, transportation and subsistence, reproduction, subcontracts and similar items as outlined in the proposal or Consultant's Standard Rate Schedule.
4. Client agrees to pay Consultant a retainer in the amount of **$** 0.00 when this Agreement is signed by Client. This retainer shall be held by Consultant until completion or termination of this Agreement. At the time of completion or termination of this Agreement, Client authorizes Consultant to apply the retainer to any unpaid invoices on this Agreement and return the balance, if any, to Client at Client's address of record as set out above.

D. **Invoices**: Consultant will invoice Client monthly for amounts earned under this Agreement. Client agrees to promptly pay Consultant at his office in Tarrant County, Texas, the full amount of each such invoice upon receipt. Receipt of invoices shall be presumed, and Client shall be deemed to be in default if payment is not made within thirty days of the date of the invoice. Client agrees to pay a charge of eighteen (18) percent per annum simple interest or the highest rate allowed by law, whichever is less, on all invoiced amounts not paid within 30 days of the date of the invoice calculated beginning 30 days after the date of the invoice. Interest on unpaid invoices shall not exceed the maximum amount of nonusurious interest allowed by law on these unpaid invoices. Any interest in excess of this maximum amount shall be credited to unpaid invoices, or, if they have been paid, refunded.

Should Client fail to make payments when due and Consultant incurs any costs in order to collect overdue sums, Client agrees that all such collection costs incurred, including but not limited to legal fees, collection agency fees, court costs, and reasonable Consultant staff costs at standard

rates, shall immediately become due and payable. Such obligations shall survive the term of this Agreement or any early termination by either party.

E. **Contractual Lien to Secure Payment**: Client grants to Consultant a contractual lien in addition to all constitutional, statutory and equitable liens that may exist, on the above-described real property and all improvements thereon to secure payment for all debts owed, now or in the future, to Consultant by Client including those arising as a result Consultant's services provided in accordance with this Agreement. Client grants Consultant the authority and right to file a copy of this Agreement in the Deed Records of the county or counties where the above project is located to give notice of Consultant's lien rights.

F. **No Reuse of Consultant's Work Products:** All documents, including electronic files, drawings and specifications, prepared by Consultant pursuant to this Agreement, are instruments of service in respect of the Project and remain property of the Consultant. Consultant shall retain sole ownership and all common law, statutory, and other reserved rights, including the copyright thereto. No one other than Client is entitled to rely on such documents without the previous written consent of Consultant. They are not intended or represented to be suitable for reuse by Client or others on extensions of the Project or on any other project. Any reuse without written verification or adaptation by Consultant for the specific purpose intended will be at Client's sole risk and without liability or legal exposure to Consultant and Client shall indemnify and hold harmless Consultant from all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom. Any such verification or adaptation will entitle Consultant to further compensation as an Additional Service.

G. **Suspension of Work and Additional Compensation:** Consultant understands that Client may require Consultant to temporarily suspend work. Client understands that the suspension of work by Consultant may cause Consultant to incur additional costs to resume work, whether on Basic or Additional Services, and Client agrees to reimburse Consultant for such additional costs, if any.

H. **Responsibility for Construction Observation:**

1. Construction observation is generally considered an essential element of a complete design professional service. Accordingly, if the Client directs Consultant to not provide construction observation, the Consultant shall not be responsible for the consequences of any of the Consultant's acts, errors or omissions, except for those consequences which, it reasonably could be concluded, Consultant's observation services would not have prevented or mitigated.
2. Unless otherwise provided in writing, construction visits and observations are performed to observe the progress and quality of the work completed by the Contractor. Such visits are not intended to be an exhaustive check or an inspection of the Contractor's work, but rather are to allow Consultant, as an experienced professional, to become familiar with the work in progress and to determine, in general, if the work is proceeding in accordance with the Contract Documents.

   Based on such observation, Consultant shall keep Client informed as to the progress of the work and shall endeavor to guard Client against deficiencies in the work. If Client desires more extensive project observation or full-time project representation, such services shall be provided as Additional Services under this Agreement.

   Consultant shall not supervise, direct, or have control over the Contractor's work, nor have any responsibility for the construction means, methods, techniques, sequences, or procedures selected by the Contractor, nor for the Contractor's safety precautions or programs associated with the work. These rights and responsibilities are solely those of the Contractor.
3. Client waives any claim against Consultant, and agrees to defend, indemnify and hold Consultant harmless from any claim for injury or loss that results from failure to follow Consultant's plans, specifications or design intent, or for failure to obtain and/or follow Consultant's guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities or conflicts contained within or arising as a result of implementing Consultant's plans, specifications or other instruments of service. Consultant does not guarantee the performance of Contractor or its subcontractors, employees, or agents, and shall not be responsible for their failure to work in accordance with the Contract Documents or any applicable laws, codes, rules, or regulations. Client also agrees to compensate Consultant for any time and expenses incurred by Consultant in defense of

any such claim, with such compensation to be based upon the Consultant's prevailing fee schedule.

I. **No Warranty or Fiduciary Responsibility:** Consultant makes no warranty, either expressed or implied, as to Consultant's findings, recommendations, plans, specifications, or professional advice. Consultant has endeavored to perform its services in accordance with generally accepted standards of practice in effect at the time of performance. Client recognizes that neither Consultant nor any of Consultants subconsultants or subcontractors owes any fiduciary responsibility to Client.

J. **Client Cooperation**: Client agrees to timely provide all information required by Consultant to perform its services so as not to delay such performance. Client further agrees to fully cooperate with Consultant in the performance of this Agreement.

K. **Consultant's Reliance on Client and Third Parties**: Client agrees that Consultant may rely on the accuracy and validity of all information provided by Client, the work of third parties, and public records, and Consultant is not expected or required by Client to check them.

L. **Consultant Not Supervisor**: Unless specifically stated in the letter proposal defining the Basic Services provided in this Agreement, Consultant has no responsibility or authority for the supervision of any phase of the work at the site of the Project.

M. **Binding Agreement:** Client, for itself and partners, if any, and Consultant, for itself, each binds itself and its successors, executors, administrators and assigns to the other party to this Agreement and to partners, successors, executors, administrators and assigns of such other party in respect to all covenants of this Agreement. Neither Client nor Consultant shall assign, sublet, or transfer its interest in this Agreement without the written consent of the other. Nothing herein shall be construed as giving any rights or benefits hereunder to anyone other than Client and Consultant. Client's representative signing below warrants that he has full authority to bind Client to this Agreement and further warrants that Client has an ownership interest in the real property that is part of the Project. Client's representative signing below agrees to indemnify, save, and hold Consultant harmless for any and all claims, causes of action, and damages that may arise against Consultant if the representations contained in this paragraph are not correct.

N. **Acceptance of Agreement**: If this Agreement is not executed by Client within 30 days of the date tendered, it shall become invalid unless: (1) Consultant extends the time in writing; or (2) Client orally authorizes Consultant to proceed with the work, in which event the terms of the oral authorization shall be presumed to include all the terms of this agreement. Consultant's performance of work under the oral authorization shall be in reliance on the inclusion of all the terms of this Agreement in the oral authorization.

O. **Termination**: This Agreement may be terminated by Consultant or Client in accordance with the following terms:

1. This Agreement may be terminated without cause at any time prior to completion of Consultant's services either by Client or by Consultant, upon seven (7) days' written notice to the other at the address of record set out above. Such termination shall release Consultant from any further obligation to provide Basic or Additional Services to Client on this Agreement, but all obligations of Client shall continue.
2. Client understands that Consultant's ability to work is predicated upon its ability to collect payment of invoices when due. If Client does not make timely payment of invoices related to this Agreement, then Client authorizes Consultant, at its sole discretion, to terminate this Agreement for cause upon (7) days' notice to Client at its address of record set out above. Such termination shall release Consultant from any further obligation to provide Basic or Additional Services to Client on this Agreement, but all obligations of Client shall continue.
3. Client waives any and all claims it has against Consultant arising out of termination of this Agreement for cause by Consultant. Client agrees that Consultant has no duty to perform further services for Client if Client has not timely paid all amounts due Consultant for previous services on this Agreement. Client waives any and all claims, causes of action, or damages that it has or may have against Consultant for failure to perform further services under this Agreement when Consultant has not been timely paid for previous services under this Agreement. Client agrees to indemnify and hold Consultant harmless for any and all claims made against Consultant by any person, firm, or corporation arising out of termination of this Agreement for cause.

4. Upon termination, either by Client or Consultant, Client shall pay Consultant all unpaid sums due for Basic Services and all unpaid sums for any Additional Services that have been performed by Consultant.

P. **Mediation:** Client and Consultant agree that all claims, disputes, and other matters in question between the parties arising out of or relating to this Agreement or breach thereof first shall be submitted to non-binding mediation. Any party hereto may initiate mediation and the parties hereto agree to fully cooperate and participate in good faith to resolve the dispute(s). The cost of mediation shall be shared equally by the parties hereto.

The demand for mediation shall be made within one (1) year of the date the claimant knew or should have known of the existence of the claim, dispute, or other matter. If the demand for mediation is not effectuated within one (1) year, the claim, dispute, or other matter shall be forever barred and not mandatory.

In the event either party makes a claim or brings an action against the other party for any act arising out of the performance of the services hereunder, and the claimant fails to prove such claim or action, then the claimant shall pay all legal and other costs (including reasonable attorneys' fees) incurred by the other party in defense of such claim or action.

Q. **Governing Law and Place of Performance**: This Agreement shall be construed and enforced in accordance with the laws of Texas. This Agreement is performable by all parties in Tarrant County, Texas.

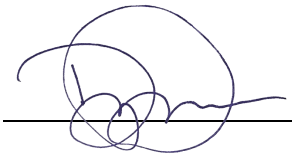
R. **Paragraph Titles**: Paragraph titles in this Agreement are for convenience only and are not intended to detract from or limit the effect of any language in this Agreement.

S. **Modifications:** No one has authority to make variations in, or additions to, the terms of this Agreement on behalf of Consultant other than one of its officers, and then only in writing.

T. **Entire Agreement:** This Agreement and the Proposal defining the Basic Services provided in this Agreement contain the entire contract between Client and Consultant.

U. **Project Signage:** Upon approval from Client as to location and format (which approval shall not be unreasonably withheld), Client agrees to include Consultant's signage along with other project team signage for the Project site.

V. **Limitation of Liability**: **The owner agrees to limit the Consultant's liability to the Owner and to all other Contractors and Subcontractors on the project, due to the Consultant's negligent acts, errors or omissions, such that the total aggregate liability of the Consultant to all those named shall not exceed $50,000 or the Consultant's total fee for services rendered on this project, whichever is less.**

CONSULTANT: Knight-Fowler-Millsap, LLC		**CLIENT:** Corson Cramer	
Name:		Name:	Brian Cramer
Title:	PRINCIPAL	Title:	Co President
Date:	MARCH 29, 2023	Date:	October 3, 2022

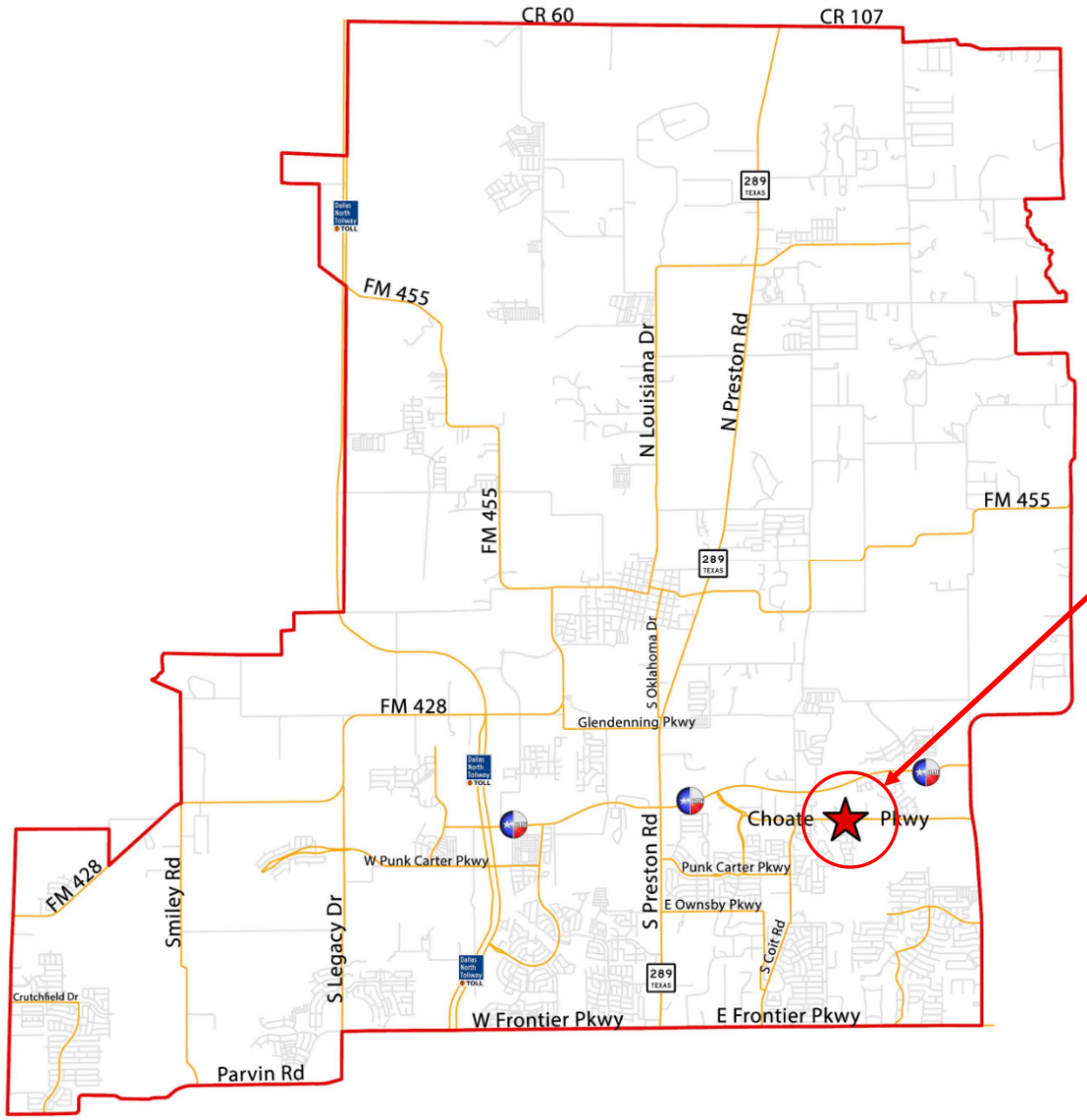
CHOATE PARKWAY FROM KINSHIP PARKWAY TO ROSELAND PARKWAY DESIGN AMENDMENT

August 13, 2024

Andy Glasgow, P.E., PMP, CFM
Director of Engineering



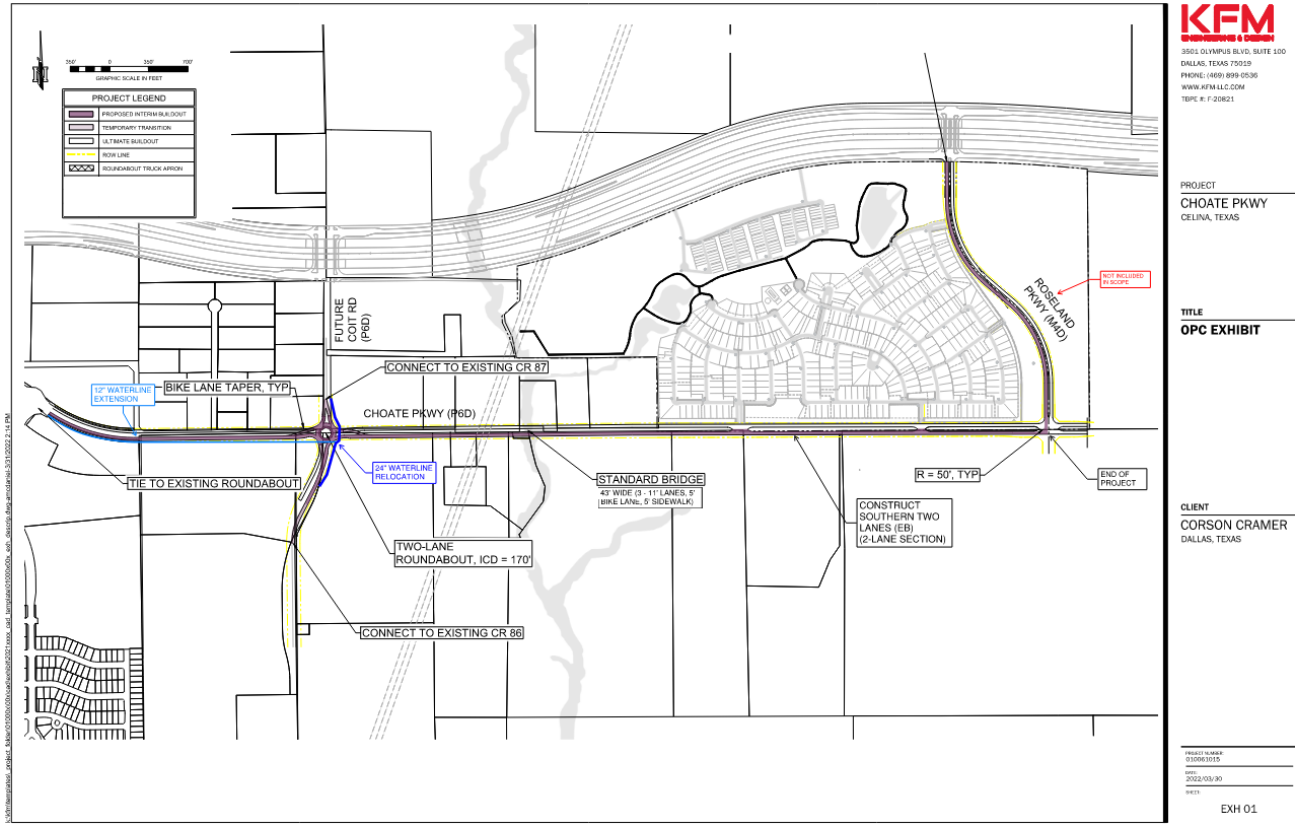
LOCATION MAP



Choate Pkwy from Kinship to Roseland

BACKGROUND

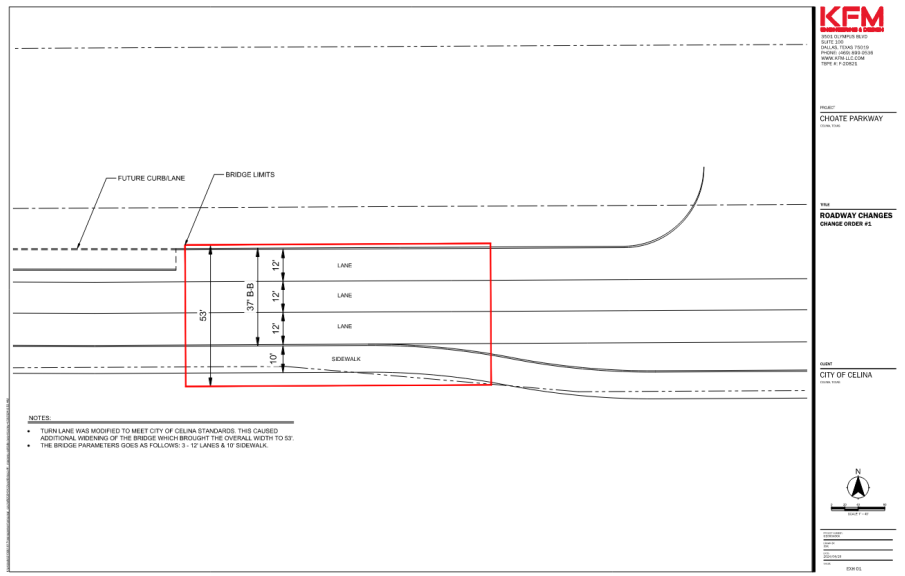
- On June 14, 2022, the City of Celina signed a reimbursement agreement with CCD-Coit Land, LLC, to construct Choate Parkway from Kinship Parkway to Roseland Parkway.
- The original design agreement:
  - Metes and bounds of ROW along the southern boundary only.
  - No Staking.
  - Bridge spans to total width of 43 feet, including three 11-foot traffic lanes, 5-foot bike lane and a 5-foot sidewalk.

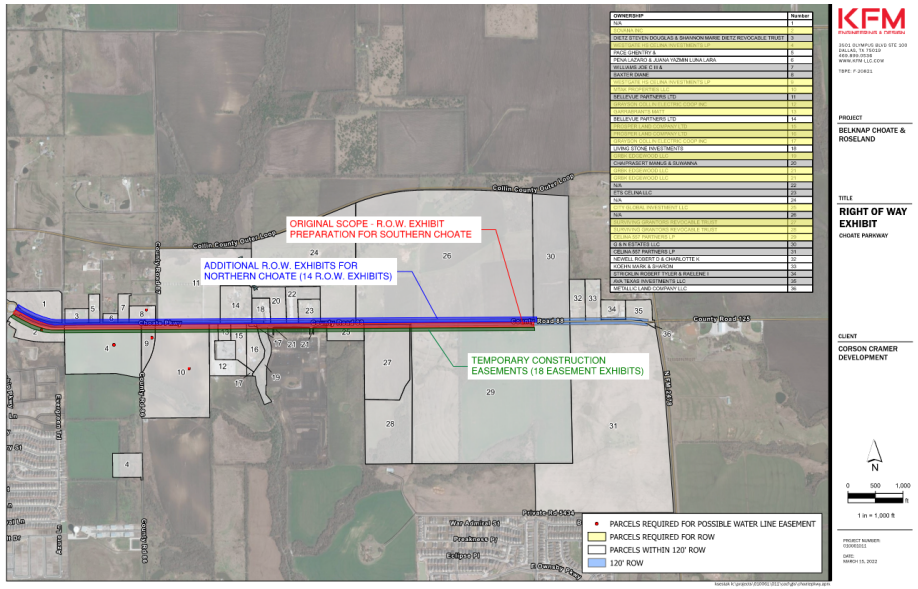


PROPOSED AMENDMENT

- Summary of these changes includes:
  - Metes and bounds of ROW along the northern boundary.
  - ROW and TCE survey staking for GCEC property.
  - Increase bridge spans to total width of 53 feet, including three 12-foot traffic lanes and a 10-foot sidewalk.

- Total Cost: $76,400.00





QUESTIONS?

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Andy Glasgow
Date:	August 13, 2024
Re:	Preston Green Ribbon Change Order

Action Requested:
Consider and act to authorize a change order with C. Green Scaping LP for an amount not to exceed $106,712.64 to add additional traffic control devices requested by the Texas Department of Transportation (TXDOT) to begin work on the Preston Road Green Ribbon project. (Glasgow)

Background Information:
On March 7, 2024, City Council authorized the award of BID 2024-076 for the construction of the Preston Road Green Ribbon project to C. Green Scaping, LP. This change order exceeds $50,000 and by statute requires council authorization.

The proposed change order covers the cost of adding Truck Mounted Attenuators (TMA) and flashing message boards, as requested by TXDOT, to the traffic control along Preston before beginning work on the project. The project was advertised with the plans and bid items as approved by TXDOT. However, the line item that covers the costs of the TMA and message boards were not included.

Legal Review:
The change order form has been previously reviewed and approved.

Supporting Documents:
1. CO 1 Partially Executed
2. Agreement Preston Road Green Ribbon_C Green - Fully Executed_2024.04.06
3. Preston Green Ribbon Change Order 8.13.24
4. Attenuator

Financial Consideration:
Funding is available through Park Fees and Green Ribbon Grant Reimbursements. Expenditures will not exceed funds appropriated and funds will be committed to the purchase order.

Staff Recommendation:
Staff recommends authorizing the change order as presented.

DocuSigned by: Dayshoun Richard E120CE7166784AA... 8/1/2024
Dayshoun Richard

DocuSigned by: 2C893A681B6B4A4... 8/1/2024
Andy Glasgow

CCO #001

City of Celina
142 N. Ohio Drive
Celina, Texas 75009
Phone: (972) 382-2682

DocuSigned by: Nalah Williams DB50CC3D39754E7... 8/1/2024
Nalah Williams

Project: P20 - Preston Road Green Ribbon
142 N. Ohio Street
Celina, Texas 75009
Phone: 469545-2403

DRAFT

Subcontract Change Order #001: CE #001 - TMA and Flashing Message Boards

CONTRACT COMPANY:	**C. Green Scaping, LP** 2401 Handley Ederville Road Fort Worth, Texas 76118	**CONTRACT FOR:**	SC-P20-001-Construction:Preston Road Green Ribbon
DATE CREATED:	8/01/2024	**CREATED BY:**	Dayshoun Richard **(City of Celina)**
CONTRACT STATUS:	Draft	**REVISION:**	0
REQUEST RECEIVED FROM:	Carson Green	**LOCATION:**	
DESIGNATED REVIEWER:	Nalah Williams **(City of Celina)**	**REVIEWED BY:**	
DUE DATE:	08/01/2024	**REVIEW DATE:**	
INVOICED DATE:		**PAID DATE:**	
REFERENCE:		**CHANGE REASON:**	Client Request
PAID IN FULL:	No	**EXECUTED:**	No
ACCOUNTING METHOD:	Amount Based	**SCHEDULE IMPACT:**	
FIELD CHANGE:	Yes	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$106,712.64

DESCRIPTION:
The proposed change order covers the cost of adding Truck Mounter Attenuators (TMA) and flashing message boards, as requested by TXDOT, to the traffic control along Preston prior to beginning work on the project. The project was advertised with the plans and bid items as approved by TXDOT. However, the line item that covers the costs of the TMA and message boards were not included. TXDOT is adamant that they will not approve any lane closures on Preston with these items.

ATTACHMENTS:
Change Order - TMA Trucks (Stationary) & Flashing Arrows.pdf

CHANGE ORDER LINE ITEMS:

#	Budget Code	Description	Amount
1	1-57-21.C Flashing Arrow Boards	Flashing Arrow Boards	$25,837.92
2	34-71-13-16.C TMA (Stationary)	TMA (Stationary)	$80,874.72
		Grand Total:	**$106,712.64**

The original (Contract Sum)	$ 1,017,433.86
Net change by previously authorized Change Orders	$ 0.00
The contract sum prior to this Change Order was	$ 1,017,433.86
The contract sum would be changed by this Change Order in the amount of	$ 106,712.64
The new contract sum including this Change Order will be	$ 1,124,146.50
The contract time will not be changed by this Change Order.	

CCO #001

Dawn Berry

City of Celina
142 N. Ohio Drive
Celina, Texas 75009

SIGNATURE **DATE**

C. Green Scaping, LP
2401 Handley Ederville Road
Fort Worth, Texas 76118

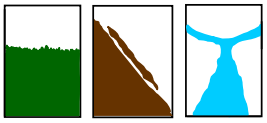
DocuSigned by:
Carson Green
D6C0F898D28B432...
8/1/2024

SIGNATURE **DATE**

Carson Green

Docusign Envelope ID: D975D67B-EB58-471E-872B-13931D89CF43

GREEN SCAPING



Grass Establishment Erosion Control Wetland Development Mitigation Biotechnical Embankment

DBE # HFDB76284N1123, MBE # HFMB37092N0323, WBE # HFWB06201N0323

PROJECT: **Celina - 2024-076; Preston Road Green Ribbon;**
Change Order: TMA Trucks (2 ea) & Flashing Arrows
BID OF: **C. Green Scaping, L.P.**
2401 Handley Ederville Rd.
Ft. Worth, TX 76118

Item	Description	Unit	Quantity	Price	Total
6185 6002	TMA (Stationary) - $561.63 Each x 2 Trucks = $1123.26	DAY	72	$1,123.26	$80,874.72
	Truck			$350.00	
	TERP			$0.00	
	Envir Charge			$0.00	
	RPP 15%			$52.50	
	Sales Tax			$28.88	
	Fuel & Oil 5gals			$25.00	
	Labor 1 Hr			$32.00	
	Sub Total			$488.38	
	P&O 15%	LS	0.15	$73.26	
	Total per Truck			$561.63	
0502 6024	Flashing Arrow Boards - $179.43 Each x 2 Trucks = $358.86	DAY	72	$358.86	$25,837.92
	Flashing Arrow Boards			$110.00	
	Sales Tax			$9.07	
	Labor 1 Hr			$32.00	
	Sub Total			$151.07	
	P&O 15%	LS	0.15	$22.66	
	Total per Truck			$173.73	
				Total	$106,712.64

Carson Green 8/1/2024

Docusign Envelope ID: D975D67B-EB58-471E-872B-13931D89CF43

Life Connected.

INTEROFFICE MEMORANDUM

TO: ROBERT RANC, CITY MANAGER

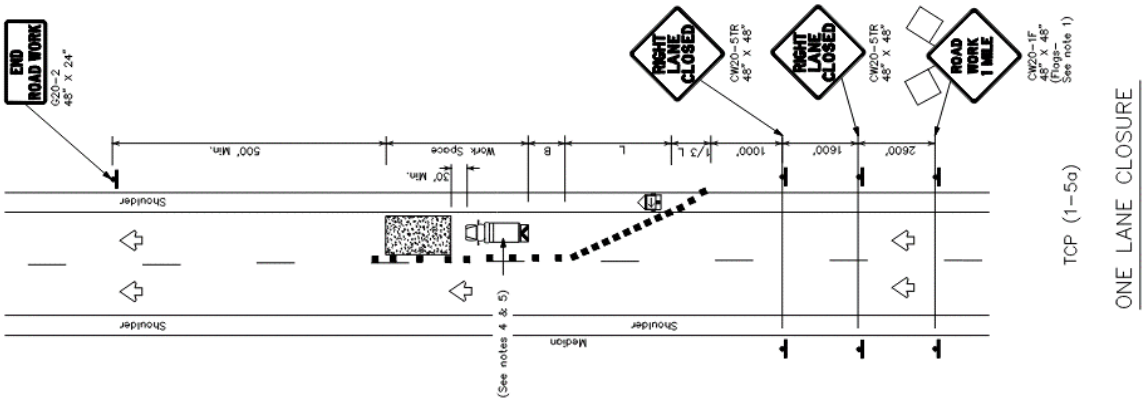
FROM: ANDY GLASGOW, DIRECTOR OF ENGINEERING

SUBJECT: PRESTON GREEN RIBBON CHANGE ORDER #1

DATE: 8.1.2024

CC: KIMBERLY BRAWNER, ASSITANT CITY MANAGER PUBLIC SERVICES
NALAH WILLIAMS, CIVIL ENGINEER

The proposed change order covers the cost of adding Truck Mounter Attenuators (TMA) and flashing message boards, as requested by TXDOT, to the traffic control along Preston prior to beginning work on the project. The project was advertised with the plans and bid items as approved by TXDOT. However, the line item that covers the costs of the TMA and message boards were not included. TXDOT is adamant that they will not approve any lane closures on Preston with these items.



If you have any questions, or need additional information, please feel free to contact me.

Very Respectfully,

Andy Glasgow, P.E., PMP, CFM

SECTION 00410

EJCDC STANDARD FORM OF AGREEMENT

BETWEEN OWNER AND CONTRACTOR ON THE BASIS OF A STIPULATED PRICE

THIS AGREEMENT is by and between the **City of Celina** (OWNER) and C. Green Scaping LP (CONTRACTOR). OWNER and CONTRACTOR, in consideration of the mutual covenants hereby agree as follows:

ARTICLE 1 – WORK

1.01 CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

City of Celina
Preston Road Green Ribbon
BID 2024-076
Project P20
TXDOT PROJECT #F2B23(092)
CCSJ # 0091-03-030

ARTICLE 2 – THE PROJECT

2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

The construction project includes The construction project includes landscaping and irrigation installation along Preston Road from Roundtree Ct to Frontier Pkwy.

ARTICLE 3 – ENGINEER

3.01 The Project has been designed by **Norris Design** which hereinafter called ENGINEER and which is to act as OWNER'S representative, assume all duties and responsibilities, and have the rights and authority assigned to ENGINEER in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 – CONTRACT TIMES

4.01 Time of the Essence

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 Days to Achieve Substantial Completion and Final Payment

A. The Work will be substantially completed within 60 days after the date when the Contract Times commence to run as provided in paragraph 2.03 of the General Conditions and completed and ready for final payment in accordance with paragraph 14.07 of the General Conditions within 72 days after the date when the Contract Times commence to run.

4.03 Liquidated Damages

A. CONTRACTOR and OWNER recognize that time is of the essence of this Agreement and that OWNER will suffer financial loss if the Work is not completed within the times specified in paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidate damages for delay (but not as a penalty), CONTRACTOR shall pay OWNER ***$500*** for each day that expires after the time

specified in paragraph 4.02 for Substantial Completion until the Work is substantially complete. After Substantial Completion, if CONTRACTOR shall neglect, refuse, or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by OWNER, CONTRACTOR shall pay OWNER ***$500*** for each day that expires after the time specified in paragraph 4.02 for completion and readiness for final payment until the Work is completed and ready for final payment.

ARTICLE 5 – CONTRACT PRICE

5.01 OWNER shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to paragraphs 5.01.

For all Work other than Unit Price Work, a Lump sum of: **$1,017,433.86**

All specific cash allowances are included in the above price and have been computed in accordance with paragraph 11.02 of the General Conditions.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 Submittal and Processing of Payments

A. CONTRACTOR shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by ENGINEER as provided in the General Conditions.

6.02 Progress Payments; Retainage

A. OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR'S Applications for Payment on or about the ***last*** day of each month during performance of the Work as provided in paragraphs 6.02.A.1 and 6.02.A.2 below. All such payments will be measured by the schedule of values established in paragraph 2.07.A of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements:

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as ENGINEER may determine or OWNER may withhold, in accordance with paragraph 14.02 of the General Conditions:

   a. ***95%*** of Work completed (with the balance being retainage).

   b. ***95%*** of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

2. Upon Substantial Completion, OWNER shall pay an amount sufficient to increase total payments to CONTRACTOR to ***95%*** of the Work completed, less such amounts as ENGINEER shall determine in accordance with paragraph 14.02.B.5 of the General Conditions and less ***100%*** of ENGINEER's estimate of the value of Work to be completed or corrected as shown on the tentative list of items to be completed or corrected attached to the certificate of Substantial Completion.

6.03 Final Payment

A. Upon final completion and acceptance of the Work in accordance with paragraph 14.07 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said paragraph 14.07.

ARTICLE 7 – INTEREST

7.01 All moneys not paid when due as provided in Article 14 of the General Conditions shall bear interest at the rate of ***0%*** per annum.

ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS

8.01 In order to induce OWNER to enter into this Agreement CONTRACTOR makes the following representations:

A. CONTRACTOR has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.

B. CONTRACTOR has visited the site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. CONTRACTOR is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.

D. CONTRACTOR has carefully studied all: (1) Geotechnical Investigations, explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site which have been identified in the Supplementary Conditions as provided in paragraph 4.02 of the General Conditions.

E. CONTRACTOR does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

F. CONTRACTOR is aware of the general nature of work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Contract Documents.

G. CONTRACTOR has correlated the information known to CONTRACTOR, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

H. CONTRACTOR has given ENGINEER written notice of all conflicts, errors, ambiguities, or discrepancies that CONTRACTOR has discovered in the Contract Documents, and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.

I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.`

ARTICLE 9 – CONTRACT DOCUMENTS

9.01 Contents

A. The Contract Documents consist of the following in their entirety:

1. This Agreement;
2. Performance Bond;
3. Payment Bond;
4. Maintenance Bond;
5. General Conditions;
6. Supplementary Conditions;
7. Specification as listed in the table of contents of the Project Manual;
8. Drawings;
9. All Addenda;
10. Exhibits to this Agreement:
    a. CONTRACTOR'S Bid Response;
    b. CONTRACTOR'S Insurance
    c. Documentation submitted by CONTRACTOR prior to Notice of Award

11. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:

    a. Written Amendments;

    b. Work Change Directives;

    c. Change Order(s).

B. The documents listed in paragraph 9.01. Are attached to this Agreement (except s expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 9.

D. The Contract Documents may only be amended, modified, or supplemented as provided in paragraph 3.04 of the General Conditions.

ARTICLE 10 – MISCELLANEOUS

10.01 Terms

A. Terms used in this Agreement will have the meanings indicated in the General Conditions.

10.02 Assignment of Contract

A. No assignment by a party hereto of any rights under or interests on the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 Successors and Assigns

A. OWNER and CONTRACTOR each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 Severability

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law of Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon OWNER and CONTRACTOR, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 Contractor's Certifications

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.05:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;

2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

3. “collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and

4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

IN WITNESS WHEREOF, OWNER and CONTRACTOR have assigned this Agreement in duplicate. One counterpart each has been delivered to OWNER and CONTRACTOR. All portions of the Contract Documents have been signed or identified by OWNER and CONTRACTOR or on their behalf.

EXECUTED in single or multiple originals with an effective date of **March 7, 2024.**

CITY OF CELINA, TEXAS	**CONTRACTOR**
Robert E. Ranc, Jr. Robert E. Ranc, Jr. (Apr 6, 2024 16:31 CDT)	Curtis J. Green Curtis J. Green (Apr 2, 2024 13:46 CDT)
Robert Ranc, City Manager	Curtis J Green Printed Name & Title
April 6, 2024 Date	4/2/2024 Date
Address for giving notices: **City of Celina** **142 N. Ohio** **Celina, TX 75009** **469-813-4194** **contracts@celina-tx.gov**	Address for giving notices: C. Green Scaping, LP 2401 Handley Ederville Road Fort Worth TX 76118 C. Green Scaping, LP 2401 Handley Ederville Road Fort Worth TX 76118 C. Green Scaping, LP 2401 Handley Ederville Road Fort Worth TX 76118 C. Green Scaping, LP 2401 Handley Ederville Road Fort Worth TX 76118 C. Green Scaping, LP 2401 Handley Ederville Road Fort Worth TX 76118

EJCDC® C-410, Bid Form for Construction Contract.
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Agreement Preston Road Green Ribbon_C Green

Final Audit Report 2024-04-06

Created:	2024-03-11
By:	Ryan Quigley (rquigley@celina-tx.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_LKFJ4qJtszw4PwZI4e0TE1xvWwjvzlE

"Agreement Preston Road Green Ribbon_C Green" History

Document created by Ryan Quigley (rquigley@celina-tx.gov)
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2024-03-11 - 8:46:58 PM GMT

Email viewed by stacy geigenmiller (sgeigenmiller@greenscaping.com)
2024-04-01 - 3:17:24 PM GMT

Document signing delegated to Curtis J. Green (cgreen@greenscaping.com) by stacy geigenmiller (sgeigenmiller@greenscaping.com)
2024-04-01 - 3:19:42 PM GMT

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2024-04-02 - 2:36:26 PM GMT

Document e-signed by Curtis J. Green (cgreen@greenscaping.com)
Signature Date: 2024-04-02 - 6:46:31 PM GMT - Time Source: server

Document emailed to Robert Ranc (rranc@celina-tx.gov) for signature
2024-04-02 - 6:46:32 PM GMT

Email viewed by Robert Ranc (rranc@celina-tx.gov)
2024-04-06 - 9:30:38 PM GMT

Signer Robert Ranc (rranc@celina-tx.gov) entered name at signing as Robert E. Ranc, Jr.
2024-04-06 - 9:31:21 PM GMT

Document e-signed by Robert E. Ranc, Jr. (rranc@celina-tx.gov)

Signature Date: 2024-04-06 - 9:31:23 PM GMT - Time Source: server

Agreement completed.

2024-04-06 - 9:31:23 PM GMT

Adobe Acrobat Sign

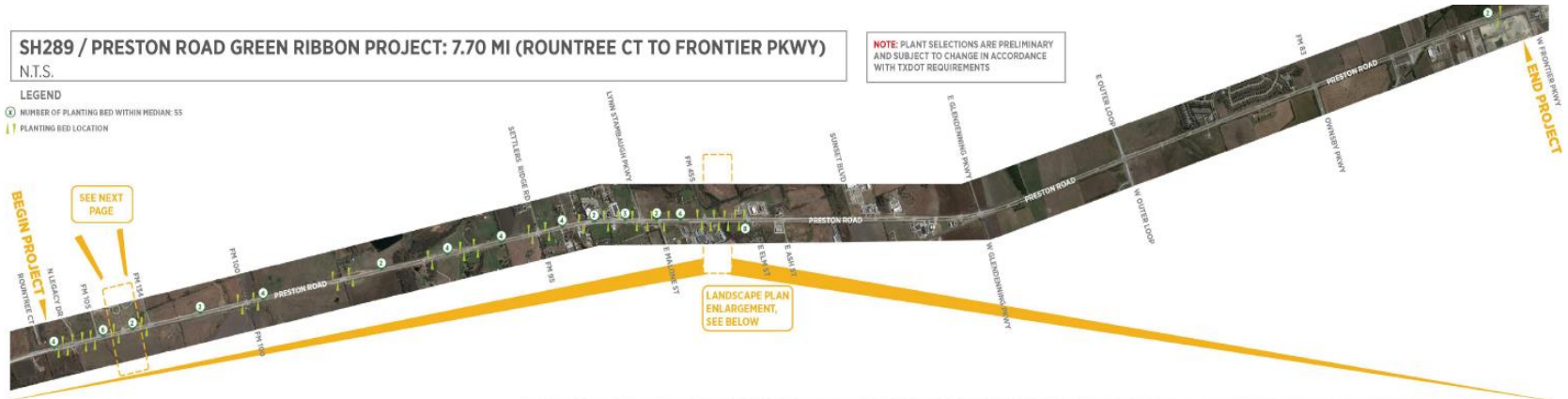
PRESTON GREEN RIBBON CHANGE ORDER

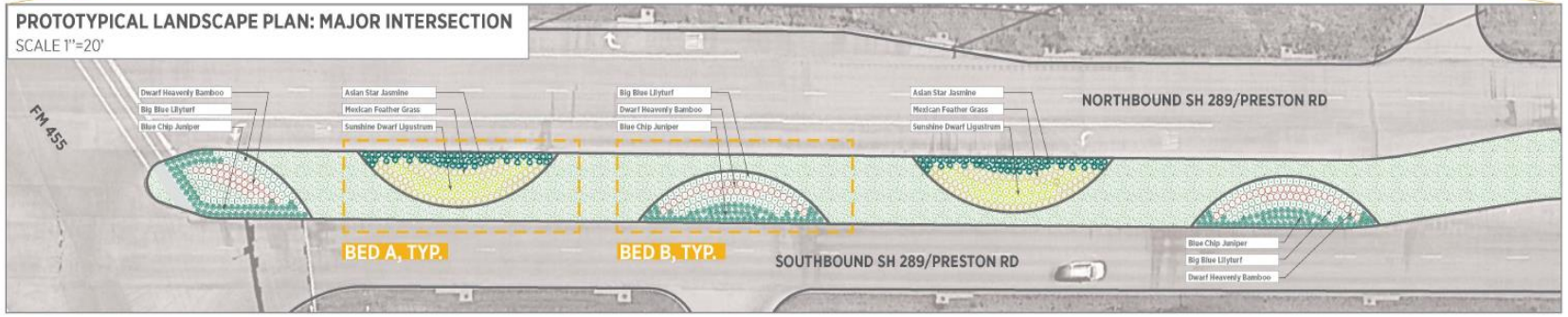
August 13th, 2024

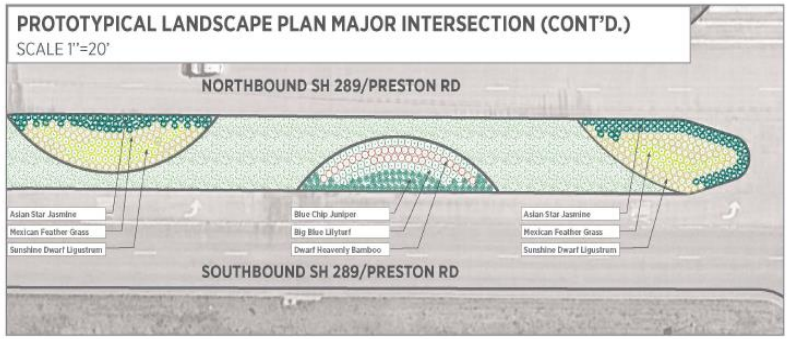
Andy Glasgow, P.E., PMP, CFM
Director of Engineering



PROJECT EXTENTS











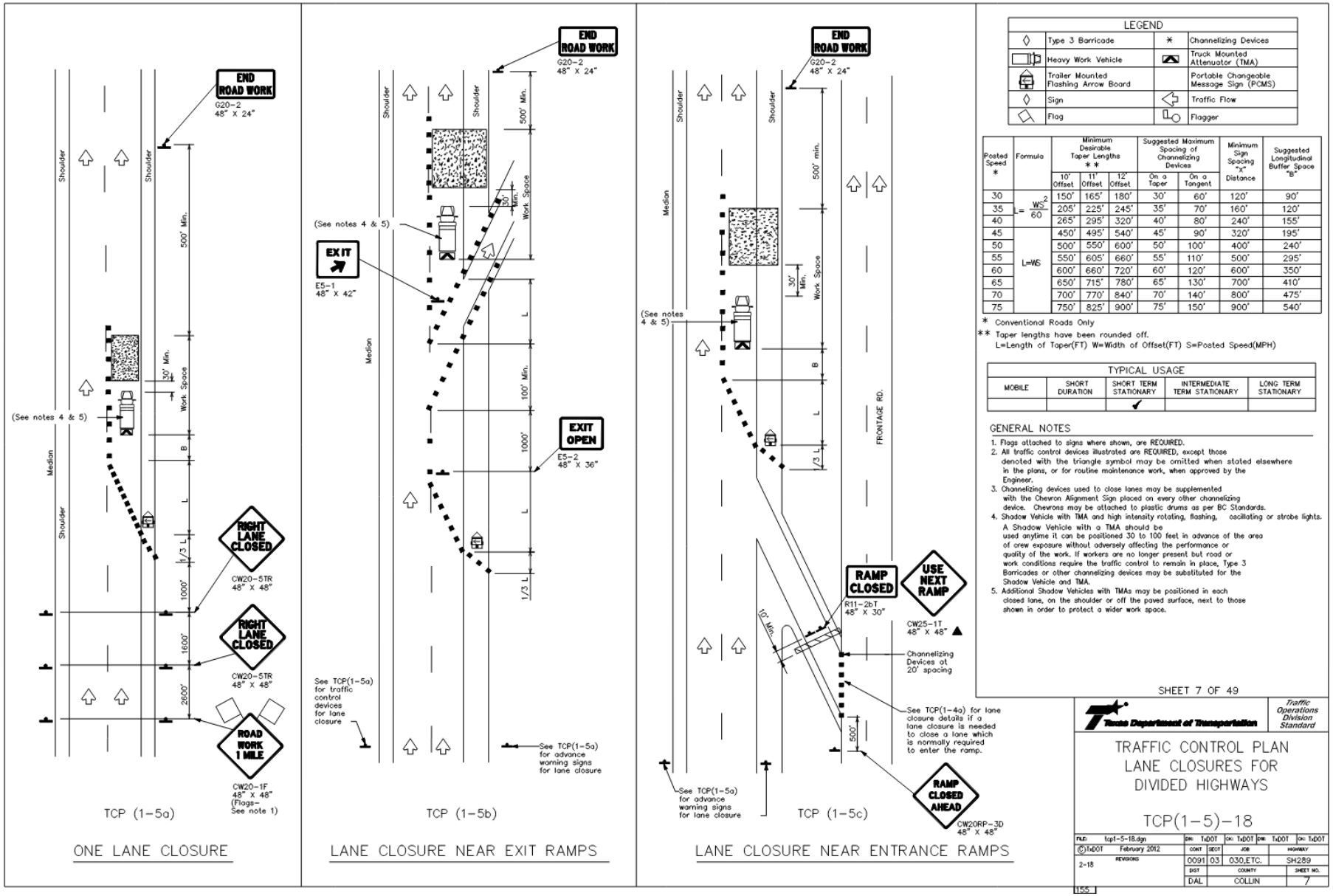
FACTS

A. Background: On March 7, 2024, City Council authorized the award of BID 2024-076 for the construction of the Preston Road Green Ribbon project to C. Green Scaping, LP. Plans were approved by TXDOT for advertising. However, a line item for Truck Mounted Attenuators (TMA) was not included in the bid. TXDOT will not allow lane closures on Preston without the use of TMAs in the traffic control.

B. Action requested: Consider and act to authorize a change order with C. Green Scaping LP for an amount not to exceed $106,712.64 to add additional traffic control devices requested by the Texas Department of Transportation (TXDOT) to begin work.

C. Total cost: $106,712.64

TXDOT TRAFFIC CONTROL DETAIL




CELINA
TEXAS
EST. 1876
Life Connected.


LEDWELL
TEXARKANA, TEXAS

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Bradley Kearney, Assistant Finance Director
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Brad Kearney
Date:	August 13, 2024
Re:	Ariana PID Petition Acceptance

Action Requested:
Consider and act upon a resolution of the City of Celina, Texas, accepting a petition seeking the creation of the Ariana Public Improvement District within the corporate boundaries of the City and calling for a public hearing for the City Council's September 10, 2024, meeting. (Kearney)

Background Information:
The City received a petition from North Sky Ariana, LLC and Ariana, LLC to establish the Ariana Public Improvement District. The petition is for property located at GA Moore Parkway and Louisiana Drive, near Martin Elementary School in the north-central area of Celina.

The process for the creation of a public improvement district (PID) is:

- The property owner/developer files a petition to establish the PID with the City.
- Council considers accepting the petition and calling a public hearing for a future Council Meeting to receive public input regarding the PID.
- If Council accepts the petition and calls the public hearing, a public hearing is held at the next Council Meeting.
- At the conclusion of the public hearing, City Council may consider approving the creation of the PID.

If Council approves the creation of the Ariana PID, staff will work with the developer on each phase and bring a service and assessment plan for each phase to City Council for consideration. The Service and Assessment Plans establish the assessments on each property within the PID.

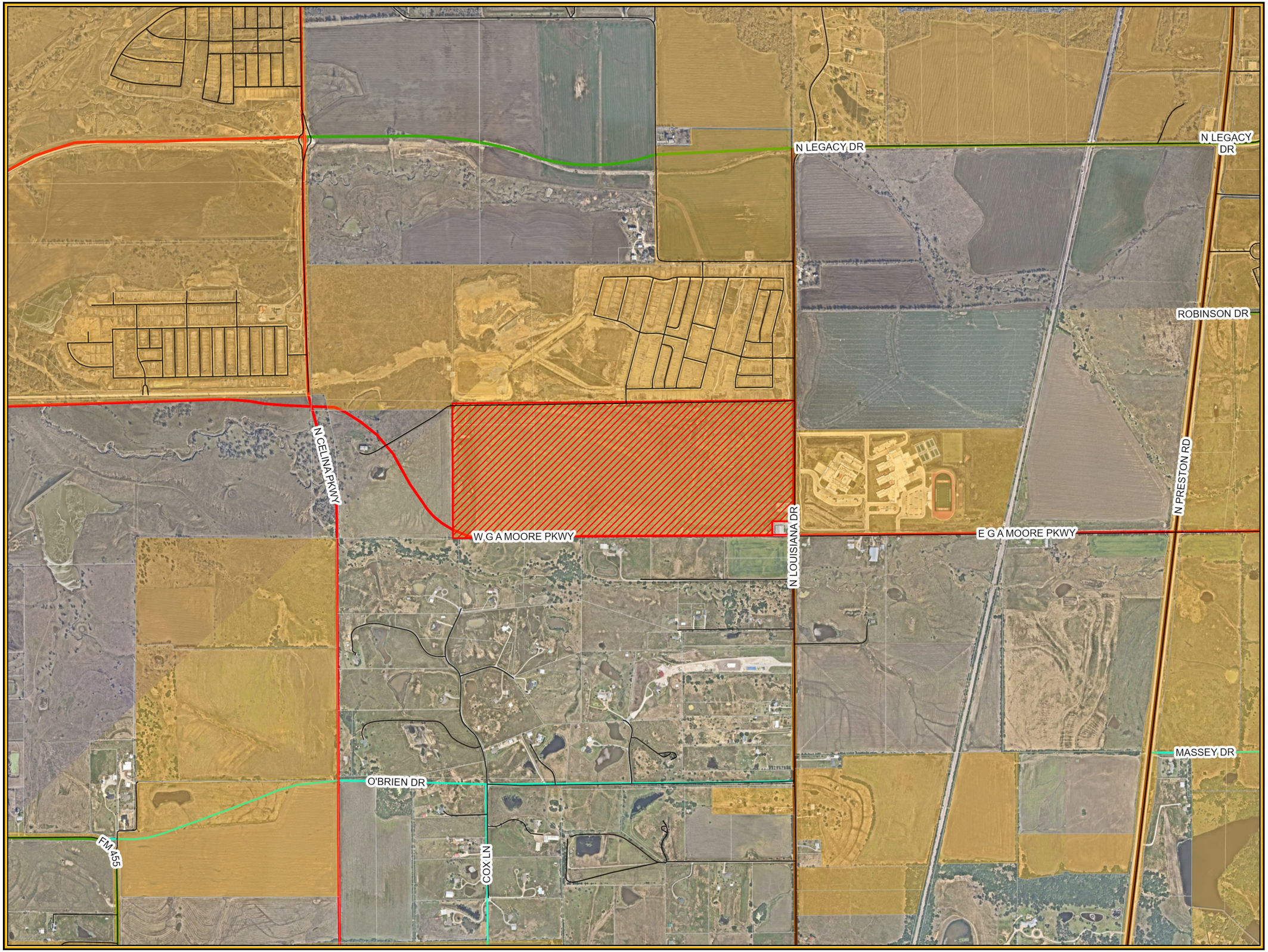
The Resolution before City Council is to accept the petition for the creation of the Ariana PID and call a public hearing at the City Council Meeting on September 10, 2024. The Resolution does not create the PID.

Legal Review:
This item has been reviewed by legal.

Supporting Documents:
1. Ariana PID Map
2. Ariana PID Petition Presentation
3. Resolution Accepting Petition and Calling Public Hearing on Ariana PID Creation

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval.



CELINA TEXAS EST. 1876
Life Connected.

Exhibit
Ariana PID

Legend

- City Limits
- Roads
- Parcels
- Ariana

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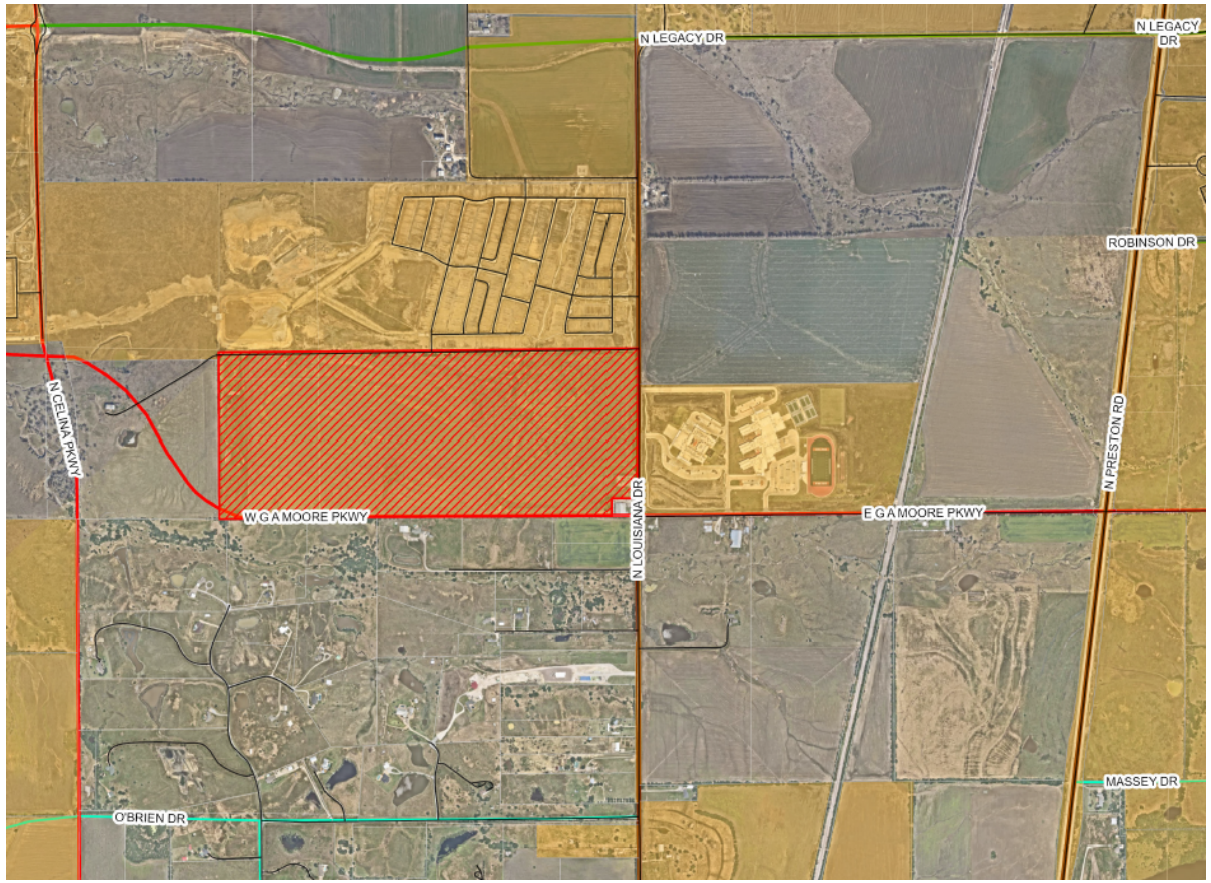
PETITION TO ESTABLISH THE ARIANA PUBLIC IMPROVEMENT DISTRICT

City Council Meeting
August 13, 2024



PETITION

- Staff received a petition to establish the Ariana Public Improvement District
  - Petitioners: North Sky Ariana, LLC and Ariana, LLC
  - Developer: Corson Cramer
- Location: GA Moore Pkwy and Louisiana Dr
  - Near Martin Elementary
- Proposed Public Improvements:
  - Water and wastewater
  - Roadway, paving, and drainage
  - Landscape and irrigation
  - Parks and trails



PID CREATION PROCESS

- Property owner/developer files a petition
- **Council considers accepting the petition and calling a public hearing**
- A public hearing is held during a Council Meeting
- Council considers approving the creation of the PID
- Staff, the City's consultant (Municap), and the developer draft agreements and a preliminary Service and Assessment Plan for Council consideration
- The Service and Assessment Plan is updated for each phase, including the specific levy and annual installment amounts, for Council consideration

QUESTIONS?

RESOLUTION NO. _____

RESOLUTION ACCEPTING A PETITION FOR AND CALLING A PUBLIC HEARING ON THE ADVISABILITY OF THE PUBLIC IMPROVEMENTS AND CREATION OF ARIANA PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF CELINA, TEXAS PURSUANT TO CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE; AUTHORIZING THE MAILING AND PUBLICATION OF NOTICE OF THE PUBLIC HEARING RELATED THERETO; AND RESOLVING OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City Council of the City (the "City Council") of Celina, Texas (the "City") has received a petition (the "Petition") requesting creation of a public improvement district to be named Ariana Public Improvement District (the "District") under Chapter 372 of the Texas Local Government Code (the "Act"), from the record owners of taxable real property representing more than fifty percent (50%) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Collin County) in the proposed District and the record owners of taxable real property that constitutes more than 50% of all of the area of all taxable real property that is liable for assessment in the proposed District; and

WHEREAS, the Petition, a copy of which is attached hereto as Exhibit A, has been examined, verified, previously accepted and found to meet the requirements of Section 372.005(b) of the Act and to be sufficient for consideration by the City Council; and

WHEREAS, the boundaries of the proposed District are described in the attachment to the Petition, said area for the District being within the corporate limits of the City; and

WHEREAS, the City Council acknowledges the acceptance of the Petition and desires to schedule a public hearing to consider the advisability of the improvements and creation of the District;

WHEREAS, the general nature of the proposed public improvements to be provided by the District that are necessary for the development of the Property within the District and which shall promote the interests of the City and confer a special benefit upon the Property, may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) acquisition of real property, interests in real property, or contract rights in connection with the Authorized Improvements; (vi) payment of costs, including, without limitation, design, engineering, permitting, legal, required payment, performance and maintenance bonds, bidding, support, construction, construction management, administrative and inspection costs, associated with developing and financing the public improvements listed in (i) through (v) above; (vii) projects similar to those listed in subsections (i)

- (v) above or authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (viii) payment of costs associated with special supplemental services for improvement and promotion of the District as approved by the City including services related to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; and (ix) payment of costs associated with developing and financing the public improvements listed in (i) - (viii) above, as well as the interest, costs of issuance, reserve funds, or credit enhancement of bonds issued for the purposes described in (i) through (viii) above, and costs of establishing, administering and operating the District (collectively, the "Authorized Improvements").

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS AS FOLLOWS:

Section 1: THAT the public hearing is hereby scheduled at or after 4 p.m., on September 10, 2024, at Celina City Hall, 142 North Ohio Street, Texas 75009 to receive public comment on the advisability of the improvements, nature of the improvements, estimated costs of the improvements, boundaries of the District, the method of assessment, and the apportionment of costs and creation of the District in the area described in the Petition attached as Exhibit A, pursuant to the Act; and

Section 2: THAT notice of said hearing, in the substantially final form presented herewith in Exhibit B with such changes as may be approved by the City's counsel, shall be published in a newspaper of general circulation in the City before the 15th day prior to the date of the hearing as required by the Act; and

Section 3: THAT written notice, in the substantially final form presented herewith in Exhibit B with such changes as may be approved by the City's counsel, shall be mailed to each property owner, as reflected on the tax rolls, of property subject to assessment within the proposed District before the 15th day prior to the date set for the hearing.

Section 4: THAT the recitals contained in the preamble hereof are found to be true and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgement and findings of the City Council.

Section 5: THAT it is officially found, determined, and declared that the meetings at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 6: THAT this Resolution shall be in force and effect from and after its final passage and it is so resolved.

[Signatures to follow]

ADOPTED, PASSED, AND APPROVED on this the 13th day of August, 2024.

CITY OF CELINA, TEXAS

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

EXHIBIT A

PETITION
(see attached Petition)

STATE OF TEXAS	§	
	§	PETITION TO ESTABLISH ARIANA
COUNTY OF COLLIN	§	PUBLIC IMPROVEMENT DISTRICT

TO THE HONORABLE GOVERNING BODY OF THE CITY OF CELINA:

COMES NOW CCD – North Sky Ariana, LLC, a Texas limited liability company and Ariana, LLC, a Texas limited liability company (the "Petitioners"), hereby request and petitions the City of Celina (the "City") to establish Ariana Public Improvement District (the "District") under and pursuant to the provisions of Chapter 372, Texas Local Government Code, on the hereinafter described property situated within the corporate limits of the City, and in support thereof would respectfully show the following:

I.

The general nature of the proposed public improvements to be provided by the District that are necessary for the development of the Property within the District and which shall promote the interests of the City and confer a special benefit upon the Property, may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) acquisition of real property, interests in real property, or contract rights in connection with the Authorized Improvements (as defined below); (vi) payment of costs, including, without limitation, design, engineering, permitting, legal, required payment, performance and maintenance bonds, bidding, support, construction, construction management, administrative and inspection costs, associated with developing and financing the public improvements listed in (i) through (v) above; (vii) projects similar to those listed in subsections (i) - (v) above or authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (viii) payment of costs associated with special supplemental services for improvement and promotion of the District as approved by the City including services related to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; and (ix) payment of costs associated with developing and financing the public improvements listed in (i) - (viii) above, as well as the interest, costs of issuance, reserve funds, or credit enhancement of bonds issued for the purposes described in (i) through (viii) above, and costs of establishing, administering and operating the District (collectively, the "Authorized Improvements").

II.

The estimated costs of constructing and acquiring all of the currently proposed Authorized Improvements, together with bond issuance costs, legal and financial fees, letter of credit fees and

expenses, bond credit enhancement expenses, capitalization of bond interest, the creation of a bond reserve fund, expenses incurred in the establishment, administration and operation of the District and acquisition, by purchase or otherwise, of real property or contract rights in connection with each authorized improvement, is presently estimated to be a total of approximately $50,000,000, based on the estimated current and future costs of the Authorized Improvements to serve the area within the District, as authorized by law. The total costs of the Authorized Improvements shall be paid from any revenues or assessments lawfully available to the City, anticipating that the costs of acquisition of the Authorized Improvements will be paid pursuant to a contractual reimbursement obligation or the issuance of bonds secured by and payable from a special assessment levied on all property within the District's boundaries for the Authorized Improvements.

III.

The boundaries of the proposed District are fully described in Exhibit "A," attached hereto and made a part hereof for all purposes.

IV.

The proposed method of assessment is to impose a special assessment to be paid in installments on all useable property within the District, net of any public right-of-way, according to the value of the property, without regard to the value of improvements on the property, or in any other manner that results in imposing equal shares of the cost on property similarly benefitted. A report will be prepared showing the special benefits accruing to property within the District and how the costs of the Authorized Improvements are assessed to property on the basis of special benefit received by the property from the Authorized Improvements.

V.

All costs incurred by the District shall be paid by the District, and there shall be no apportionment of costs between the District and the City as a whole. The City will not be obligated to provide any funds to finance the proposed improvements except from assessments generated by property within the District.

VI.

Management and administration of the District shall be by the City. The City may contract from time to time with a private company for District administrative services.

VII.

The individuals executing this Petition are duly authorized to execute this Petition, and the Petitioners request the establishment of the District.

VIII.

An Advisory Board may be established to develop and recommend an improvement plan to the City Council of the City of Celina (the "Council"). The Petitioners request that if the Council establishes an Advisory Board, that such Advisory Board should include representatives of the Petitioners or their designees.

IX.

This Petition has been executed for and on behalf of (i) the owners of more than 50% of the taxable real property described in said Exhibit A**,** representing all of the appraised value of taxable real property liable for assessment under this Petition as shown by the current roll of the Collin County Appraisal District, and (ii) the record owners of more than 50% of the real property liable for assessment under this Petition, and shall be filed with the Secretary of the City. The Petitioners own 100% of the property to be located in the District and liable for assessment.

WHEREFORE, PREMISES CONSIDERED, Petitioners pray that the Council:

(1) duly consider this Petition and adopt a Resolution finding (i) that this Petition complies with all legal requirements; (ii) that the proposed Authorized Improvements are necessary, advisable and will provide a public use and benefit to the City; and (iii) that the estimated costs of the improvements, the method of assessment and the apportionment of costs between the District and the City of Celina are reasonable and acceptable;

(2) call a public hearing, give notice thereof as required by law and hold such hearing on the advisability of the Authorized Improvements specified in this Petition; and

(3) grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioners shall show themselves to be entitled.

[*Signature pages follows*]

IN WITNESS WHEREOF, this Petition has been executed by the Petitioners on July 17, 2024.

PETITIONER:

CCD – NORTH SKY ARIANA, LLC,
a Texas limited liability company

By: _____

Name: Brian Cramer

Title: Co President

STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me, on July 17, 2024, by Brian Cramer, Co President of CCD – North Sky Ariana, LLC.

[S E A L]

JASON WIGHT
My Notary ID # 132617453
Expires August 11, 2028

_____
Notary Public, State of Texas

PETITIONER:

ARIANA, LLC,
a Texas limited liability company

By: Khalilurrahman Tajzoy

Name: Khalilurrahman Tajzoy

Title: President

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me, on JULY 17, 2024, by KHALILURRAHMAN TAJZOY, PRESIDENT of Ariana, LLC.

[S E A L]

SANDRA D. MAYO
Notary Public
STATE OF TEXAS
Notary ID # 12903577-4
My Comm. Exp. June 27, 2028

Sandra D Mayo
Notary Public, State of Texas

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

TRACT 1

BEING a tract of land situated in the German Emigration Co. Survey, Abstract No, 357, the George A. Wilson Survey, Abstract No. 1072 and the MEP & RY CO. Survey, Abstract No. 654, Collin County, Texas and being part of a called 148.703 acre tract of land conveyed to Ariana, LLC as recorded in Instrument No. 20180730000947040 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING in Business 289 at a Mag Nail found for the northeast corner of the called 148.703 acre tract of land, said mag nail being in the east line of said German Emigration Survey, and said mag nail being the southeast corner of a called 153.177 acre tract of land conveyed CCD-North Sky LLC in Instrument No. 20210325000596630 Official Public Records of Collin County, Texas;

THENCE S 89°28'14" W with the north line of the called 148.703 acre tract of land and the south line of the called 153.177 acre tract of land for a distance of 996.45' to a 1/2" iron rod with plastic cap stamped "4613" set for the POINT OF BEGINNING;

THENCE S 13°52'43" W across the called 148.703 acre tract of land for a distance of 1594.78' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 70°16'24" W a distance of 105.39' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left with an arc length of 347.82', with a radius of 1160.09', with a chord bearing of N 78°51'45" W, with a chord length of 346.52', with a delta angle of 17°10'42", to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 83°48'48" W a distance of 100.66' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 89°36'59" W a distance of 249.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 44°36'59" W a distance of 14.14' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 89°36'59" W a distance of 805.19' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 08°20'55" W a distance of 214.25' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right with an arc length of 27.97', with a radius of 70.50', with

a chord bearing of N 03°01'04" E, with a chord length of 27.79', with a delta angle of 22°43'58", to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left with an arc length of 15.67', with a radius of 39.50', with a chord bearing of N 03°01'04" E, with a chord length of 15.57', with a delta angle of 22°43'58", to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 08°20'55" W a distance of 48.93' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left with an arc length of 100.99', with a radius of 375.00', with a chord bearing of N 16°03'50" W, with a chord length of 100.69', with a delta angle of 15°25'50", to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 23°46'45" W a distance of 242.24' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 66°13'15" W a distance of 1.50' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left with an arc length of 96.96', with a radius of 58.00', with a chord bearing of N 71°40'13" W, with a chord length of 86.06', with a delta angle of 95°46'56", to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 60°26'19" W a distance of 17.08' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 29°33'41" W a distance of 53.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left with an arc length of 139.26', with a radius of 103.00', with a chord bearing of N 21°42'22" E, with a chord length of 128.89', with a delta angle of 77°27'54", to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 72°58'25" E a distance of 1.50' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right with an arc length of 237.54', with a radius of 825.00', with a chord bearing of N 08°46'41" W, with a chord length of 236.72', with a delta angle of 16°29'49", to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 00°31'46" W a distance of 390.72' to a 1/2" iron rod with plastic cap stamped "4613" set for corner in the north line of the called 148.703 acre tract of land and the south line of the called 153.177 acre tract of land;

THENCE N 89°28'14" E with the north line of the called 148.703 acre tract of land and the south line of the called 153.177 acre tract of land for a distance of 2262.16' to the POINT OF BEGINNING, and containing 2,860,834 Square Feet or 65.676 acres of land.

TRACT 2

BEING a tract of land situated in the German Emigration Co. Survey, Abstract No, 357, Collin County, Texas and being part of a called 148.703 acre tract of land conveyed to Ariana, LLC as recorded in Instrument No. 20180730000947040 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING in Business 289 at a Mag Nail found for the northeast corner of the called 148.703 acre tract of land, said mag nail being in the east line of said German Emigration Survey, and said mag nail being the southeast corner of a called 153.177 acre tract of land conveyed CCD-North Sky LLC in Instrument No. 20210325000596630 of the Official Public Records of Collin County, Texas;

THENCE S 89°28'14" W with the north line of the called 148.703 acre tract of land and the south line of the called 153.177 acre tract of land for a distance of 317.55' to a 1/2" iron rod with plastic cap stamped "4613" set for the POINT OF BEGINNING;

THENCE S 00°00'19" W across the called 148.703 acre tract of land for a distance of 304.62' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a central angle of 12°03'54", an arc length of 57.91', a radius of 275.00', a chord bearing of S 06°01'38" E, and a chord length of 57.80', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 54°33'25" E a distance of 14.45' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 07°34'06" E a distance of 60.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left having a central angle of 25°27'00", an arc length of 230.98', a radius of 520.00', a chord bearing of S 69°42'24" W, and a chord length of 229.08', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 56°58'54" W a distance of 88.50' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a central angle of 08°52'48", an arc length of

66.64', a radius of 430.00', a chord bearing of S 61°25'18" W, and a chord length of 66.58', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 23°53'23" W a distance of 14.75' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 18°48'02" E a distance of 96.06' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right having a central angle of 20°04'02", an arc length of 154.53', a radius of 441.21', a chord bearing of S 08°38'09" E, and a chord length of 153.74', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 43°23'20" E a distance of 14.70' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 85°07'16" E a distance of 6.20' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 05°17'32" W a distance of 60.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left having a central angle of 05°49'18", an arc length of 37.59', a radius of 370.00', a chord bearing of N 87°37'07" W, and a chord length of 37.58', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 89°28'14" W a distance of 526.84' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 13°52'33" W a distance of 676.79' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right having a central angle of 04°08'29", an arc length of 75.17', a radius of 1040.00', a chord bearing of N 72°26'02" W, and a chord length of 75.16', to a 1/2" iron rod with plastic cap stamped "4613" found for the southeast corner of a called 65.676 acre tract of land conveyed to CCD - North Sky Ariana, LLC as recorded in Instrument No. 2024000015282 of the Official Public Records of Collin County, Texas;

THENCE N 13°52'33" E with the east line of the called 65.676 acre tract of land for a distance of 1594.79' to a 1/2" iron rod with plastic cap stamped "4613" found for the northeast corner of the called 65.676 acre tract of land and said iron rod found being in the north line of the called 148.703 acre tract of land;

THENCE N 89°28'14" E with the north line of the called 148.703 acre tract of land a distance of 678.90' to the POINT OF BEGINNING, and containing 652,182 Square Feet or 14.972 acres of

land.

TRACT 3

BEING a tract of land situated in the German Emigration Co. Survey, Abstract No, 357, the George A. Wilson Survey, Abstract No. 1072 and the MEP & RY CO. Survey, Abstract No. 654, Collin County, Texas and being part of a called 148.703 acre tract of land conveyed to Ariana, LLC as recorded in Instrument No. 20180730000947040 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING in Business 289 at a Mag Nail found for the northeast corner of the called 148.703 acre tract of land, said mag nail being in the east line of said German Emigration Survey, and said mag nail being the southeast corner of a called 153.177 acre tract of land conveyed CCD-North Sky LLC as recorded in Instrument No. 20210325000596630 Official Public Records of Collin County, Texas;

THENCE S 89°28'14" W with the north line of the called 148.703 acre tract of land and the south line of the called 153.177 acre tract of land for a distance of 3258.61' to a 1/2" iron rod with plastic cap stamped "4613" found for the POINT OF BEGINNING;

THENCE S 00°31'46" E a distance of 390.72' to a 1/2" iron rod with plastic cap stamped "4613" found for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a central angle of 16°29'49", an arc length of 237.54', a radius of 825.00', a chord bearing of S 08°46'41" E, and a chord length of 236.72', to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE S 72°58'25" W a distance of 1.50' to a 1/2" iron rod with plastic cap stamped "4613" found for corner at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right having a central angle of 77°27'54", an arc length of 139.26', a radius of 103.00', a chord bearing of S 21°42'22" W, and a chord length of 128.89', to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE S 29°33'41" E a distance of 53.00' to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE N 60°26'19" E a distance of 17.08' to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a central angle of 95°46'56", an arc length of 96.96', a radius of 58.00', a chord bearing of S 71°40'13" E, and a chord length of 86.06', to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE N 66°13'15" E a distance of 1.50' to a to a 1/2" iron rod with plastic cap stamped

"4613" found for corner;

THENCE S 23°46'45" E a distance of 242.24' to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner found at the beginning of a curve to the right;

THENCE with said curve to the right having a central angle of 14°57'54", an arc length of 97.94', a radius of 375.00', a chord bearing of S 16°17'48" E, and a chord length of 97.67', to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE S 08°21'44" E a distance of 51.97' to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner found at the beginning of a curve to the right;

THENCE with said curve to the right having a central angle of 22°45'36", an arc length of 15.67', a radius of 39.45', a chord bearing of S 03°01'04" W, and a chord length of 15.57', to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having a central angle of 22°45'36", an arc length of 27.97', a radius of 70.42', a chord bearing of S 03°01'04" W, and a chord length of 27.79', to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE S 08°20'55" E a distance of 214.25' to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE N 89°36'59" E a distance of 805.19' to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE N 44°36'59" E a distance of 14.14' to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE N 89°36'59" E a distance of 249.00' to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE S 83°48'48" E a distance of 100.66' to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right having a central angle of 17°10'42", an arc length of 347.82', a radius of 1160.09', a chord bearing of S 78°51'45" E, and a chord length of 346.52', to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE S 70°16'24" E a distance of 105.39' to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE S 13°52'43" W a distance of 64.83' to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner in the south line of the called 148.703 acre tract of land, and said iron rod

found also being in the north line of a called 10.601 acre tract of land conveyed to Chaya Investments LLC as recorded in Instrument No. 20180516000596360 Official Public Records of Collin County, Texas;

THENCE S 89°36'59" W with the south line of the called 148.703 acre tract of land a distance of 2657.88' to a fence post found for the southwest corner of the called 148.703 acre tract of land, said fence post also being the southeast corner of a called 66.862 acre tract of land conveyed to TJT Services LLC and Yaya Ellath LLC as recorded in Instrument No. 2022000145519 Official Public Records of Collin County, Texas, and said fence post being in the north line of a called 30.000 acre tract of land conveyed to ALI SHAUN Ganji as recorded in as recorded in Instrument No. 2022000136548 Official Public Records of Collin County, Texas;

THENCE N 00°31'21" W with the west line of the called 148.703 acre tract of land and the east line of the called 66.862 acre tract of land for a distance of 1598.96' to a 1/2" iron rod with plastic cap stamped "4613" set for the northwest corner of the called 148.703 acre tract of land and said iron rod set being in the south line of the called 153.177 acre tract of land;

THENCE N 89°21'05" E with the north line of the called 148.703 acre tract of land and with the south line of the called 153.177 acre tract of land for a distance of 808.46' to the POINT OF BEGINNING and containing 1,733,511 Square Feet or 39.796 acres of land.

EXHIBIT B

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF CELINA TO CONSIDER THE ADVISABILITY OF THE IMPROVEMENTS AND CREATION OF A PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY TO MAKE CERTAIN IMPROVEMENTS OVER CERTAIN PROPERTIES LOCATED WITHIN THE BOUNDARIES OF THE CITY

NOTICE IS HEREBY GIVEN THAT the City Council of the City of Celina, Texas (the "City"), pursuant to Chapter 372.009 of the Texas Local Government Code, as amended, (the "Act"), will hold a public hearing at or after 4 p.m. on September 10, 2024, at Celina City Hall, 142 North Ohio Street, Celina, Texas 75009 for the purpose of considering the establishment of a public improvement district to be located within the corporate limits of the City.

In accordance with the Act, the City Secretary has received a petition (the "Petition") from certain property owners within the City that request the establishment of the Ariana Public Improvement District.

The Petition and the legal description of the properties to be included in the public improvement district are on file and open for public inspection in the office of the City Secretary at the address stated above. The public hearing is being held with respect to the advisability of creating Ariana Public Improvement District and the respective improvements to be made therein.

The general nature of the proposed public improvements to be provided by the District that are necessary for the development of the Property within the District and which shall promote the interests of the City and confer a special benefit upon the Property, may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) acquisition of real property, interests in real property, or contract rights in connection with the Authorized Improvements; (vi) payment of costs, including, without limitation, design, engineering, permitting, legal, required payment, performance and maintenance bonds, bidding, support, construction, construction management, administrative and inspection costs, associated with developing and financing the public improvements listed in (i) through (v) above; (vii) projects similar to those listed in subsections (i) - (v) above or authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (viii) payment of costs associated with special supplemental services for improvement and promotion of the District as approved by the City including services related to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; and (ix) payment of

costs associated with developing and financing the public improvements listed in (i) - (viii) above, as well as the interest, costs of issuance, reserve funds, or credit enhancement of bonds issued for the purposes described in (i) through (viii) above, and costs of establishing, administering and operating the District (collectively, the "Authorized Improvements").

The current estimated cost to fund the Authorized Improvements is $50,000,000.

The boundaries of the proposed Ariana Public Improvement District are approximately 120.444 acres all of which are located in the corporate limits of the City, located north of Private Road 5524 and west of N. Louisiana Drive. A full description of the boundaries of the proposed Ariana Public Improvement District is available at Celina City Hall, 142 North Ohio Street, Celina, Texas 75009.

The City shall levy assessments on each lot within the public improvement district in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including accrued and unpaid interest), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed in part by the assessment, and must continue for a period necessary to retire the indebtedness on those Authorized Improvements (including interest).

All of the costs of the Authorized Improvements will be paid from assessments levied on properties in the public improvement district and/or from other sources of funds of the developer.

All interested persons are invited to attend such public hearings to express their views with respect to the establishment of Ariana Public Improvement District and the respective Authorized Improvements to be made therein. Questions or requests for additional information may be directed to Drew Slone, Locke Lord LLP, dslone@lockelord.com; (214) 740-8094.

Any interested persons unable to attend the hearing may submit their views in writing to the City Secretary prior to the date scheduled for the hearing.

This Notice of Public Hearing is given and the public hearing is being held pursuant to the requirements of the Act.

THE CITY OF CELINA, TEXAS

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Bradley Kearney, Assistant Finance Director
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Brad Kearney
Date:	August 13, 2024
Re:	TIRZ #11 Expenditure Authorization

Action Requested:
Consider and act upon a Resolution of the City Council of the City of Celina, Texas, approving Tax Increment Reinvestment Zone Number Eleven project expenditures; providing a severability clause; and providing an effective date. (Kearney)

Background Information:
This item approves the specific expenditures in the City Manager's Proposed FY 2024-25 Budget for Tax Increment Reinvestment Zone Number 11 (TIRZ #11). The total authorized expenditures are $585,434. The expenditures are:

- $400,000 for the final installment to purchase property for the reconstruction of Elm Street.
- $185,434 for the Patio Project (anticipated final costs).

The TIRZ #11 Board of Directors will meet prior to the City Council Meeting on August 13, 2024 to consider approving these expenditures and making a recommendation to City Council.

All project expenditures provided within the Resolution are for the purpose of facilitating and encouraging development within the Zone and are authorized spending under Chapter 311 of the Texas Tax Code.

Legal Review:

Supporting Documents:

1. TIRZ #11 Expenditure Authorization Presentation
2. Resolution TIRZ 11 FY 2025 Expenses

Financial Consideration:
The authorized expenditures total $585,434. With projected revenues and authorized expenses, the TIRZ #11 Fund is anticipated to end FY 2025 with a fund balance of $2,034,524.

Staff Recommendation:
Staff recommends approval.

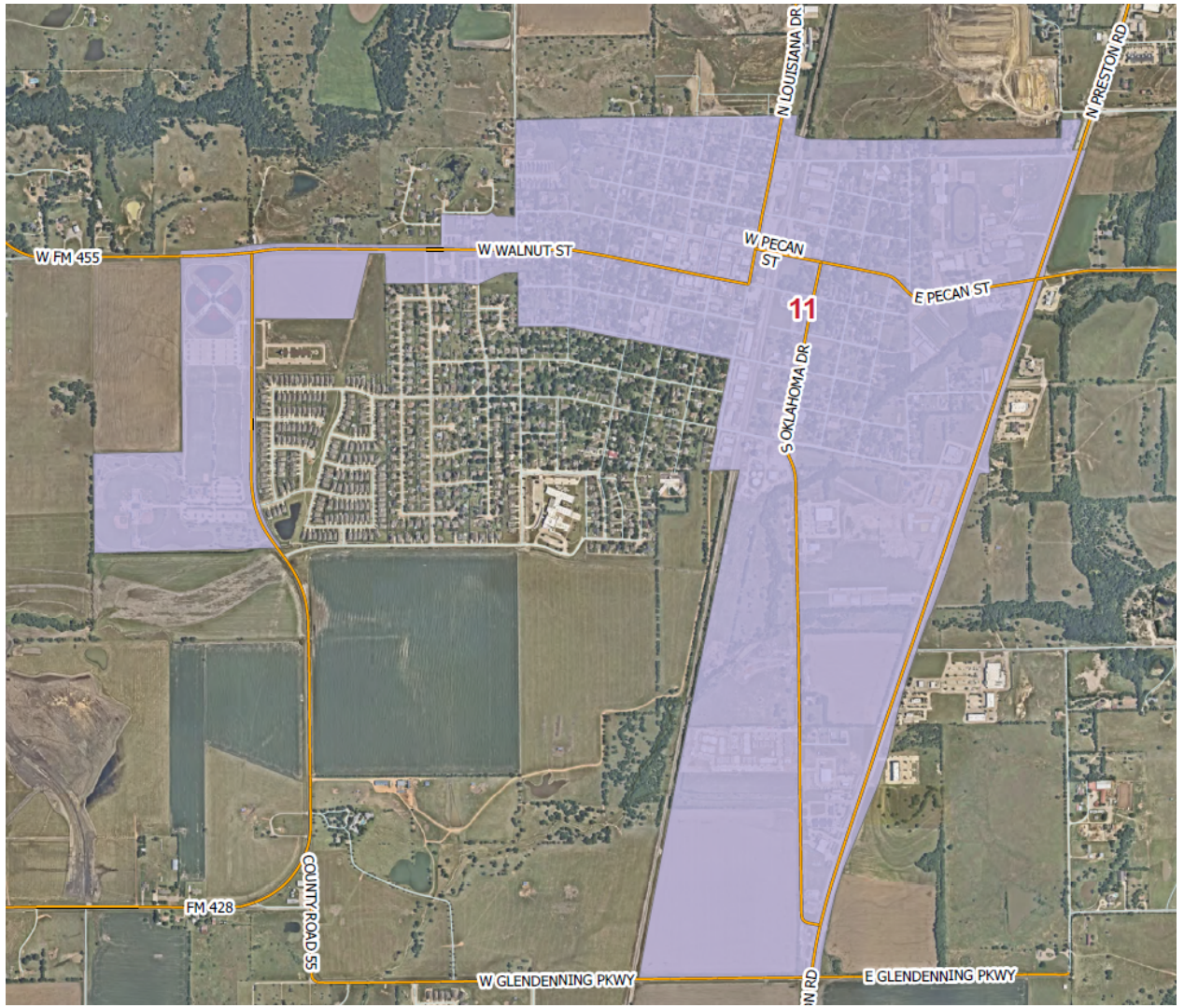
TIRZ #11 EXPENDITURE AUTHORIZATION

City Council Meeting
August 13, 2024



TIRZ #11

- Established December 12, 2017
- Property tax and sales tax TIRZ
- Participants and Rates
  - Property Tax
    - Celina – 100%
    - Collin County – 50%
  - Sales Tax
    - Celina EDC – ½ of 0.5% Sales Tax
    - Celina CDC – ½ of 0.5% Sales Tax



ANNUAL EXPENDITURE AUTHORIZATION

- Establishing the FY 2025 expenditure budget aligned with the City Manager's Proposed Budget
- Proposed Expenditures:
  - $400,000 – final payment for land purchase for Elm St. reconstruction
  - $185,434 – final payment for patio project expenses
- FY 2025 projected ending fund balance of $2,034,524
- TIRZ #11 Board of Directors is considering the item on August 13, 2024 prior to City Council consideration

QUESTIONS?

RESOLUTION 2024-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPROVING CERTAIN TAX INCREMENT REINVESTMENT ZONE NUMBER ELEVEN PROJECT EXPENDITURES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas (hereinafter referred to as the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (hereinafter referred to as the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, on December 12, 2017, pursuant to and as required by the Act, the governing body of the City (hereinafter referred to as the "City Council") approved and adopted by Ordinance No. 2017-136 a Final Reinvestment Zone Financing Plan and a Final Project Plan for Tax Increment Reinvestment Zone Number Eleven, City of Celina, Texas; and

WHEREAS, the Board of Directors of Tax Increment Reinvestment Zone Number Eleven, City of Celina, Texas (the "Board"), authorized, through the passage of Resolution No. 2021-77R on September 14, 2021, certain expenditures for the first installment to purchase property in the amount of $400,000 with 201 Preston Road LLC – Right of Way required for the reconstruction of Elm Street, directly related to facilitating and encouraging development within the Tax Increment Reinvestment Zone Number Eleven (the "Zone"), and the Board found such expenditures were authorized expenditures under the Act; and

WHEREAS, the Board of Directors of Tax Increment Reinvestment Zone Number Eleven, City of Celina, Texas, authorized through the passage of a Resolution on September 13, 2024, the fourth and final installment for certain expenditures for the purchase of property of $400,000 with 201 Preston Road LLC – Right of Way required for the reconstruction of Elm Street, directly related to facilitating and encouraging development within the Zone; all of which the Board found were authorized expenditures under the Act; and

WHEREAS, the Board of Directors of Tax Increment Reinvestment Zone Number Eleven, City of Celina, Texas, authorized through the passage of a Resolution on September 13, 2024, for payment of certain expenditures for the Patio Project with a cost not to exceed $185,434, directly related to facilitating and encouraging development within the Zone; all of which the Board found were authorized expenditures under the Act.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1. The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. That the City Council hereby approves the expenditures authorized by the Board of Directors of Tax Increment Reinvestment Zone Number Eleven, City of Celina, Texas,

(1) certain expenditures for the fourth and final installment to purchase property of $400,000 with 201 Preston Road LLC – Right of Way required for the reconstruction of Elm Street, and (2) expenditures for the Patio Project with a cost not to exceed $185,434, both directly related to facilitating and encouraging development within the Zone.

SECTION 3. That if any section, article paragraph, sentence, clause, phrase or word in this Resolution, or the application thereto to any persons or circumstances, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Resolution; and the City Council hereby declares it would have passed such remaining portions of this Resolution despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 4. That this Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THIS THE 13th DAY OF AUGUST 2024.

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Brad Kearney
Date:	August 13, 2024
Re:	FY 2024 Budget Amendment

Action Requested:
Consider and act on an Ordinance amending Ordinance No. 2023-108 which adopted and approved the budget for fiscal year beginning October 1, 2023, and ending September 30, 2024, and make appropriations for each department, project, and account, by adopting an amended 2023-2024 budget for the City of Celina reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)

Background Information:
The City of Celina City Council adopts an annual operating budget that provides for approval of expenditures from October 1, 2023, to September 30, 2024. During the fiscal year, staff may need to provide the City Council budget amendment(s) to change the total appropriation for the FY 2023-2024 Budget. The proposed amendment authorizes the use of insurance proceeds received for vehicle repairs and a transfer out from the General Fund to the Stabilization Fund. The Stabilization Fund protects the General Fund from unanticipated reductions in one-time development revenues that may occur during economic downturns.

Legal Review:
N/A

Supporting Documents:
1. August Budget Amendment Presentation
2. Ordinance Amending the Budget August 13, 2024

Financial Consideration:
The proposed amendment uses increased fund balance to authorize additional expenditures.

Staff Recommendation:
Staff recommends approval.

FY 2024 BUDGET AMENDMENT

City Council Meeting
August 13, 2024



DETAILS

- Transfer from General Fund balance to Stabilization Fund
  - Protect the City from volatile development fee revenue sources
- Recognize insurance proceeds for damage to a City vehicle and authorize expenditures for associated repairs

Fund	Type	Description	Adjustment
General Fund	Use of Fund Balance	Transfer to Stabilization Fund	(1,800,000)
General Fund	Transfer Out	Transfer to Stabilization Fund	1,800,000
Stabilization Fund	Transfer In	Transfer to Stabilization Fund	(1,800,000)
General Fund	Insurance Proceeds	Vehicle Insurance Claims	(7,212)
General Fund	Vehicle Repairs	Vehicle Insurance Claims	7,212

QUESTIONS?

CITY OF CELINA, TEXAS
ORDINANCE NO. 2024-____

AN ORDINANCE OF THE CITY OF CELINA, TEXAS AMENDING ORDINANCE 2023-108, WHICH ADOPTED AND APPROVED THE BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024, AND MAKE APPROPRIATIONS FOR EACH DEPARTMENT, PROJECT AND ACCOUNT, BY ADOPTING AN AMENDED FISCAL YEAR 2023-2024 BUDGET FOR THE CITY OF CELINA, TEXAS, REALLOCATING FUNDS BETWEEN ACCOUNTS PURSUANT TO EXHIBIT "A", ATTACHED HERETO AND INCORPORATED INTO THIS ORDINANCE; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR FILING OF THE AMENDED BUDGET AND ORDINANCE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is conducting business pursuant to a budget for fiscal year 2023-2024, heretofore previously adopted by Ordinance 2023-108; and

WHEREAS, Section 102.010 of the Texas Local Government Code authorizes the governing body of a municipality to make changes in the budget for municipal purposes; and

WHEREAS, the City Council has reviewed various line items within the budget and has determined that a valid municipal purpose is served by reallocating funds between various budget line items; and

WHEREAS, a proposed amendment to the budget has been placed on file with the City Secretary of the City of Celina, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1. The above and foregoing premises are incorporated into the body of this Ordinance as if copied herein in their entirety.

SECTION 2. The City's budget for the fiscal year ending September 30, 2024, heretofore previously adopted by Ordinance 2023-108 duly enacted by the City Council of the City of Celina on the 12th day of September, 2023, be and is hereby amended as set out in Exhibit "A" attached hereto and incorporated herein, which amendment is hereby, in all respects, finally approved and adopted as so changed; the remainder of the budget being unchanged and remaining in full force and effect as originally adopted.

SECTION 3. That the amounts specified in Exhibit "A" be hereby appropriated and reallocated as specified for those purposes designated in Exhibit "A".

SECTION 4. The City Manager shall file or cause to be filed a true and correct copy of the amended budget, along with this Ordinance, with the City Secretary and in the office of the County Clerk of Collin County, Texas and Denton County, Texas.

SECTION 5. This Ordinance shall be cumulative of all provisions of Ordinances of the City of Celina, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

SECTION 6. The provisions of this Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole, or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decision or enactment.

SECTION 7. The City Secretary of the City of Celina is hereby directed to publish in the official newspaper of the City of Celina, the descriptive caption and effective date of this ordinance as required by Section 52.013 of the Local Government Code.

SECTION 8. The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive caption in the minutes of the City Council and by filing this ordinance in the ordinance records of the City.

SECTION 9. This Ordinance shall become effective from and after its date of passage in accordance with law.

IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, this the 13th day of August 2024.

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

APPROVED AS TO FORM:

_____
City Attorney

Exhibit A

Meeting date: August 13, 2024
FY 2024 Budget Amendment Detail

Account #	Account Name	Description	Adjustment
102-31-3050	Use of Fund Balance	Transfer to Stabilization Fund	(1,800,000)
102-104-000-7500	Transfer Out	Transfer to Stabilization Fund	1,800,000
127-400-000-4900	Transfers In	Transfer to Stabilization Fund	(1,800,000)
102-400-000-4707	Insurance Proceeds	Vehicle Insurance Claims	(7,212)
102-112-000-6432	Vehicle Repairs	Vehicle Insurance Claims	7,212

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Andy Glasgow
Date:	August 13, 2024
Re:	Wilson Creek Meadows West Drainage Easement Abandonment

Action Requested:
Consider and act upon an Ordinance authorizing the release of the Drainage Easement dedicated to the City of Celina for a drainage channel to convey flows from Wilson Creek Meadows West Phase 1 to the flood plain. With the installation of storm infrastructure with Wilson Creek Meadows West Phase 2A and 2B the drainage channel and easement is no longer needed. (Glasgow)

Background Information:
Wilson Creek Meadows West Phase 1 created a drainage channel and drainage easement through their future phases to convey flow to the flood plain. Now that the future phases have installed storm infrastructure, the channel and drainage easement is no longer needed.

Legal Review:
Legal as previously approved the Easement Abandonment language for this ordinance.

Supporting Documents:
1. WCM Drainage Easement Abandonment
2. 2024-0730_WilsonCreekMeadowsWest2StarMap
3. WCMW - Drainage Easement Abandonment
4. WCM DE Abandonment - Presentation

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval.

ORDINANCE NO. 2024- _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, VACATING AND ABANDONING ALL OF AN EASEMENT FOR DRAINAGE PURPOSES SITUATED IN THE M. WILHITE SURVEY, ABSTRACT NO. 1008 AND THE J. WESTOVER SURVEY, ABSTRACT NO. 1030, COLLIN COUNTY, TEXAS; SAID EASEMENT BEING PART OF A TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO PULTE HOMES OF TEXAS, L.P. RECORDED IN INSTRUMENT NO. 20210623001270630 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AND CORRECTED BY INSTRUMENT NO. 20220307000368870 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS; AUTHORIZING THE MAYOR TO SIGN A RELEASE OF EASEMENT; AUTHORIZING THE CITY SECRETARY TO FILE THE RELEASE OF EASEMENT.

WHEREAS, by that certain Instrument No. 20220202000188070, dated the 20th day of January, 2022, recorded in the Official Public Records, the County of Collin, Texas, was granted a permanent and perpetual easement for the purpose of installing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and operating drainage facilities in, into, upon, over, across, under and all through certain property more particularly described therein, the grantors of such easement being the Pulte Homes of Texas, L.P.; and

WHEREAS, the City of Celina has determined that it no longer needs the easement and rights conveyed to it by said instrument, and desires to release, remise, and relinquish all such interest created in the above-mentioned instrument insofar as it affects or appertains to the premises described therein, being the same premises described in the attached Exhibit "A"; and

WHEREAS, pursuant to Sec. 272.001, Texas Local Government Code, the City of Celina is authorized to release and convey an easement interest in land to the property owners who own the underlying fee simple; and

WHEREAS, the City Council has determined that the Original Easement no longer provides a public benefit and that the public would be best served by its abandonment

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1

The City does hereby vacate and abandon all of the rights, title, and interest of the City and the public in the said Original Easement that is located across the Property, as depicted in Exhibit "A," which exhibit is attached hereto and incorporated herein by reference for all purposes.

SECTION 2

The Mayor of the City of Celina is hereby authorized and empowered to execute, on behalf of the City, a release easement releasing title to the owners to the Property, all claims to title,

ownership or control of the Original Easement described in Section 1 of this Ordinance.

SECTION 3

The City Secretary is directed to file an original of the Release of Easement in the Deed Records of Collin County, Texas.

SECTION 4

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 5

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, this _____ day of _____2024.

IN WITNESS WHEREOF, this instrument is executed on this the _____ day of _____ 2024.

CITY OF CELINA:

_____
Ryan Tubbs, Mayor City of
Celina, Texas

ATTEST:

_____
Lauren Vaughns, City Secretary City of
Celina, Texas

TRACT 1

BEING a tract of land situated in the Jonathan Westover Survey, Abstract Number 1030, and being a portion of a called 120.459 acre tract of land conveyed to Pulte Homes of Texas, L.P., according to the document filed of record in Instrument Number 20210623001270630 of the Official Public Records of Collin County, Texas, and corrected by Instrument Number 20220307000368870 of the Official Public Records of Collin County, Texas, and being all of an existing 20 foot wide drainage easement, described as Tract 1 in a deed to the City of Celina, according to the document filed of record in Instrument Number 20220202000188070, of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with plastic cap stamped “KHA” found for the north end of the easterly terminus of Westridge Drive, a 50 foot wide right of way, as dedicated in Wilson Creek Meadows West Phase 1, according to the Final Plat thereof recorded in Volume 2023, Page 60, of the Plat Records of Collin County, Texas;

THENCE South 00°19'07" East, along said terminus, a distance of 7.50 feet to the **POINT OF BEGINNING** of the herein described tract, common to the northwest corner of said drainage easement;

THENCE North 89°40'53" East, departing said terminus, crossing said 120.459 acre tract, and along the northerly line of said drainage easement, a distance of 276.89 feet to the northeast corner of said drainage easement;

THENCE South 00°19'07" East, continuing across said 120.459 acre tract and along the easterly line of said drainage easement, a distance of 20.00 feet to the southeast corner of said drainage easement;

THENCE South 89°40'53" West, continuing across said 120.459 acre tract and along the southerly line of said drainage easement, a distance of 276.89 feet to the southwest corner of said drainage easement, same being on said terminus;

THENCE North 00°19'07" West, along said terminus and the westerly line of said drainage easement, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 0.127 of an acre (5,538 square feet) of land, more or less.

EXHIBIT "A"
DRAINAGE EASEMENT ABANDONMENTS

JONATHAN WESTOVER SURVEY, ABSTRACT NO. 1030 AND
MCKENZIE WILHITE SURVEY, ABSTRACT NUMBER 1008
CITY OF CELINA, COLLIN COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	Jul. 2024	063222900	1 OF 4

GUNAWAN, SYLVIANA 7/23/2024 10:13 AM K:\FRI_SURVEY\063222900-TITUS CELINA\DWG\EASEMENTS\063222900 DE ABANDONMENT.DWG

TRACT 2

BEING a tract of land situated in the McKenzie Wilhite Survey, Abstract Numbers 1008 and the Jonathan Westover Survey, Abstract Number 1030, and being a portion of a called 120.459 acre tract of land conveyed to Pulte Homes of Texas, L.P., according to the document filed of record in Instrument Number 20210623001270630 of the Official Public Records of Collin County, Texas, and corrected by Instrument Number 20220307000368870 of the Official Public Records of Collin County, Texas, and being all of an existing drainage easement, described as Tract 2 in a deed to the City of Celina, according to the document filed of record in Instrument Number 20220202000188070, of the Official Public Records of Collin County, Texas, and being more particularly described as follows, and being more particularly described as follows:

BEGINNING a 5/8-inch iron rod with plastic cap stamped “KHA” found for the east end of the southerly terminus of Tophill Drive, a 50 foot wide right of way, as dedicated in Wilson Creek Meadows West Phase 1, according to the Final Plat thereof recorded in Volume 2023, Page 60, of the Plat Records of Collin County, Texas, same being on the westerly line of Block Q, Lot 1, as described in said Final Plat;

THENCE South 00°19'07" East, departing said terminus and along said Block Q, Lot 1, a distance of 4.63 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for the southwest corner of said Block Q, Lot 1;

THENCE North 89°40'53" East, along the southerly lines of Block Q, Lots 1 through 9, crossing said 120.459, and along the northerly line of said drainage easement, a distance of 517.80 feet to the northeast corner of said drainage easement;

THENCE South 00°19'07" East, continuing across said 120.459 acre tract and along the easterly line of said drainage easement, a distance of 40.00 feet to the southeast corner of said drainage easement;

THENCE South 89°40'53" West, continuing across said 120.459 acre tract and along the southerly line of said drainage easement, a distance of 570.30 feet to the southwest corner of said drainage easement;

THENCE North 00°19'07" West, continuing across said 120.459 acre tract and along the westerly line of said drainage easement, a distance of 44.63 feet to the northwest corner of said drainage easement, same being on the southerly line of Block K, Lot 10, as described in said Final Plat;

THENCE North 89°40'53" East, along the northerly line of said drainage easement, the southerly line of said Block K, Lot 10, and the southerly line of said terminus, a distance of 52.50 feet to the **POINT OF BEGINNING** and containing 0.529 of an acre (23,055 square feet) of land, more or less.



SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com

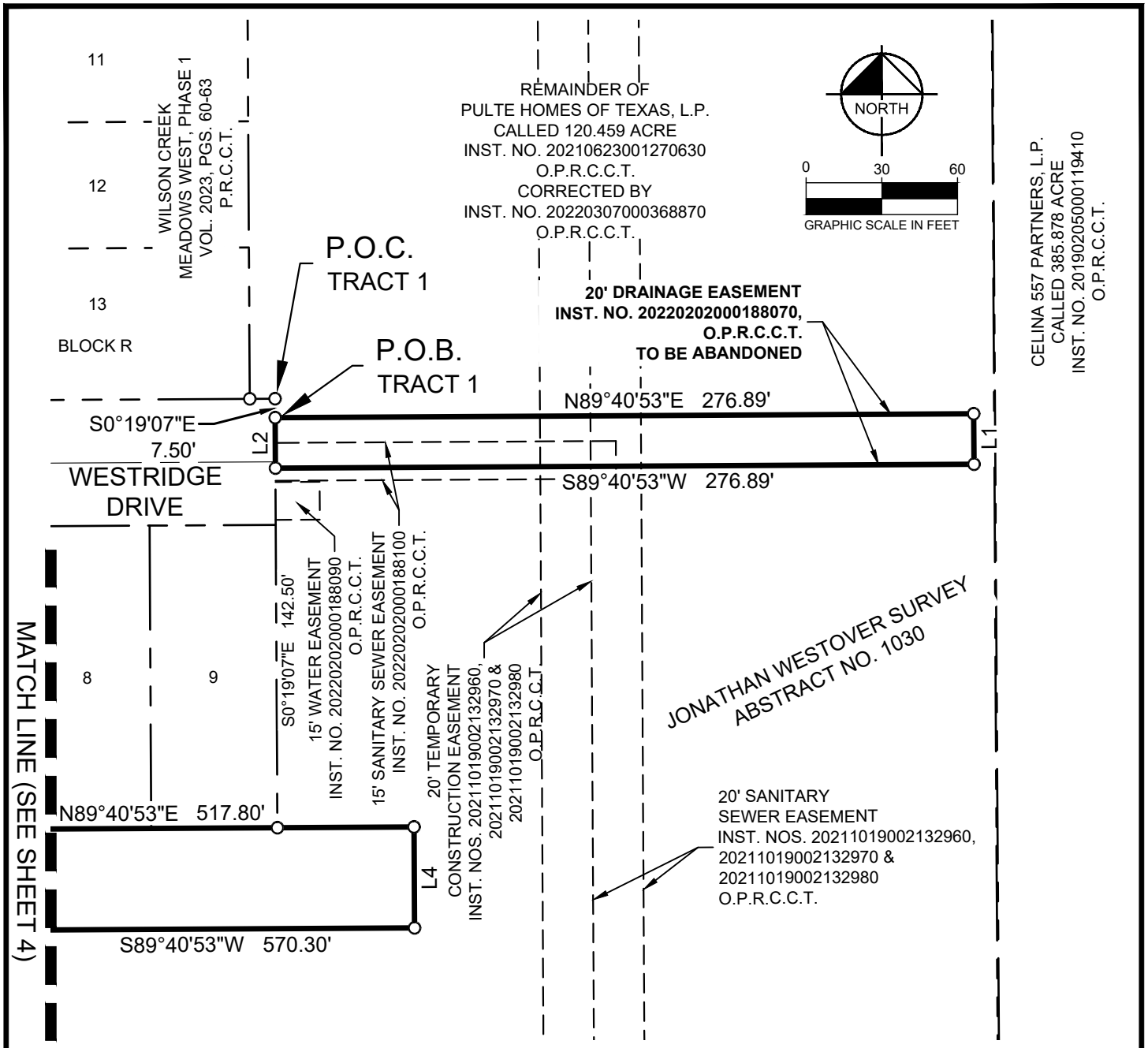
EXHIBIT "A"
DRAINAGE EASEMENT ABANDONMENTS

JONATHAN WESTOVER SURVEY, ABSTRACT NO. 1030 AND
MCKENZIE WILHITE SURVEY, ABSTRACT NUMBER 1008
CITY OF CELINA, COLLIN COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	Jul. 2024	063222900	2 OF 4

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NOTES

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999892222. All coordinates shown are Texas State Plane (grid).

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS

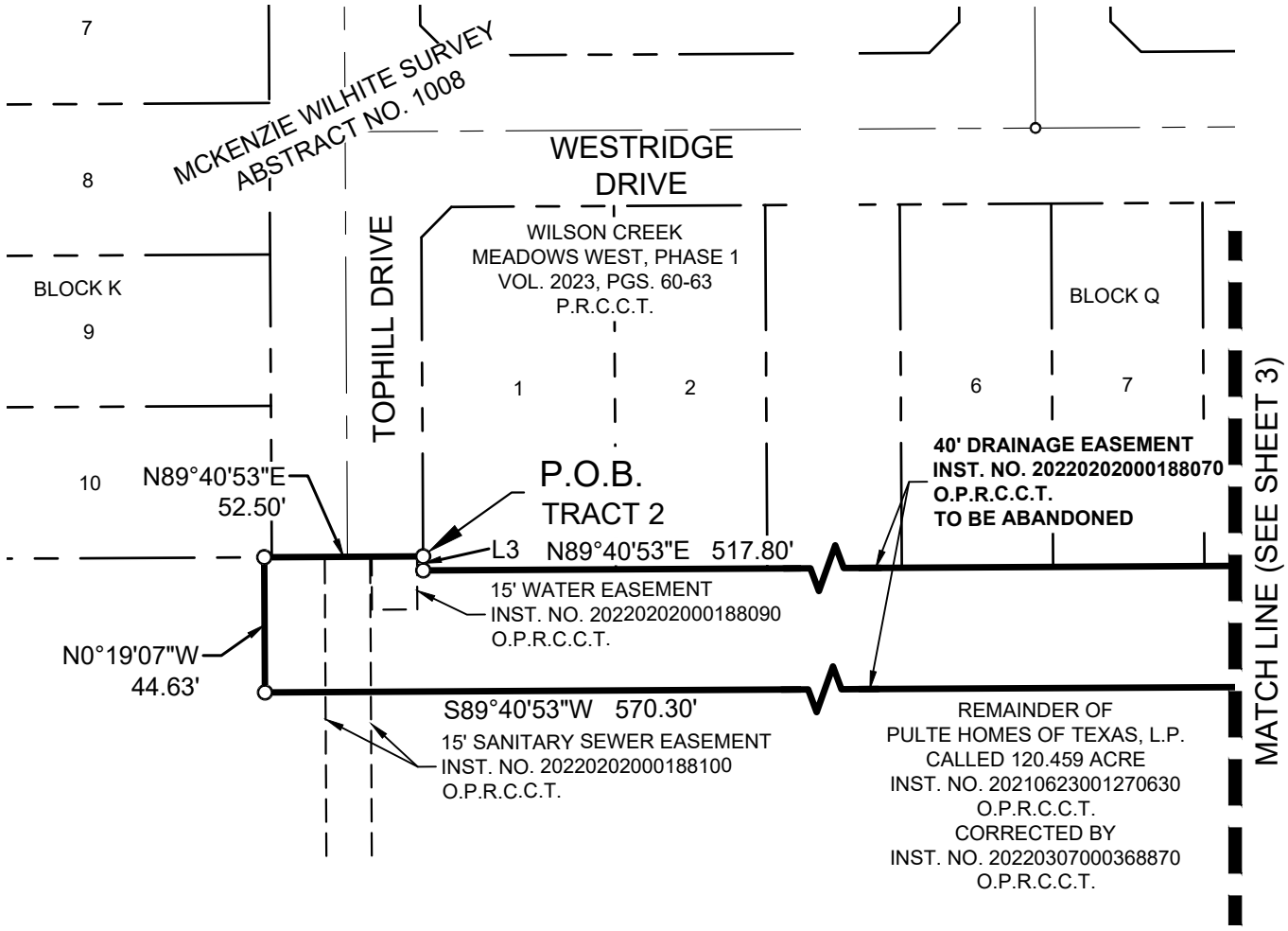
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FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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NOTES

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P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°19'07"E	20.00'
L2	N00°19'07"W	20.00'
L3	S00°19'07"E	4.63'
L4	S00°19'07"E	40.00'

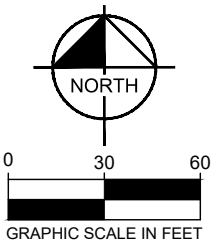


EXHIBIT "A"
DRAINAGE EASEMENT ABANDONMENTS

JONATHAN WESTOVER SURVEY, ABSTRACT NO. 1030 AND
MCKENZIE WILHITE SURVEY, ABSTRACT NUMBER 1008
CITY OF CELINA, COLLIN COUNTY, TEXAS

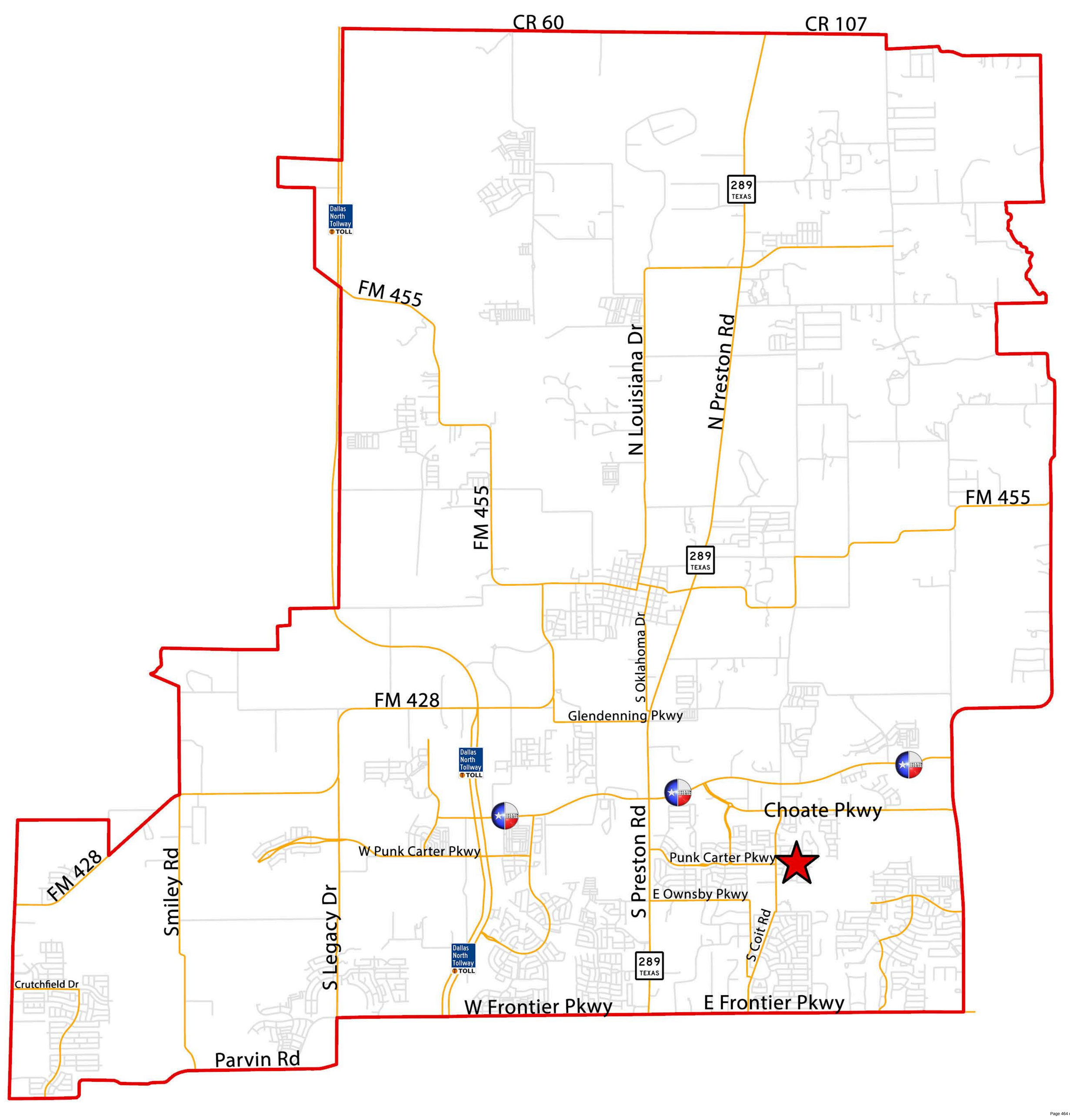


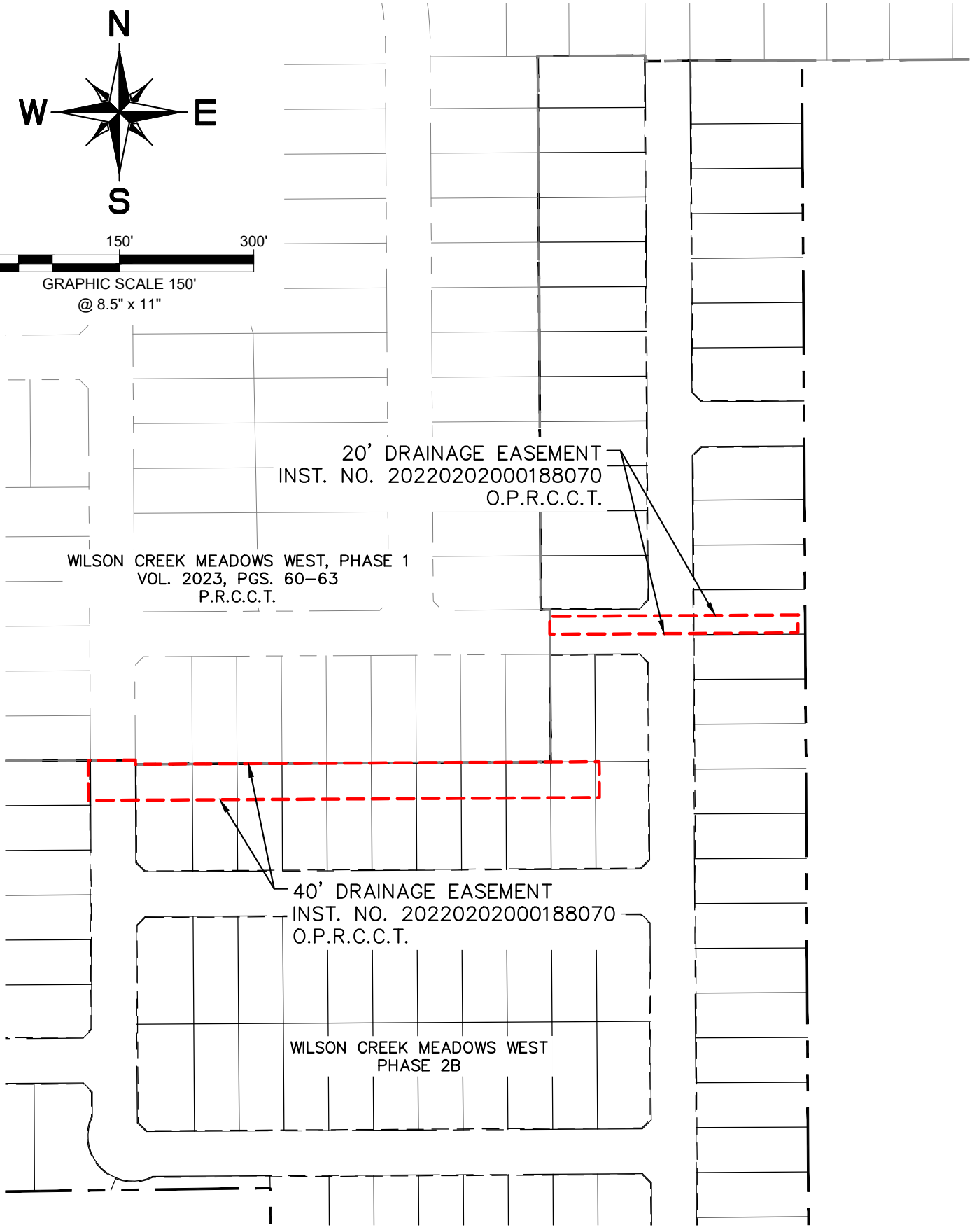
SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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DWG NAME
LAST SAVED

Wilson Creek Meadows West

DRAINAGE EASEMENT ABANDONMENT

Celina, Texas
August 2024

Kimley»Horn
6160 Warren Parkway
Suite 210
Frisco, TX 75034
(972) 335-3580
State of Texas Registration No. F-928

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

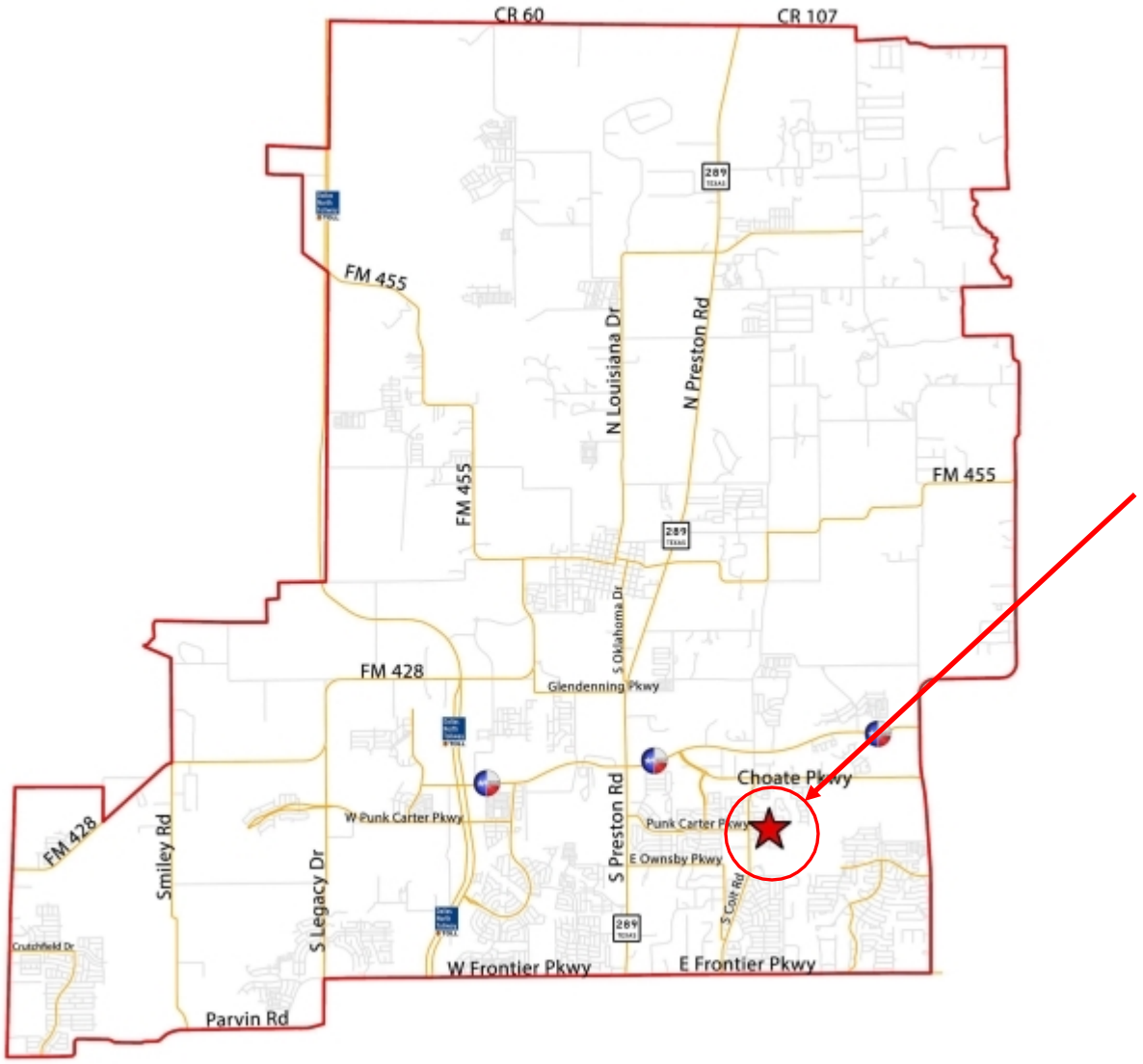
WILSON CREEK MEADOWS WEST DRAINAGE EASEMENT ABANDONMENT

August 13, 2024

Andy Glasgow, P.E., PMP, CFM
Director of Engineering



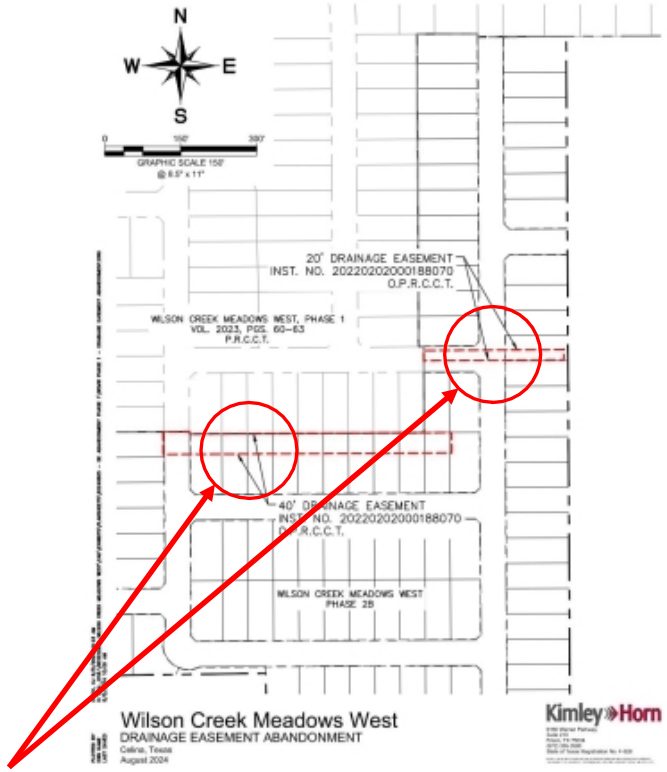
LOCATION MAP



Wilson Creek Meadows West

BACKGROUND

- Wilson Creak Meadows West Phase 1 recorded a drainage easement for a temporary drainage channel through their future phase in 2022
- Wilson Creek Meadows West Phase 2A an 2B are nearing completion of construction and storm drainage has been routed through the ROW in new storm pipes making the temporary channel and drainage easement unnecessary.
- Vacating the easement will allow a clean plat to be recorded showing no drainage easement on the back of the Phase 2B lots



Easement to be abandoned

QUESTIONS?

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Cambridge Crossing PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Cambridge Crossing Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Cambridge Crossing PID was created by the City Council pursuant to the PID Act and a resolution approved on February 28, 2017. The PID is located approximately two miles west of Preston Road, approximately four and one-half miles north of US 380, and approximately 1,000 feet west of the Dallas North Tollway extension. The PID is anticipated to contain an estimated 1,528 residential units on approximately 484.074 acres within seven phases. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. SAP Update Presentation
2. Cambridge Crossing PID - Annual SAP Update - 2024-25

3. Cambridge Crossing PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

CAMBRIDGE CROSSING
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 - 8/31/25)

AS APRROVED BY CITY COUNCIL ON:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

CAMBRIDGE CROSSING
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 – 8/31/25)

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APPENDIX E – PHASE #2 ASSESSMENT ROLL – 2024-25

APPENDIX F – PHASE #3 ASSESSMENT ROLL – 2024-25

APPENDIX G – PHASE #3 SUBDIVISION ALLOCATION

APPENDIX H – PID ASSESSMENT NOTICE

I. INTRODUCTION

The Cambridge Crossing Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on January 10, 2017, to finance certain public improvement projects for the benefit of the property in the PID.

On August 14, 2018, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (Cambridge Crossing Public Improvement District Phase #1 Project) (the "Phase #1 Bonds") in the aggregate principal amount of $9,555,000, and the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (Cambridge Crossing Public Improvement District Phases #2-7 Major Improvement Project) (the "Phases #2-7 Major Improvement Bonds") in the aggregate principal amount of $13,795,000, were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The Service and assessment Plan was updated for Phase #2 on June 14, 2022, to incorporate reimbursement obligations for Phase #2 in the aggregate principal amount of $5,938,154 (the "Phase #2 Reimbursement Agreement") to finance the Phase #2 Improvements, and updated for Phase #3 on February 14, 2023 to incorporate reimbursement obligations for the Phase #3 in the aggregate principal amount of $7,708,239 (the "Phase #3 Reimbursement Agreement") to finance the Phase #3 Improvements (the "Updated Service and Assessment Plan").

Pursuant to the PID Act, the Updated Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Updated Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted an assessment roll for Phase #1 of the PID (the "Phase #1 Assessment Roll"), Phases #2-7 of the PID (the Phases #2-7 Assessment Roll"), Phase #2 of the PID (the "Phase #2 Assessment Roll"), and Phase #3 of the PID (the "Phase #3 Assessment Roll") attached as Appendix H, Appendix G, Appendix I, and Appendix J respectively, to the Updated Service and Assessment Plan, identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Phase #1 Assessment Roll, the Phases #2-7 Assessment Roll, the Phase #2 Assessment Roll and the Phase #3 Assessment Roll for 2024-25.

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

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

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

Capitalized terms shall have the meanings set forth in the Updated Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on August 14, 2018, the initial total estimated costs of the Phase #1 Improvements, including the proportional share of the Phases #2-7 Major Improvement costs and bond issuance costs, were equal to $9,906,948. According to the Developer, there have been line item amount revisions for the Authorized Improvements as shown in Table II-A-1 on the following page.

According to the City, the Phase #1 Improvements were completed and accepted February 24, 2020, and the Outer Loop was completed and accepted on June 10, 2021.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements, including the proportional share of the Initial Major Improvement costs and Additional Major Improvement Costs, (2) establish the PID, and (3) issue Phase #1 Bonds.

For additional Phase #1 development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/ES389258

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

Sources of Funds	Phase #1 Estimated Budget[1]	Phase #1 Actual Costs[2]	Variance
Par amount	$9,555,000	$9,555,000	$0
Other funding sources			
Phase #1 Improvement Account additional interest income[3]	$0	$77,492	$77,492
Phase #1 Major Improvement Account additional interest income[4]	$0	$52,242	$52,242
Developer contributions	$351,948	$2,307,766	$1,955,817
Subtotal: Other funding sources	*$351,948*	*$2,437,499*	*$2,085,551*
Total Sources	**$9,906,948**	**$11,992,499**	**$2,085,551**
Uses of Funds			
Phase #1 Improvements			
Road improvements	$2,543,000	$2,404,410	($138,590)
Water distribution system improvements	$1,097,000	$1,055,340	($41,660)
Sanitary sewer improvements	$1,003,000	$933,576	($69,424)
Storm drainage improvements	$0	$0	$0
Other soft and miscellaneous costs	$194,000	$521,173	$327,173
Subtotal: Phase #1 Improvements	*$4,837,000*	*$4,914,500*	*$77,500*
Initial Major Improvements			
Road improvements	$2,302,624	$2,169,249	($133,375)
Water distribution system improvements	$223,957	$197,469	($26,488)
Sanitary sewer improvements	$312,073	$266,900	($45,173)
Storm drainage improvements	$229,772	$316,838	$87,065
Other soft and miscellaneous costs	$79,957	$303,914	$223,957
Subtotal: Additional Major Improvements	*$3,148,382*	*$3,254,369*	*$105,987*
Additional Major Improvements			
Road improvements including Right-of-Way	$0	$682,679	$682,679
Water distribution system improvements	$0	$128,165	$128,165
Sanitary sewer improvements	$0	$45,748	$45,748
Storm drainage improvements	$0	$1,045,472	$1,045,472
Other soft and miscellaneous costs	$0	$0	$0
Subtotal: Initial Major Improvements	*$0*	*$1,902,064*	*$1,902,064*
Bond Issuance Costs			
Capitalized interest	$486,053	$486,053	$0
Reserve fund	$678,863	$678,863	$0
Administrative expense fund	$35,000	$35,000	$0
Other costs of issuance including underwriter's discount	$721,650	$721,650	$0
Subtotal: Bond Issuance Costs	*$1,921,566*	*$1,921,566*	*$0*
Total Uses	**$9,906,948**	**$11,992,499**	**$2,085,551**

1 - According to the original Service and Assessment Plan dated August 14, 2018.
2 - According to the Updated Service and Assessment Plan Updated for Phase #3 on February 14, 2023.
3 - A portion of the revised budget variance ($77,492) attributable for Phase #1 Improvements costs was paid through additional interest income earned within the Phase #1 Improvement Account.
4 - A portion of the revised budget variance ($52,242) attributable for Phase #1 Major Improvements costs was paid through additional interest income earned within the Phase #1 Major Improvement Account.

Phase #1 Improvement Cost Variances

As stated in Table II-A-1 on the previous page, there are improvement cost increases of $2,085,551 of which $129,734 was funded by additional interest earned in the Phase #1 Improvement Account and Phase #1 Major Improvement Account. The additional increase of $53,753 for the Phase #1 Improvements and Initial Major Improvements was funded by the Developer. According to the Updated Service and Assessment Plan, the Additional Major Improvement costs of $1,902,064 will be paid by the developer without reimbursement.

Phases #2-7 Major Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on August 14, 2018, the initial total estimated costs of the Phases #2-7 Major Improvements, including bond issuance costs, were equal to $14,028,091. According to the Developer, there have been line item amount revisions for the Authorized Improvements as shown in Table II-A-2 on the following page.

According to the City, the Phases #2-7 Major Improvements were completed and accepted on June 10, 2021.

Table II-A-2 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phases #2-7 Major Improvements, (2) establish the PID, and (3) issue Phases #2-7 Major Improvement Bonds.

For additional Phases #2-7 Major Improvement development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/ES389259

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Table II-A-2
Updated Sources and Uses – Phases #2-7 Major Improvements

Sources of Funds	Phases #2-7 Major Improvements Estimated Budget[1]	Phases #2-7 Major Improvements Actual Costs[2]	Variance
Par amount	$13,795,000	$13,795,000	$0
Other funding sources			
Phases #2-7 Major Improvement Account additional interest income[3]	$0	$153,101	$153,101
Developer Contribution	$233,091	$456,956	$223,866
Subtotal: Other funding sources	*$233,091*	*$610,058*	*$376,967*
Total Sources	**$14,028,091**	**$14,405,058**	**$376,967**
Uses of Funds			
Major Improvements			
Road improvements including Right-of-Way	$8,189,716	$7,715,343	($474,373)
Water distribution system improvements	$796,543	$702,334	($94,210)
Sanitary sewer improvements	$1,109,947	$949,282	($160,665)
Storm drainage improvements	$817,228	$1,126,892	$309,665
Other soft and miscellaneous costs	$284,376	$1,080,926	$796,550
Subtotal: Major Improvements	*$11,197,811*	*$11,574,778*	*$376,967*
Bond Issuance Costs			
Capitalized interest	$755,430	$755,430	$0
Reserve fund	$1,014,000	$1,014,000	$0
Administrative expense fund	$35,000	$35,000	$0
Other costs of issuance including underwriter's discount	$1,025,850	$1,025,850	$0
Subtotal: Bond Issuance Costs	*$2,830,280*	*$2,830,280*	*$0*
Total Uses	**$14,028,091**	**$14,405,058**	**$376,967**

1 - According to the original Service and Assessment Plan dated August 14, 2018.
2 - According to the Updated Service and Assessment Plan Updated for Phase #3 on February 14, 2023.
3 - A portion of the revised budget variance ($153,101) attributable for Phases #2-7 Major Improvements costs was paid through additional interest income earned within the Phases #2-7 Major Improvement Account.

Phases #2-7 Major Improvement Area Cost Variances

As stated in Table II-A-2 above, there are improvement cost increases of $376,967 of which $153,101 was funded by additional interest earned in the Phases #2-7 Major Improvement Account. The additional increase of $223,866 was funded by the Developer.

Phase #2 Improvements Sources and Uses

In addition to the actual costs of the Phase #2 Improvements, the Developer has provided additional costs for the Phase #2 Additional Projects. There have been changes reported by the Developer to the revised estimated costs of the Authorized Improvements as shown in the Updated Service and Assessment Plan for Phase #2.

Table II-A-3 below summarizes the updated sources and uses of funds required to construct the Phase #2 Improvements and the Phase #2 share of the Additional Major Improvements. According to the Developer's Quarterly Improvement Implementation Report for Phases #2-7 dated as of June 30, 2024, the Phase #2 Improvements were completed and accepted by the City on August 24, 2022.

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

Sources of Funds	Phase #2 Estimated Budget[1]	Phase #2 Actual Costs[2]	Variance
Assessment amount	$5,938,154	$5,938,154	$0
Other funding sources	$0	$1,081,043	$1,081,043
Total Sources	**$5,938,154**	**$7,019,197**	**$1,081,043**
Uses of Funds			
Phase #2 Improvements			
Roadway improvements	$2,984,392	$2,984,392	$0
Water improvements	$806,538	$806,538	$0
Sanitary sewer improvements	$543,344	$543,344	$0
Storm drainage improvements	$1,261,460	$1,261,460	$0
Other soft and miscellaneous costs	$342,420	$342,420	$0
Subtotal: Phase #2 Improvements	*$5,938,154*	*$5,938,154*	*$0*
Additional Major Improvements			
Road improvements	$0	$388,002	$388,002
Water distribution system improvements	$0	$72,843	$72,843
Sanitary sewer improvements	$0	$26,001	$26,001
Storm drainage improvements	$0	$594,197	$594,197
Other soft and miscellaneous costs	$0	$0	$0
Subtotal: Additional Major Improvements	*$0*	*$1,081,043*	*$1,081,043*
Total Uses	**$5,938,154**	**$7,019,197**	**$1,081,043**

1 - According to the Updated Service and Assessment Plan updated for Phase #2 on June 14, 2022.
2 - According to the Updated Service and Assessment Plan Updated for Phase #3 on February 14, 2023 and the Developer's Quarterly Implementation Report dated June 30, 2024.

Phase #2 Cost Variances

As shown in Table II-A-3 on the previous page, there is a variance of $1,081,043 attributable to the cost of the Phase #2 Additional Major Improvements. According to the Updated Service and Assessment Plan, Phase #2 Actual Costs variance will be paid by the Developer without reimbursement.

Phase #3 Improvements Sources and Uses

There have been no changes reported by the Developer to the revised estimated costs of the Authorized Improvement shown in the Updated Service and Assessment Plan for Phase #3.

Table II-A-4 on the following page summarizes the updated sources and uses of funds required to construct the Phase #3 Improvements and the Phase #3 portion of the Additional Major Improvements. According to the Developer's Quarterly Improvement Implementation Report for Phases #2-7 dated as of June 30, 2024, the Phase #3 Improvements were completed and accepted by the City on March 14, 2023.

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Table II-A-4
Updated Sources and Uses – Phase #3

Sources of Funds	Phase #3 Estimated Budget[1]	Phase #3 Actual Costs[2]	Variance
Assessment amount	$7,708,239	$7,708,239	$0
Other funding sources	$0	$0	$0
Total Sources	**$7,708,239**	**$7,708,239**	**$0**
Uses of Funds			
Phase #3 Improvements			
Roadway improvements	$2,651,819	$2,651,819	$0
Water improvements	$1,009,058	$1,009,058	$0
Sanitary sewer improvements	$723,478	$723,478	$0
Storm drainage improvements	$1,517,380	$1,517,380	$0
Other soft and miscellaneous costs	$359,310	$359,310	$0
Subtotal: Phase #2 Improvements	*$6,261,045*	*$6,261,045*	*$0*
Additional Major Improvements			
Road improvements	$503,268	$503,268	$0
Water distribution system improvements	$94,483	$94,483	$0
Sanitary sewer improvements	$33,725	$33,725	$0
Storm drainage improvements	$770,718	$770,718	$0
Other soft and miscellaneous costs	$0	$0	$0
Subtotal: Additional Major Improvements	*$1,402,194*	*$1,402,194*	*$0*
Administrative Expenses	$45,000	$45,000	$0
Total Uses	**$7,708,239**	**$7,708,239**	**$0**

1 - According to the Updated Service and Assessment Plan updated for Phase #3 on February 14, 2023.
2 - According to the Developer's Quarterly Implementation Report dated June 30, 2024.

Phase #3 Cost Variances

As stated in Table II-A-4 above, there are no significant variances between the initial estimated budget and the actual amount spent to be reported at this time.

B. Five Year Service Plan

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

Table II-B-1
Projected Annual Installments (2020-2030)

Assessment Year Ending 9/01	Phase #1 Projected Annual Installments	Phases #2-7 Projected Annual Installments	Phase #2 Projected Annual Installments	Phase #3 Projected Annual Installments
2020-2024	$3,465,022	$5,059,825	$560,589	$0
2025	$714,380	$1,038,169	$554,064	$707,295
2026	$728,223	$1,080,554	$562,029	$714,490
2027	$733,239	$1,075,958	$562,774	$715,235
2028	$732,503	$1,080,828	$563,536	$715,998
2029	$731,271	$1,079,615	$492,320	$716,780
2030	$733,318	$1,080,968	$492,050	$624,634
Total	**$7,837,957**	**$11,495,917**	**$3,787,362**	**$4,194,432**

1 - Projected Annual Installments for Assessment Years ending 2020-2025 represent actual amounts billed and include applicable credits. Assessment Years ending 2026-2030 represent projected amounts and will be updated in future Annual Service Plan Updates.

C. Status of Development

Phase #1

According to the City, greater than 95 percent of the total building permits expected to be issued within Phase #1 have been issued as of June 18, 2023. Pursuant to Section 4(a)(ii) of the Phase #1 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of homes completed in Phase #1 of the PID in the Annual Service Plan Update.

Phases #2-7 Major Improvement Area

According to the City, one-hundred fifty-six (156) and two-hundred three (203) building permits have been issued for Phase #2 and Phase #3 of the PID, respectively, as of June 1, 2024. As a result, three-hundred fifty-nine (359) building permits have been issued within the Phases #2-7 Major Improvement Area representing approximately $3,965,797 of the Phases #2-7 Major Improvement Assessments levied, which is approximately 28.75 percent of the total original Phases #2-7 Major Improvement Assessment levy of $13,795,000.

According to the City, one-hundred two (102) and sixty-nine (69) certificates of occupancy have been issued for Phase #2 and Phase #3 of the PID, respectively, as of June 1, 2024. As a result, one-hundred seventy-one certificates of occupancy have been issued within the Phases #2-7 Major Improvement Area representing approximately 14.25 percent of the 1,200 total certificates of occupancy expected to be issued within the Phases #2-7 Major Improvement Area.

See Table II-C-1 on the following page for the status of completed homes within the Phases #2-7 Major Improvement Area of the PID as of June 1, 2024.

Table II-C-1
Completed Homes

Status	Cumulative as of June 18, 2023[1]	Cumulative as of June 1, 2024[1]
Completed Homes – Phase #2	9	102
Completed Homes – Phase #3	0	69
Total	**0**	**171**

[1]According to the City report of certificates of occupancy issued as of June 1, 2024.

D. ANNUAL BUDGET – PHASE #1

Phase #1 - Annual Installments – 2024-25

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Bonds, of which twenty-three (23) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 Bonds commencing with the issuance of the Phase #1 Bonds. The effective interest rate on the Phase #1 Bonds is 5.14 percent per annum. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1 Bonds (5.14 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and Trust Indenture such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment Plan and applicable Trust Indenture.

Phase #1 Annual Installments to be Collected for 2024-25

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-D-1 below.

Table II-D-1
Budget for the Phase #1 Annual Installments to be Collected for 2024-25

	Phase #1 Bonds
Interest payment on March 1, 2025	$222,047
Interest payment on September 1, 2025	$222,047
Principal payment on September 1, 2025	$200,000
Subtotal debt service payments	*$644,095*
Administrative expenses	$39,416
Excess interest for additional interest reserves	$43,186
Subtotal Expenses	*$726,696*
Available Reserve Fund Income	($12,316)
Available Capitalized Interest Account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($12,316)*
Annual Installments	**$714,380**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2025, in the amount of $222,047 and on September 1, 2025, in the amount of $222,047, which equal interest on the outstanding Phase #1 Assessments balance of $8,637,103 for six months each and an effective interest rate of 5.14 percent. Annual Installments to be collected include a principal amount of $200,000 due on September 1, 2025. As a result, total Annual Installments to be collected in 2024-25 for principal and interest is estimated to be equal to $644,095.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-D-2 on the following page, the total Phase #1 administrative expenses to be collected for 2024-25 are $39,416.

Table II-D-2
Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$6,000
Administrator	$26,700
Trustee	$2,750
Auditor	$2,000
Contingency	$1,966
Total	**$39,416**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $43,186, which equals 0.5 percent interest on the outstanding Phase #1 Assessments balance of $8,637,103.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Phase #1 Reserve Fund was $697,788, which includes the Bond Reserve Requirement of $678,863 and an excess balance of $18,925. Pursuant to Section 6.7(d) of the Phase #1 Bond Trust Indenture the excess balance of $18,423 should be transferred to the Phase #1 Principal & Interest Account and used to pay interest on the Phase #1 Bonds on the next interest payment date. Approximately $6,609 is anticipated to be used towards the September 1, 2024 debt service payment. As a result, $12,316 is available to reduce the Phase #1 2024-25 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no credit to reduce the Phase #1 2024-25 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the balance in the Administrative Expense Fund was $45,137. Approximately $45,137 is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phase #1 2024-25 Annual Installment.

E. Annual Installments Per Unit - Phase #1

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #1 Bonds, to fund the Additional Interest Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of Phase #1.

According to the Updated Service and Assessment Plan, 330 units, representing 254.02 total Equivalent Units, are anticipated to be built within Phase #1 of the PID. As of May 31, 2024, five Parcels representing 4.49 Equivalent Unit have prepaid their Phase #1 Assessment. As a result, 325 units representing 249.53 Equivalent Units will be billed for the 2024-25 Phase #1 Annual Installment. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $2,704.94 (i.e. ($644,095 + $43,186 - $12,316) ÷ 249.53 = $2,704.94). The net Administrative Expenses to be collected from each Equivalent Unit will be $157.96 (i.e., $39,416 ÷ 249.53 = $157.96). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #1 will be $2,862.90 (i.e., $2,704.94 + $157.96 = $2,862.90). The Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,862.90 by the total estimated Equivalent Units for each Parcel in Phase #1.

The Annual Installment due to be collected from each Land Use Class in Phase #1 for 2024-25 is shown in Table II-E-1 below.

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

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (74 Ft)	$2,862.90	1.00	$2,862.90
Lot Type 2 (60 Ft)	$2,862.90	0.81	$2,318.95
Lot Type 3 (50 Ft)	$2,862.90	0.68	$1,946.77

The list of Parcels within Phase #1 of the PID, the corresponding lot size and lot types of the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix C.

F. Annual Budget – Phases #2-7 Major Improvement Area

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Phases #2-7 Major Improvement Bonds, of which twenty-four (24) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the Phases #2-7 Major Improvement Bonds. The effective interest rate on the Phases #2-7 Major Improvement Bonds is 5.53 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phases #2-7 Major Improvement Bonds (5.53 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Trust Indenture capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phases #2-7 Major Improvement Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment Plan and applicable Trust Indenture.

Phases #2-7 Annual Installments to be Collected for 2024-25

The budget for Phase #2-7 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-F-1 on the following page.

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Table II-F-1
Budget for the Phases #2-7 Major Improvement Area
Annual Installments to be Collected for 2024-25

	Phases #2-7 Major Improvement Bonds
Interest payment on March 1, 2025	$354,512
Interest payment on September 1, 2025	$354,512
Principal payment on September 1, 2025	$265,000
Subtotal debt service payments	*$974,024*
Administrative expenses	$39,416
Excess interest for prepayment and delinquency reserves	$64,128
Subtotal Expenses	*$1,077,568*
Available Reserve Fund Income	($41,172)
Available Capitalized Interest Account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($41,172)*
Annual Installments	**$1,036,396**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2025, in the amount of $354,512 and on September 1, 2025, in the amount of $354,512, which equal interest on the outstanding Phases #2-7 Major Improvement Assessments balance of $12,825,590 for six months each and an effective interest rate of 5.53 percent. Annual Installments to be collected include a principal amount of $265,000 due on September 1, 2025. As a result, total Phases #2-7 Major Improvement Annual Installments to be collected for principal and interest in 2024-25 is estimated to be equal to $974,024.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-F-2 on the following page, the total Phases #2-7 Major Improvement administrative expenses to be collected for 2024-25 are $39,416.

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Table II-F-2
Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$6,000
Administrator	$20,900
Trustee	$2,750
Dissemination Agent	$3,500
Auditor	$2,000
Contingency	$4,266
Total	**$39,416**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $64,128, which equals 0.5 percent interest on the outstanding Phases #2-7 Assessments balance of $12,825,590.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Phases #2-7 Major Improvement Reserve Fund was $1,055,172, which includes the Bond Reserve Requirement of $1,014,000 and an excess balance of $41,172. Pursuant to Section 6.7(d) of the Phases #2-7 Major Improvement Bond Trust Indenture the excess balance of $41,172 should be transferred to the Phases #2-7 Major Improvement Principal & Interest Account and used to pay interest on the Phases #2-7 Major Improvement Bonds on the next interest payment date. As a result, $41,172 is available to reduce the Phases #2-7 Major Improvement 2024-25 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no capitalized interest account credit available to reduce the Phases #2-7 Major Improvement 2024-25 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the balance in the Administrative Expense Fund was $33,185. Approximately $33,185 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phases #2-7 Major Improvement 2024-25 Annual Installment.

G. Annual Installments Per Unit - Phases #2-7 Major Improvement Area

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phases #2-7 Major Improvement Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of the Phases #2-7 Major Improvement Area.

According to the Updated Service and Assessment Plan, 1,200 units representing 891.19 total Equivalent Units are anticipated to be built within the Phases #2-7 Major Improvement Area of the PID. As of May 31, 2024, two Parcels representing 2.00 Equivalent Unit have prepaid their Phases #2-7 Major Improvement Assessment. As a result, 1,198 units representing 889.19 Equivalent Units will be billed for the 2024-25 Phases #2-7 Major Improvement Annual Installment. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $1,121.22 (i.e. ($974,024 + $64,128 - $41,172) ÷ 889.19 = $1,121.22) and the Administrative Expenses to be collected from each Equivalent Unit will be $44.33 (i.e., $39,416 ÷ 889.19 = $44.33). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Phases #2-7 Major Improvement Area will be $1,165.55 (i.e., $1,121.22 + $44.33 = $1,165.55) for each Parcel within the Phases #2-7 Major Improvement Area. The Annual Installment to be collected from each Parcel within the Phases #2-7 Major Improvement Area is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,165.55 by the total estimated Equivalent Units for each Parcel in the Phases #2-7 Major Improvement Area.

The Annual Installment due to be collected from each Land Use Class in Phases #2-7 for 2024-25 is shown in Table II-G-1 below.

Table II-G-1
Annual Installment Per Unit – Phases #2-7 Major Improvement Area

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (74 Ft)	$1,165.55	0.91	$1,060.65
Lot Type 2 (60 Ft)	$1,165.55	0.79	$920.79
Lot Type 3 (50 Ft)	$1,165.55	0.71	$827.54
Lot Type 4 (84 Ft)	$1,165.55	1.00	$1,165.55
Lot Type 5 (40 Ft)	$1,165.55	0.59	$687.68

The list of Parcels within the Phases #2-7 Major Improvement Area of the PID, the corresponding lot size and lot types of the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix D.

H. ANNUAL BUDGET – PHASE #2

The Assessment imposed on any Parcel may be paid in full at any time. According to the Updated Service and Assessment Plan, the collection of the first Annual Installment for a Phase #2 Lot or Phase #2 Parcel shall commence upon the earlier of: (i) September 1, 2023 (ii) with tax bills sent the first October after issuance of a series of Bonds for Phase #2 Improvements, such that upon the issuance of Bonds all Assessments in Phase #2 shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on Phase #2 Assessed Property, such that all Assessments in Phase #2 begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #2 Lot or Phase #2 Parcel shall be due by January 31st of the following calendar year.

According to section (i) stated above, the conditions were satisfied as of September 1, 2023. As a result, if the Assessment is not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning September 1, 2023 of which twenty-nine (19) Annual Installments remain outstanding.

Each Assessment for the Phase #2 Improvements bears interest at the rate on the Reimbursement Agreement for Phase #2 Improvements as described in the Updated Service and Assessment Plan. The effective interest rate on the Reimbursement Agreement for Phase #2 Improvements. is 8.75 percent for 2024-25. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and other applicable documents, such as interest earnings and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of the Reimbursement Agreement for Phase #2 Improvements and any accrued interest thereon (the "Phase #2 Reimbursement Amount") from the collection of the Annual Installments in accordance with the Phase #2 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

Phase #2 Annual Installments to be collected for 2024-25

The budget for Phase #2 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-H-1 on the following page.

Table II-H-1
Budget for the Phase #2 Annual Installments to be Collected for 2024-25

	Phase #2 Reimbursement Agreement
Interest due on Phase #2 Reimbursement Amount	$512,264
Phase #2 Assessments due	$1,000
Subtotal debt service	*$513,264*
Administrative Expenses	$40,800
Subtotal Expenses	*$554,064*
Available Administrative Expense Account	$0
Subtotal funds available	*$0*
Annual Installments	**$554,064**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2024-25 in the amount of $512,264, which equal interest on the outstanding Assessments balance of $5,854,450 for one year and an effective interest rate of 8.75 percent. Annual Installments to be collected include a principal amount of $1,000. As a result, total Annual Installments to be collected for Phase #2 for principal and interest in 2024-25 is estimated to be equal to $513,264.

Administrative Expenses

Administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-H-2 below the total administrative expenses to be collected for 2024-25 are $40,800.

Table II-H-2
Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$6,000
Administrator	$32,600
Contingency	$2,200
Total	**$40,800**

Available Administrative Expense Account

As of May 31, 2024, the balance in the Phase #2 Reimbursement Administrative Account was $40,371. Approximately $40,371 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds available in the Phase #2 Reimbursement Administrative Account to reduce the Phase #2 2024-25 Annual Installment.

I. ANNUAL INSTALLMENTS PER UNIT - PHASE #2

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #2 Reimbursement Agreement and to cover Administrative Expenses of Phase #2.

According to the Updated Service and Assessment Plan, 227 units representing 143.60 total Equivalent Units were estimated to be built within Phase #2 of the PID. As of May 31, 2024, two Parcels representing 2.00 Equivalent Unit have prepaid their Phase #2 Assessment. As a result, 225 units representing 141.60 Equivalent Units will be billed for the 2024-25 Phase #2 Annual Installment. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $3,624.74 (i.e., $513,264 ÷ 141.60 = $3,624.74) and the Administrative Expenses to be collected from each Equivalent Unit will be $288.14 (i.e., $40,800 ÷ 141.60 = $288.14). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #2 will be $3,912.88 (i.e., $3,624.74 + $288.14 = $3,912.88). The Annual Installment to be collected from each Parcel within Phase #2 is calculated by multiplying the Annual Installment for each Equivalent Unit of $3,912.88 by the total estimated Equivalent Units for each Parcel in Phase #2.

The Annual Installment due to be collected from each Land Use Class in Phase #2 for 2024-25 is shown in Table II-I-1 below.

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

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (74 Ft)	$3,912.88	0.91	$3,560.72
Lot Type 2 (60 Ft)	$3,912.88	0.79	$3,091.18
Lot Type 4 (84 Ft)	$3,912.88	1.00	$3,912.88
Lot Type 5 (40 Ft)	$3,912.88	0.59	$2,308.60

The list of Parcels within Phase #2 of the PID, the corresponding lot size and lot types of the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix E.

J. ANNUAL BUDGET – PHASE #3

The Assessment imposed on any Parcel may be paid in full at any time. According to the Updated Service and Assessment Plan, the collection of the first Annual Installment for a Phase #3 Lot or Phase #3 Parcel shall commence upon the earlier of: (i) September 1, 2024 (ii) with tax bills sent the first October after issuance of a series of Bonds for Phase #3 Projects, such that upon the issuance of Bonds all Assessments in Phase #3 shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on Phase #3 Assessed Property, such that all Assessments in Phase #3 begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #3 Lot or Phase #3 Parcel shall be due by January 31st of the following calendar year.

According to section (i) stated above, the conditions will be satisfied as of September 1, 2024 and collection of Annual Installments from Parcels within Phase #3 will be due no later than January 31, 2025. As a result, if the Assessment is not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning September 1, 2024 of which thirty (30) Annual Installments remain outstanding.

Each Assessment for the Phase #3 Improvements bears interest at the rate on the Reimbursement Agreement for Phase #3 Improvements as described in the Updated Service and Assessment Plan. The effective interest rate on the Reimbursement Agreement for Phase #3 Direct Improvements and Phase #3 Additional Major Improvements are each 8.75 percent for 2024-25. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and other applicable documents, such as interest earnings and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of the Reimbursement Agreement for both the Phase #3 Direct Improvements Phase #3 Additional Major Improvements and any accrued interest thereon (the "Phase #3 Reimbursement Amount") from the collection of the Annual Installments in accordance with the Phase #3 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

Phase #3 Annual Installments to be collected for 2024-25

The budget for Phase #3 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-J-1 below.

Table II-J-1
Budget for the Phase #3 Annual Installments to be Collected for 2024-25

	Phase #3 Direct Improvements Reimbursement Agreement	Phase #3 Additional Major Improvements Reimbursement Agreement	Total Phase #3 Reimbursement Agreement
Interest due on Phase #3 Reimbursement Amount	$544,175	$122,587	$666,763
Phase #3 Assessments due	$1,000	$1,000	$2,000
Subtotal debt service	*$545,175*	*$123,587*	*$668,763*
Administrative Expenses	$36,727	$8,273	$45,000
Subtotal Expenses	*$581,902*	*$131,861*	*$713,763*
Available Administrative Expense Account	($5,279)	($1,189)	($6,468)
Subtotal funds available	*($5,279)*	*($1,189)*	*($6,468)*
Annual Installments	**$576,623**	**$130,672**	**$707,295**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2024-25 in the amount of $544,175, which equal interest on the outstanding Phase #3 Direct Improvement Assessments balance of $6,291,045 for one year and an effective interest rate of 8.65 percent. Annual Installments to be collected include a principal amount of $1,000. As a result, total Annual Installments to be collected for the Phase #3 Direct Improvements for principal and interest in 2024-25 is estimated to be equal to $545,175.

Annual Installments to be collected for principal and interest include interest due for 2024-25 in the amount of $122,587, which equal interest on the outstanding Phase #3 Additional Major Improvement Assessments balance of $1,417,194 for one year and an effective interest rate of 8.65 percent. Annual Installments to be collected include a principal amount of $1,000. As a result, total Annual Installments to be collected for the Phase #3 Additional Major Improvements for principal and interest in 2024-25 is estimated to be equal to $123,587.

Administrative Expenses

Administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-J-2 below the total administrative expenses to be collected for 2024-25 are $45,000.

Table II-J-2
Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$6,000
Administrator	$36,000
Contingency	$3,000
Total	**$45,000**

Available Administrative Expense Account

As of May 31, 2024, the balance in the Phase #3 Reimbursement Administrative Account was $42,708. Approximately $36,240 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, $6,468 is available in the Phase #3 Reimbursement Administrative Account to reduce the Phase #3 2024-25 Annual Installment.

K. Annual Installments Per Unit - Phase #3

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #3 Reimbursement Agreement and to cover Administrative Expenses of Phase #3.

According to the Updated Service and Assessment Plan, 242 units representing 186.26 total Equivalent Units were estimated to be built within Phase #3 of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $3,590.48 (i.e., $668,763 ÷ 186.26 = $3,590.48) and the Administrative Expenses to be collected from each Equivalent Unit will be $206.87 (i.e., ($45,000 - $6,468) ÷ 186.26 = $206.87). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #3 will be $3,797.35 (i.e., $3,590.48 + $206.87 = $3,797.35). The Annual Installment to be collected from each Parcel within Phase #3 is calculated by multiplying the Annual Installment for each Equivalent Unit of $3,797.35 by the total estimated Equivalent Units for each Parcel in Phase #3.

The Annual Installment due to be collected from each Land Use Class in Phase #3 for 2024-25 is shown in Table II-K-1 on the following page.

Table II-K-1
Annual Installment Per Unit – Phase #3

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (74 Ft)	$3,797.35	0.91	$3,455.59
Lot Type 2 (60 Ft)	$3,797.35	0.79	$2,999.91
Lot Type 3 (50 Ft)	$3,797.35	0.71	$2,696.12

The list of Parcels within Phase #3 of the PID, the corresponding lot size and lot types of the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix F.

L. BOND REDEMPTION RELATED UPDATES

Phase #1 Bonds

The Phase #1 Bonds were issued in 2018. Pursuant to Section 4.3 of the Phase #1 Trust Indenture, the City reserves the right and option to redeem the Phase #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phases #2-7 Major Improvement Bonds

The Phase #2-7 Major Improvement Bonds were issued in 2018. Pursuant to Section 4.3 of the Phases #2-7 Major Improvement Trust Indenture, the City reserves the right and option to redeem the Phases #2-7 Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phases #2-7 Major Improvement Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

The Updated Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

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

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the Updated Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The summary of updated Assessment Rolls is shown in Appendix C, Appendix D, Appendix E, and Appendix F of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Updated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated Equivalent Units to be built on each newly subdivided Parcel
D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

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

According to the Developer and the Collin Central Appraisal District records, Phase #1 of the PID was completely subdivided and final plat recorded on February 12, 2020, and the Assessments allocated proportionally according to Lot Type as shown in the 2020-21 Service and Assessment Plan Update. The various Phase #1 Lots were subdivided from Parcel 985517, Parcel 997979, Parcel 2707966, and Parcel 986384.

According to the Developer and the Collin Central Appraisal District records, Phase #2 of the PID was completely subdivided and final plat recorded on September 2, 2022. Parcels in Phase #2 of the PID were subdivided from Parcels 997979 and 961622.

According to the Developer and the Collin Central Appraisal District records, Phase #3 of the PID was completely subdivided and final plat recorded on March 28, 2023. Parcels in Phase #3 of the PID were subdivided from Parcels 961613, 961622, 985517, 286384, and 2707966.

See Appendix G for the Phases #2-7 Major Improvement Assessment and Phase #3 Assessment allocation prior to and after the subdivision of the Phase #3 Parcels.

B. Prepayment of Assessments

As of May 31, 2024, five Parcels have prepaid their Phase #1 Assessment in full, two Parcels have prepaid their Phases #2-7 Major Improvement Assessment in full, and two Parcels have prepaid their Phase #2 Assessment in full.

See Appendix B for a list of these prepaid Parcels.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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APPENDIX A
CAMBRIDGE CROSSING PID MAP



This is a conceptual layout and does not necessarily depict the project as it shall finally be developed.

NOTE:

1) THE STREET PATTERN AND OPEN SPACE AREAS ARE FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO FUTURE ALTERATION DURING THE DESIGN PROCESS.
2) LOTS ADJACENT TO THE FLOODPLAIN MAY EXTEND INTO THE FLOODPLAIN; THE LIMITS OF THE FLOODPLAIN WILL BE DEFINED WITH FUTURE ENGINEERING PLANS.
3) FOR ADDITIONAL INFORMATION ON DESIGN REGULATIONS FOR EACH TYPE OF USE, PLEASE REFER TO THE PLANNED DEVELOPMENT STANDARDS.
4) THE OVERALL MAXIMUM NUMBER OF RESIDENTIAL LOTS SHALL BE 2000. THE MAXIMUM NUMBER OF TYPE 3 LOTS WITHIN THE "SF-R" AREA SHOWN SHALL BE 55%. THE MINIMUM NUMBER OF TYPE 1 LOTS WITHIN THE "SF-R" AREA SHOWN SHALL BE 10%.

PROPOSED LAND USE SUMMARY

SINGLE FAMILY	±376 AC	(59%)
MU-2	±78 AC	(12%)
OPEN SPACE	±89 AC	(14%)
RIGHT-OF-WAY	±97AC	(15%)
TOTAL LAND AREA	±639 AC	

NOTE:
THE ACREAGES SHOWN ABOVE ARE APPROXIMATE BASED ON THE CONCEPT PLAN AND ARE SUBJECT TO CHANGE WITH FUTURE PLATS.

LAND USE LEGEND:

- SF-R — SINGLE-FAMILY RESIDENCE
- MU-2 — MIXED USE
- FUTURE ELEMENTARY SCHOOL
- OPEN SPACE
- PID BOUNDARY

Overall

CONCEPT PLAN

CELINA TEXAS
CAMBRIDGE CROSSING

Cambridge
8750 N. Central Expressway
Ste. 1735
Dallas, TX 75231

ENGINEER/PLANNER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093
Phone 972/931-0694 Fax 972/931-9538

Job #14037

Exhibit Prepared 2018-06-19

APPENDIX B
PREPAID PARCELS

Appendix B
Prepaid Parcels

Parcel ID	Phase	Prepayment Date	Amount	Full/Partial
2812595	Phase #1	3/30/2022	$36,926.23	Full
2812551	Phase #1	1/13/2023	$36,214.82	Full
2812396	Phase #1	4/28/2023	$24,626.08	Full
2812591	Phase #1	5/15/2023	$36,214.82	Full
2812656	Phase #1	8/4/2023	$29,334.00	Full
2865726	Phase #2	9/1/2023	$56,057.11	Full
2865714	Phase #2	11/10/2023	$56,057.11	Full

1 - Represents the amount of outstanding assessment prepaid and does not include any applicable credits.

APPENDIX C
PHASE #1 ASSESSMENT ROLL – 2024-25

Appendix C
Assessment Roll Summary - Phase #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2811954	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2811956	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811975	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811976	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811977	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811982	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811983	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811984	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811985	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811986	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811987	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811988	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811989	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811990	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811991	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811992	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811993	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812018	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812019	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812020	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812021	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812023	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812024	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812025	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812026	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812027	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812028	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812029	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812030	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812031	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812193	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812194	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812195	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812196	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812197	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812198	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812199	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812200	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812201	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812202	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812203	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812204	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812205	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812206	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812207	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812208	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812209	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812210	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812211	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812212	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812213	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812214	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812215	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812216	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812217	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812218	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812219	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812220	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812221	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812222	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812223	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812224	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812344	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812345	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812346	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812347	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812348	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812349	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812350	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812351	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812352	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812353	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812354	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95

Appendix C
Assessment Roll Summary - Phase #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2812355	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812356	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812357	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812358	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812359	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812360	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812361	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812362	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812363	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812364	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812365	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812366	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812367	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812368	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812369	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812370	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812371	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812372	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812373	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812374	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812375	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812376	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812377	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812378	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812379	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812380	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812381	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812382	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812383	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812384	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812385	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812386	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812387	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812388	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812389	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812390	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812391	1	50	3	0.34	$11,768.59	$272.51	$588.33	$58.84	$53.71	$973.39
2868736				0.34	$11,768.59	$272.51	$588.33	$58.84	$53.71	$973.39
2812392	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812393	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812394	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812395	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812396	1	50	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812397	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812398	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812399	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812400	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812401	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812402	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812403	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812404	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812405	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812406	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812407	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812408	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812409	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812410	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812411	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812420	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812421	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812422	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812423	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812424	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812425	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812426	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812427	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812428	1	50	3	0.34	$11,768.59	$272.51	$588.33	$58.84	$53.71	$973.39
2855757				0.34	$11,768.59	$272.51	$588.33	$58.84	$53.71	$973.39
2812429	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812430	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812431	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812432	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812433	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77

Appendix C
Assessment Roll Summary - Phase #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2812434	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812435	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812436	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812437	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812438	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812439	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812440	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812441	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812442	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812443	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812444	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812445	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812446	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812447	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812448	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812449	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812450	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812451	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812452	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812453	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812454	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812455	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812456	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812457	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812458	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812459	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812460	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812461	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812462	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812463	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812464	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812465	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812466	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812467	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812468	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812469	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812470	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812471	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812472	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812473	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812474	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812475	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812476	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812477	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812478	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812479	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812480	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812481	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812482	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812483	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812484	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812485	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812486	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812487	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812488	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812489	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812490	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812491	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812492	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812493	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812494	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812495	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812496	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812498	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812499	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812500	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812501	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812502	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812503	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812504	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812505	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812506	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812507	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77

Appendix C
Assessment Roll Summary - Phase #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2812508	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812509	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812510	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812511	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812512	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812513	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812514	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812515	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812516	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812518	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812519	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812520	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812521	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812522	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812523	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812524	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812525	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812526	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812527	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812528	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812529	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812530	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812531	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812532	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812533	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812534	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812535	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812536	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812537	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812538	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812539	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812540	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812541	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812542	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812543	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812544	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812547	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812548	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812549	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812550	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812551	1	74	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812552	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812553	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812554	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812555	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812556	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812557	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812558	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812559	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812560	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812561	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812562	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812563	1	50	3	0.68	$23,537.17	$545.02	$1,176.65	$117.69	$107.41	$1,946.77
2812564	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812565	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812566	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812567	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812568	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812569	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812570	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812571	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812572	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812573	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812574	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812575	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812583	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812584	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812585	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812586	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812587	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812588	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812589	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812590	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90

Appendix C
Assessment Roll Summary - Phase #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2812591	1	74	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812592	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812593	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812594	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812595	1	74	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812596	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812597	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812598	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812599	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812600	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812601	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812602	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812603	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812604	1	74	1	1.00	$34,613.49	$801.51	$1,730.37	$173.07	$157.96	$2,862.90
2812607	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812608	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812609	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812614	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812615	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812616	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812617	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812618	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812620	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812621	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812622	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812624	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812625	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812626	1	60	2	0.41	$14,018.46	$324.61	$700.80	$70.09	$63.97	$1,159.48
2856649				0.41	$14,018.46	$324.61	$700.80	$70.09	$63.97	$1,159.48
2812627	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812628	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812629	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812630	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812631	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812632	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812633	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812634	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812635	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812636	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812637	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812638	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812639	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812640	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812641	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812642	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812643	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812644	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812645	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812652	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812653	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812654	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812655	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812656	1	60	2	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2899712				PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812657	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812658	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
2812659	1	60	2	0.81	$28,036.92	$649.22	$1,401.60	$140.18	$127.95	$2,318.95
	330			**249.53**	**$8,637,103.04**	**$200,000.00**	**$431,779.14**	**$43,185.52**	**$39,415.68**	**$714,380.34**

APPENDIX D
PHASES #2-7 MAJOR IMPROVEMENT ASSESSMENT ROLL – 2024-25

Appendix D
Assessment Roll Summary - Phases #2-7
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
961613	252	Various	Various	193.44	$2,790,221.44	$57,651.05	$145,292.07	$13,951.11	$8,574.93	$225,469.15
2707966	479	Various	Various	367.89	$5,306,347.76	$109,638.79	$276,311.50	$26,531.74	$16,307.50	$428,789.53
2865638	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865639	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865640	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865641	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865642	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865643	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865644	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865645	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865646	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865647	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865648	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865649	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865650	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865651	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865652	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865653	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865654	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865655	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865656	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865657	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865658	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865659	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865660	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865661	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865662	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865663	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865664	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865665	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865666	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865667	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865668	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865669	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865670	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865671	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865672	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865673	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865674	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865675	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865676	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865677	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865678	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865679	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865681	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865682	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865683	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865684	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865685	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865686	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865687	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865688	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865689	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865690	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865691	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865692	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865693	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865694	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865695	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865696	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865697	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865698	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865699	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865700	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865701	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865702	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865703	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865704	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865705	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865706	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865707	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865708	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2865709	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79

Appendix D
Assessment Roll Summary - Phases #2-7
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2865710	1	84	4	1.00	$14,423.90	$298.02	$751.08	$72.12	$44.33	$1,165.55
2865711	1	84	4	1.00	$14,423.90	$298.02	$751.08	$72.12	$44.33	$1,165.55
2865712	1	84	4	1.00	$14,423.90	$298.02	$751.08	$72.12	$44.33	$1,165.55
2865713	1	84	4	1.00	$14,423.90	$298.02	$751.08	$72.12	$44.33	$1,165.55
2865714	1	84	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865715	1	84	4	1.00	$14,423.90	$298.02	$751.08	$72.12	$44.33	$1,165.55
2865718	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2865719	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2865720	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2865721	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2865722	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2865723	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2865724	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2865725	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2865726	1	84	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865727	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2865728	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2865729	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2865730	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2865731	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2865732	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2865733	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2865734	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2865735	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2865736	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2865737	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2865738	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2865739	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865742	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865743	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865744	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865745	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865746	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865747	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865748	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865749	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865750	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865751	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865752	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865753	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865754	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865755	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865756	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865757	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865758	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865759	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865760	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865761	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865762	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865763	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865764	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865765	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865766	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865767	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865768	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865769	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865770	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865771	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865772	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865773	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865774	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865775	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865776	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865777	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865778	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865779	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865780	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865781	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865782	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865783	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865784	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865785	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865786	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68

Appendix D
Assessment Roll Summary - Phases #2-7
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2865787	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865788	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865789	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865790	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865791	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865792	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865793	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865794	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865795	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865796	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865797	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865798	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865799	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865800	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865801	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865802	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865803	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865804	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865805	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865806	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865807	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865808	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865809	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865810	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865811	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865812	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865813	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865814	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865815	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865816	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865817	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865818	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865819	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865820	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865821	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865822	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865823	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865824	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865825	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865826	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865827	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865828	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865829	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865830	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865831	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865832	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865833	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865834	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865835	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865836	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865887	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865888	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865889	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865890	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865891	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865892	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865893	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865894	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865895	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865896	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865897	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865898	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865899	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865900	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865901	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865902	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865903	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865904	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865905	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865906	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865907	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865908	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865909	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68

Appendix D
Assessment Roll Summary - Phases #2-7
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2865910	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865911	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865912	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865913	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865914	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865915	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865916	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865917	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865918	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865919	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865920	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865921	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865922	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865923	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865924	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865925	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865926	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865927	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865928	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865929	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865930	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865931	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865932	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865933	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865934	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865935	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865936	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865937	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865938	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865939	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2865940	1	40	5	0.59	$8,510.10	$175.83	$443.14	$42.55	$26.15	$687.68
2878901	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878904	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878906	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878907	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878908	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878909	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878910	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878911	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878912	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878913	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878914	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878915	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878917	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878918	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878919	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878920	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878921	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878922	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878923	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878924	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878925	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878926	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878927	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878928	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878929	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878930	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878931	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878932	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878933	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878934	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878935	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878936	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2878937	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878939	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878940	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878941	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878942	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878943	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878944	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878945	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878946	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878947	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54

Appendix D
Assessment Roll Summary - Phases #2-7
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2878948	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878949	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878950	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878951	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878952	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878953	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878954	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878955	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878956	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878957	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878958	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878959	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878960	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878961	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878962	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878963	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2878964	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2878965	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2878967	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2878968	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2878969	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2878970	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2878971	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2878972	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2878973	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2878974	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2878977	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2878978	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2878979	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2878980	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2878981	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2878982	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2878983	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2878984	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2878985	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2878986	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2878987	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2878988	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2878989	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2878990	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2878991	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2878992	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2878993	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2878994	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2878995	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2878996	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2878997	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2878998	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2878999	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879000	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879001	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879002	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879003	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879004	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879005	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879006	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879007	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879008	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879009	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879010	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879011	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879014	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879015	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879016	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879017	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879018	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879020	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879021	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879022	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879023	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879024	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879025	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879026	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79

Appendix D
Assessment Roll Summary - Phases #2-7
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2879027	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879028	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879029	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879030	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879031	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879032	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879033	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879034	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879035	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879037	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879038	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879039	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879040	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879041	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879042	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879043	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879044	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879045	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879046	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879047	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879048	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879049	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879050	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879051	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879052	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879053	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879054	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879056	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879057	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879058	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879059	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879060	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879061	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879062	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879063	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879064	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879065	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879066	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879067	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879068	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879069	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879070	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879071	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879072	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879073	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879074	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879075	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2879078	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2879079	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2879080	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2879081	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2879082	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2879083	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2879084	1	74	1	0.91	$13,125.75	$271.20	$683.48	$65.63	$40.34	$1,060.65
2879085	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879087	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879088	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879089	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879090	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879091	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879092	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879093	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879094	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879095	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879096	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879097	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879098	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879099	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879100	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879101	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879102	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879103	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879104	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79

Appendix D
Assessment Roll Summary - Phases #2-7
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2879105	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879106	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879107	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879108	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879109	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879110	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879111	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879112	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879113	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879114	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879115	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879116	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879117	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879118	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879119	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879120	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879121	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879122	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879123	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879124	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879125	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879126	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879127	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879128	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879129	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879130	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879132	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879133	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879134	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879135	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879136	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879137	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879138	1	60	2	0.79	$11,394.88	$235.44	$593.35	$56.97	$35.02	$920.79
2879139	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879140	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879141	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879142	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879143	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879144	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879145	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879146	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879147	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879148	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879149	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879150	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879151	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879152	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879153	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879154	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879155	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879156	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879157	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879158	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879159	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879160	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879161	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879162	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879163	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879164	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879165	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879166	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879167	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879168	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879169	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879170	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879171	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879172	1	50	3	0.71	$10,240.97	$211.60	$533.27	$51.20	$31.47	$827.54
2879173	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	1200			**889.19**	**$12,825,589.89**	**$265,000.00**	**$667,852.56**	**$64,127.95**	**$39,415.68**	**$1,036,396.19**

APPENDIX E
PHASE #2 ASSESSMENT ROLL – 2024-25

Appendix E
Assessment Roll Summary - Phase #2
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2865638	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865639	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865640	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865641	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865642	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865643	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865644	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865645	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865646	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865647	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865648	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865649	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865650	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865651	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865652	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865653	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865654	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865655	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865656	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865657	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865658	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865659	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865660	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865661	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865662	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865663	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865664	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865665	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865666	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865667	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865668	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865669	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865670	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865671	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865672	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865673	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865674	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865675	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865676	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865677	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865678	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865679	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865681	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865682	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865683	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865684	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865685	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865686	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865687	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865688	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865689	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865690	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865691	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865692	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865693	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865694	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865695	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865696	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865697	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865698	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865699	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865700	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865701	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865702	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865703	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Appendix E
Assessment Roll Summary - Phase #2
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2865704	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865705	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865706	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865707	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865708	1	60	2	0.79	$32,662.54	$5.58	$2,857.97	$227.63	$3,091.18
2865709	1	60	2	0.79	$32,662.54	$5.58	$2,857.97	$227.63	$3,091.18
2865710	1	84	4	1.00	$41,344.99	$7.06	$3,617.69	$288.14	$3,912.88
2865711	1	84	4	1.00	$41,344.99	$7.06	$3,617.69	$288.14	$3,912.88
2865712	1	84	4	1.00	$41,344.99	$7.06	$3,617.69	$288.14	$3,912.88
2865713	1	84	4	1.00	$41,344.99	$7.06	$3,617.69	$288.14	$3,912.88
2865714	1	84	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865715	1	84	4	1.00	$41,344.99	$7.06	$3,617.69	$288.14	$3,912.88
2865718	1	74	1	0.91	$37,623.94	$6.43	$3,292.09	$262.20	$3,560.72
2865719	1	74	1	0.91	$37,623.94	$6.43	$3,292.09	$262.20	$3,560.72
2865720	1	74	1	0.91	$37,623.94	$6.43	$3,292.09	$262.20	$3,560.72
2865721	1	74	1	0.91	$37,623.94	$6.43	$3,292.09	$262.20	$3,560.72
2865722	1	74	1	0.91	$37,623.94	$6.43	$3,292.09	$262.20	$3,560.72
2865723	1	74	1	0.91	$37,623.94	$6.43	$3,292.09	$262.20	$3,560.72
2865724	1	74	1	0.91	$37,623.94	$6.43	$3,292.09	$262.20	$3,560.72
2865725	1	74	1	0.91	$37,623.94	$6.43	$3,292.09	$262.20	$3,560.72
2865726	1	84	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865727	1	74	1	0.91	$37,623.94	$6.43	$3,292.09	$262.20	$3,560.72
2865728	1	74	1	0.91	$37,623.94	$6.43	$3,292.09	$262.20	$3,560.72
2865729	1	74	1	0.91	$37,623.94	$6.43	$3,292.09	$262.20	$3,560.72
2865730	1	74	1	0.91	$37,623.94	$6.43	$3,292.09	$262.20	$3,560.72
2865731	1	74	1	0.91	$37,623.94	$6.43	$3,292.09	$262.20	$3,560.72
2865732	1	74	1	0.91	$37,623.94	$6.43	$3,292.09	$262.20	$3,560.72
2865733	1	74	1	0.91	$37,623.94	$6.43	$3,292.09	$262.20	$3,560.72
2865734	1	74	1	0.91	$37,623.94	$6.43	$3,292.09	$262.20	$3,560.72
2865735	1	74	1	0.91	$37,623.94	$6.43	$3,292.09	$262.20	$3,560.72
2865736	1	74	1	0.91	$37,623.94	$6.43	$3,292.09	$262.20	$3,560.72
2865737	1	74	1	0.91	$37,623.94	$6.43	$3,292.09	$262.20	$3,560.72
2865738	1	74	1	0.91	$37,623.94	$6.43	$3,292.09	$262.20	$3,560.72
2865739	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865742	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865743	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865744	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865745	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865746	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865747	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865748	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865749	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865750	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865751	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865752	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865753	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865754	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865755	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865756	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865757	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865758	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865759	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865760	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865761	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865762	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865763	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865764	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865765	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865766	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865767	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865768	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865769	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865770	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865771	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865772	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60

Appendix E
Assessment Roll Summary - Phase #2
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2865773	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865774	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865775	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865776	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865777	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865778	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865779	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865780	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865781	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865782	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865783	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865784	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865785	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865786	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865787	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865788	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865789	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865790	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865791	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865792	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865793	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865794	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865795	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865796	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865797	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865798	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865799	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865800	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865801	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865802	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865803	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865804	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865805	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865806	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865807	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865808	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865809	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865810	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865811	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865812	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865813	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865814	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865815	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865816	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865817	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865818	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865819	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865820	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865821	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865822	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865823	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865824	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865825	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865826	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865827	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865828	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865829	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865830	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865831	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865832	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865833	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865834	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865835	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865836	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865887	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60

Appendix E
Assessment Roll Summary - Phase #2
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2865888	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865889	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865890	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865891	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865892	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865893	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865894	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865895	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865896	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865897	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865898	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865899	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865900	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865901	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865902	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865903	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865904	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865905	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865906	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865907	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865908	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865909	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865910	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865911	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865912	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865913	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865914	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865915	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865916	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865917	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865918	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865919	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865920	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865921	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865922	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865923	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865924	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865925	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865926	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865927	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865928	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865929	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865930	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865931	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865932	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865933	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865934	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865935	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865936	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865937	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865938	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865939	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
2865940	1	40	5	0.59	$24,393.54	$4.17	$2,134.43	$170.00	$2,308.60
	227			**141.60**	**$5,854,450.17**	**$1,000.00**	**$512,264.39**	**$40,800.00**	**$554,064.39**

APPENDIX F
PHASE #3 ASSESSMENT ROLL – 2024-25

Appendix F
Assessment Roll Summary - Phase #3
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2878901	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878904	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878906	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878907	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878908	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878909	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878910	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878911	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878912	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878913	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878914	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878915	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878917	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878918	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878919	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878920	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878921	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878922	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878923	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878924	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878925	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878926	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878927	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878928	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878929	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878930	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878931	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878932	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878933	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878934	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878935	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878936	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2878937	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878939	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878940	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878941	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878942	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878943	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878944	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878945	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878946	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878947	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878948	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878949	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878950	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878951	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878952	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878953	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878954	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878955	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878956	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878957	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878958	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878959	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878960	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878961	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878962	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878963	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2878964	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2878965	1	74	1	0.91	$37,659.71	$9.77	$3,257.56	$188.25	$3,455.59
2878967	1	74	1	0.91	$37,659.71	$9.77	$3,257.56	$188.25	$3,455.59
2878968	1	74	1	0.91	$37,659.71	$9.77	$3,257.56	$188.25	$3,455.59
2878969	1	74	1	0.91	$37,659.71	$9.77	$3,257.56	$188.25	$3,455.59
2878970	1	74	1	0.91	$37,659.71	$9.77	$3,257.56	$188.25	$3,455.59
2878971	1	74	1	0.91	$37,659.71	$9.77	$3,257.56	$188.25	$3,455.59

Appendix F
Assessment Roll Summary - Phase #3
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2878972	1	74	1	0.91	$37,659.71	$9.77	$3,257.56	$188.25	$3,455.59
2878973	1	74	1	0.91	$37,659.71	$9.77	$3,257.56	$188.25	$3,455.59
2878974	1	74	1	0.91	$37,659.71	$9.77	$3,257.56	$188.25	$3,455.59
2878977	1	74	1	0.91	$37,659.71	$9.77	$3,257.56	$188.25	$3,455.59
2878978	1	74	1	0.91	$37,659.71	$9.77	$3,257.56	$188.25	$3,455.59
2878979	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2878980	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2878981	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2878982	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2878983	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2878984	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2878985	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2878986	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2878987	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2878988	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2878989	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2878990	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2878991	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2878992	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2878993	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2878994	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2878995	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2878996	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2878997	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2878998	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2878999	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879000	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879001	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879002	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879003	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879004	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879005	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879006	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879007	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879008	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879009	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879010	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879011	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879014	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879015	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879016	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879017	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879018	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879020	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879021	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879022	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879023	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879024	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879025	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879026	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879027	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879028	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879029	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879030	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879031	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879032	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879033	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879034	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879035	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879037	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879038	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879039	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879040	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879041	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879042	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91

Appendix F
Assessment Roll Summary - Phase #3
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2879043	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879044	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879045	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879046	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879047	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879048	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879049	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879050	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879051	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879052	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879053	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879054	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879056	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879057	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879058	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879059	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879060	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879061	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879062	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879063	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879064	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879065	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879066	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879067	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879068	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879069	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879070	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879071	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879072	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879073	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879074	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879075	1	74	1	0.91	$37,659.71	$9.77	$3,257.56	$188.25	$3,455.59
2879078	1	74	1	0.91	$37,659.71	$9.77	$3,257.56	$188.25	$3,455.59
2879079	1	74	1	0.91	$37,659.71	$9.77	$3,257.56	$188.25	$3,455.59
2879080	1	74	1	0.91	$37,659.71	$9.77	$3,257.56	$188.25	$3,455.59
2879081	1	74	1	0.91	$37,659.71	$9.77	$3,257.56	$188.25	$3,455.59
2879082	1	74	1	0.91	$37,659.71	$9.77	$3,257.56	$188.25	$3,455.59
2879083	1	74	1	0.91	$37,659.71	$9.77	$3,257.56	$188.25	$3,455.59
2879084	1	74	1	0.91	$37,659.71	$9.77	$3,257.56	$188.25	$3,455.59
2879085	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879087	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879088	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879089	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879090	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879091	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879092	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879093	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879094	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879095	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879096	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879097	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879098	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879099	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879100	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879101	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879102	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879103	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879104	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879105	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879106	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879107	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879108	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879109	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879110	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879111	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91

Appendix F
Assessment Roll Summary - Phase #3
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2879112	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879113	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879114	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879115	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879116	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879117	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879118	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879119	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879120	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879121	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879122	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879123	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879124	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879125	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879126	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879127	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879128	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879129	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879130	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879132	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879133	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879134	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879135	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879136	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879137	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879138	1	60	2	0.79	$32,693.60	$8.48	$2,828.00	$163.43	$2,999.91
2879139	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879140	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879141	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879142	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879143	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879144	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879145	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879146	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879147	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879148	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879149	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879150	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879151	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879152	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879153	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879154	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879155	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879156	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879157	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879158	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879159	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879160	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879161	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879162	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879163	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879164	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879165	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879166	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879167	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879168	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879169	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879170	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879171	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879172	1	50	3	0.71	$29,382.85	$7.62	$2,541.62	$146.88	$2,696.12
2879173	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	242			**186.26**	**$7,708,239.30**	**$2,000.00**	**$666,762.70**	**$38,531.93**	**$707,294.63**

APPENDIX G
PHASE #3 SUBDIVISION ALLOCATION

Appendix G
Phase #3 Subdivision Allocation

Phases #2-7 Major Improvement Assessment Allocation

Prior to Subdivision				After Subdivision							
Parent Parcels	**Projected No. of Units**	**Total Equivalent Units**	**Applicable Ph. #2-7 Assessment**	**New Parcels**	**Lot Type**	**No. of Units**	**Equivalent Unit Factor**	**Total Equivalent Units**	**Ph. #2-7 Assessment per Equivalent Unit**	**Ph. #2-7 Assessment per Unit**	**Total Ph. #2-7 Assessment**
961613				Various Ph. #3	Lot Type 1 (74 Ft)	19	0.91	17.29	$14,424	$13,126	$249,389
961622					Lot Type 2 (60 Ft)	133	0.79	105.07	$14,424	$11,395	$1,515,519
985517	973	747.59	$10,783,165		Lot Type 3 (50 Ft)	90	0.71	63.90	$14,424	$10,241	$921,687
986384				*Subtotal*		*242*		*186.26*			*$2,686,596*
2707966				Ph. #4-7 Parcels (2707966, 961613)		731		561.33	$14,424		$8,096,569
Total	**973**	**747.59**	**$10,783,165**			**973**		**747.59**			**$10,783,165**

Phase #3 Assessment Allocation

Prior to Subdivision				After Subdivision							
Parent Parcels	**Projected No. of Units**	**Total Equivalent Units**	**Applicable Ph. #3 Assessment**	**New Parcels**	**Lot Type**	**No. of Units**	**Equivalent Unit Factor**	**Total Equivalent Units**	**Ph. #3 Assessment per Equivalent Unit**	**Ph. #3 Assessment per Unit**	**Total Ph. #3 Assessment**
961613				Various Ph. #3	Lot Type 1 (74 Ft)	19	0.91	17.29	$41,384	$37,660	$715,535
961622					Lot Type 2 (60 Ft)	133	0.79	105.07	$41,384	$32,694	$4,348,248
985517	242	186.26	$7,708,239		Lot Type 3 (50 Ft)	90	0.71	63.90	$41,384	$29,383	$2,644,457
986384											
2707966											
Total	**242**	**186.26**	**$7,708,239**			**242**		**186.26**			**$7,708,239**

APPENDIX H
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

ONCE RECORDED WITH THE COUNTY, PLEASE SEND A COPY TO TXPID.DISCLOSURES@MUNICAP.COM.

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on February 28, 2017, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2017-10R establishing the Cambridge Crossing Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Phase #1 the PID, pursuant to Ordinance No. 2018-44 which ordinance also approved the Cambridge Crossing Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of August 14, 2018 (the "Service and Assessment Plan and Phase #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Phases #2-7 Major Improvement Area of the PID, pursuant to Ordinance No. 2018-41 which ordinance also approved the Cambridge Crossing Public Improvement District Service and Assessment Plan and Assessment Roll related to the Phases #2-7 Major Improvement Area, dated as of August 14, 2018 (the "Service and Assessment Plan and Phases #2-7 Major Improvement Area Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #2 of the PID, pursuant to Ordinance No. 2022-67 which ordinance also approved the Cambridge Crossing Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #2, dated as of June 14, 2022 (the "Updated Service and Assessment Plan and Phase #2 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #3 of the PID, pursuant to Ordinance No. 2023-09 which ordinance also approved the Cambridge Crossing Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #3 – Additional Projects, dated as of February 14, 2023 (the "Updated Service and Assessment Plan and Phase #3 Assessment Roll – Additional Projects"); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #3 of the PID, pursuant to Ordinance No. 2023-10 which ordinance also approved the Cambridge Crossing Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #3 – Phase #3 Improvements, dated as of February 14, 2023 (the "Updated Service and

Assessment Plan and Phase #3 Assessment Roll – Phase #3 Improvements") [and, together with the Service and Assessment Plan and Phase #1 Assessment Roll, Phases #2-7 Major Improvement Area Assessment Roll, Phase #2 Assessment Roll, and Phase #3 Assessment Roll – Additional Projects, the "Updated Service and Assessment Plan and Assessment Rolls"]; and

WHEREAS, the Updated Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1 Assessment Roll, Phases #2-7 Major Improvement Area Assessment Roll, Phase #2 Assessment Roll, Phase #3 Assessment Roll – Additional Projects, and Phase #3 Assessment Roll – Phase #3 Improvements attached thereto, update the Updated Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Rolls attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Cambridge Crossing Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this

Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Celina Hills PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Celina Hills Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Celina Hills PID was created by the City Council pursuant to the PID Act and a resolution approved on July 9, 2019. The PID is located approximately one mile east of Preston Road and approximately 5 miles north of US 380, and just north of the City of Prosper. The PID is anticipated to contain an estimated 277 residential units on approximately 80.87 acres within one phase. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. SAP Update Presentation
2. Celina Hills PID - Annual SAP Update
3. Celina Hills PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

CELINA HILLS
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 - 8/31/25)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

CELINA HILLS
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 – 8/31/25)

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I. INTRODUCTION

The Celina Hills Public Improvement District (the "PID") was created pursuant to the PID Act and Resolution No. 2019-37R of the City Council on July 9, 2019 to finance certain public improvement projects for the benefit of the property in the PID.

On April 12, 2022, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2022 (Celina Hills Public Improvement District Project) (the "Bonds") in the aggregate principal amount of $7,495,000 were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The Bonds are secured by Assessments.

A service and assessment plan dated April 12, 2022 (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"), the Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted an assessment roll for the PID attached as Appendix G to the Service and Assessment Plan (the "Assessment Roll") identifying the Assessments on each Parcel of Assessed Property, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2024-25.

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

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

the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

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

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Pursuant to the original Service and Assessment Plan adopted on April 12, 2022, the initial total estimated costs of the Authorized Improvements, not including Bond issuance costs, were equal to $6,203,192. According to Requisition #4 approved by the City in February 2024, the actual costs of the Authorized Improvements are $6,213,740.

Table II-A below summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the Bonds.

Table II-A
Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget[1]	Actual Amount Spent[2]	Variance[3]
Par Amount	$7,495,000	$7,495,000	$0
Other Funding Sources	$0	$10,548	$10,548
Total Sources	**$7,495,000**	**$7,505,548**	**$10,548**
Uses of Funds			
Authorized Improvements:			
Roadway Improvements	$2,181,459	$2,181,459	$0
Water Improvements	$961,483	$961,483	$0
Sanitary Sewer Improvements	$1,348,788	$1,348,788	$0
Storm Drainage Improvements	$870,593	$870,593	$0
Landscape & Hardscape	$100,698	$111,247	$10,548
Soft and miscellaneous costs	$740,171	$740,171	$0
Subtotal	*$6,203,192*	*$6,213,740*	*$10,548*
Estimated Bond Issuance Costs:			
Debt Service Reserve Fund	$493,500	$493,500	$0
Administrative Expenses	$45,000	$45,000	$0
Capitalized Interest	$110,246	$110,246	$0
Cost of Issuance	$418,212	$418,212	$0
Underwriters Discount	$224,850	$224,850	$0
Subtotal	*$1,291,808*	*$1,291,808*	*$0*
Total Uses	**$7,495,000**	**$7,505,548**	**$10,548**

1 - According to the Service and Assessment Plan approved by City Council on April 12, 2022.
2 - According to Requisition #4 approved by the City in February 2024.
3 - According to Requisition #4 the cost variance was funded by interest earned in the Authorized Improvement Account.

B. Five Year Service Plan

A service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-B below.

Table II-B
Projected Annual Installments (2022-2030)

Assessment Year Ending 09/01	Projected Annual Installments
2022-2024	$1,131,157
2025	$555,578
2026	$575,799
2027	$575,705
2028	$575,337
2029	$575,305
2030	$575,933
Total	**$4,564,815**

1 – Assessment years ending 2022 through 2025 reflect actual Annual Installments and are net of applicable reserve fund income and capitalized interest. Assessment years 2026 through 2030 reflect projected Annual Installments and are subject to change.

C. Status of Development

According to the Official Statement, the PID will include 277 residential units. A final plat was filed and recorded with the Collin Central Appraisal District on July 8, 2022. The plat consisted of 277 single family residential lots and 11 HOA and open space lot.

According to the City, 194 building permits have been issued for lots within the PID as of June 1, 2024, representing approximately 74.76 percent of the Assessments for lots within the PID.

According to the City, 128 certificates of occupancy have been issued for lots within the PID as of June 1, 2024 representing approximately 46.21 percent of the total certificates of occupancy expected to be issued within the PID.

See Table II-C on the following page for the status of completed homes within the PID as of June 1, 2024.

Table II-C
Completed Homes

Status	As of September 30, 2023	Total as of June 1, 2024
Completed Homes[1]	60	128

1 – According to information provided by the City as of June 1, 2024.

D. ANNUAL BUDGET

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Bonds, of which twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment securing the Bonds shall bear interest at the rate on the Bonds. The effective interest rate on the Bonds is 4.88 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Bonds plus additional interest of one-half of one percent (to be used for funding the Prepayment Reserve and Delinquency Reserve) equals 5.38 percent and is used to calculate the interest on the Assessments securing the Bonds.

These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

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Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Bonds from the collection of the Annual Installments of the Assessments on the Assessed Property. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

Annual Installments to be Collected for 2024-25

The budget for the PID will be paid from the collection of Annual Installments of the Assessments on the Assessed Property collected for 2024-25 as shown by Table II-D-1 below.

Table II-D-1
Budget for the Annual Installments
to be Collected for 2024-25

	Bonds
Interest payment on March 1, 2025	$176,348
Interest payment on September 1, 2025	$176,348
Principal payment on September 1, 2025	$139,000
Subtotal debt service on bonds	*$491,696*
Administrative Expenses	$47,754
Excess interest for prepayment and delinquency reserves	$36,170
Subtotal Expenses	$575,621
Available Reserve Fund Income	($20,042)
Available Capitalized Interest Funds	$0
Available Administrative Expense Funds	$0
Subtotal funds available	*($20,042)*
Annual Installments	**$555,578**

Debt Service Payments

Annual Installments to be collected for principal and interest on the Bonds include interest due on March 1, 2025 in the amount of $176,348 and September 1, 2025 in the amount of $176,348, which equal interest on the outstanding Bonds of $7,234,000 for six months each and an effective interest rate of 4.88 percent. Annual Installments to be collected on the Bonds include a principal amount of $139,000 due on September 1, 2025. As a result, the total debt service due on the Bonds in 2024-25 is estimated to be equal to $491,696.

Administrative Expenses

Administrative expenses include the City, Administrator, Trustee, auditor, dissemination agent expenses and contingency fees. As shown in Table II-D-2 below, the total administrative expenses to be collected for 2024-25 are estimated to be $47,754.

Table II-D-2
Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
Administrator	$31,500
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$3,500
Contingency	$2,004
Total	**$47,754**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $36,170, which equals 0.5 percent interest on the outstanding Bond balance of $7,234,000.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Reserve Fund was $513,542, which includes the Bond Reserve Requirement of $493,500 and investment income of $20,042. Pursuant to Section 6.7 (d) of the Trust Indenture, the excess balance of $20,042 should be transferred to the Principal & Interest Account and used to pay interest on the Bonds on the next interest payment date. As a result, $20,042 is available to pay a portion of the Bonds debt service.

Available Capitalized Interest Account

The balance deposited in the Capitalized Interest Account was fully expended as of September 1, 2022. As a result, there is no credit to reduce the Annual Installment for 2024-25.

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Available Administrative Expense Account

As of May 31, 2024, the available balance for administrative expenses was $60,610. Approximately $60,610 is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds available in the Administrative Expense Fund to reduce the PID Bonds 2024-25 Annual Installment.

E. Annual Installments Per Unit

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Bonds, (ii) to fund the Prepayment Reserve and Delinquency Reserve, and (iii) to cover Administrative Expenses of the PID.

According to the Service and Assessment Plan, 277 lots representing 217.57 Equivalent Units are anticipated to be built within the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $2,334.07, calculated by taking the subtotal debt service on Bonds, including excess interest for prepayment and delinquency, less any available reserve fund income, and dividing by the total Equivalent units [i.e. ($491,696 + $36,170 - $20,042) ÷ 217.57 = $2,334.07]. The Administrative Expenses to be collected from each Equivalent unit will be $219.49 [i.e., $47,754 ÷ 217.57 = $219.49]. As a result, the total Annual Installment to be collected from each Equivalent unit within the PID will be $2,553.56 (i.e., $2,334.07+ $219.49 = $2,553.56). The Annual Installment to be collected from each Parcel within the PID is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,553.56 by the total estimated Equivalent Units for each Parcel in the PID.

The Annual Installment due to be collected from each Land Use Class in the PID for 2024-25 is shown in Table II-E below.

Table II-E
Annual Installment Per Unit

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (60 Ft)	$2,553.56	1.00	$2,553.56
Lot Type 2 (50 Ft)	$2,553.56	0.86	$2,196.06
Lot Type 3 (Townhome)	$2,553.56	0.63	$1,608.74

The list of Parcels within the PID, the estimated number of units to be developed on the current residential Parcels, the corresponding total units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix C.

F. BOND REDEMPTION RELATED UPDATES

The Bonds were issued in May 2022. Pursuant to Section 4.3 of the Trust Indenture, the City reserves the right and option to redeem the Bonds maturing on or after September 1, 2042, before their respective scheduled maturity date, in whole or in part, on any date on or after **September 1, 2032** at the Redemption Price.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

(The remainder of this page is intentionally left blank.)

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

Assessment Methodology

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

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

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

The 2024-25 Assessment Roll Summary is shown in Appendix C of this report. Each Parcel of in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel
B = the Assessment for the Parcel prior to subdivision
C = the estimated total Equivalent Units to be built on each new subdivided Parcel
D = the sum of the estimated total Equivalent Units to be built on all of the new subdivided Parcels

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

According to the Developer and the Collin Central Appraisal District records, the PID was completely subdivided and final plat was recorded on July 8, 2022, and the Assessments allocated proportionally according to Lot Type. The various lots were subdivided from Parcel 2829266.

B. PREPAYMENT OF ASSESSMENTS

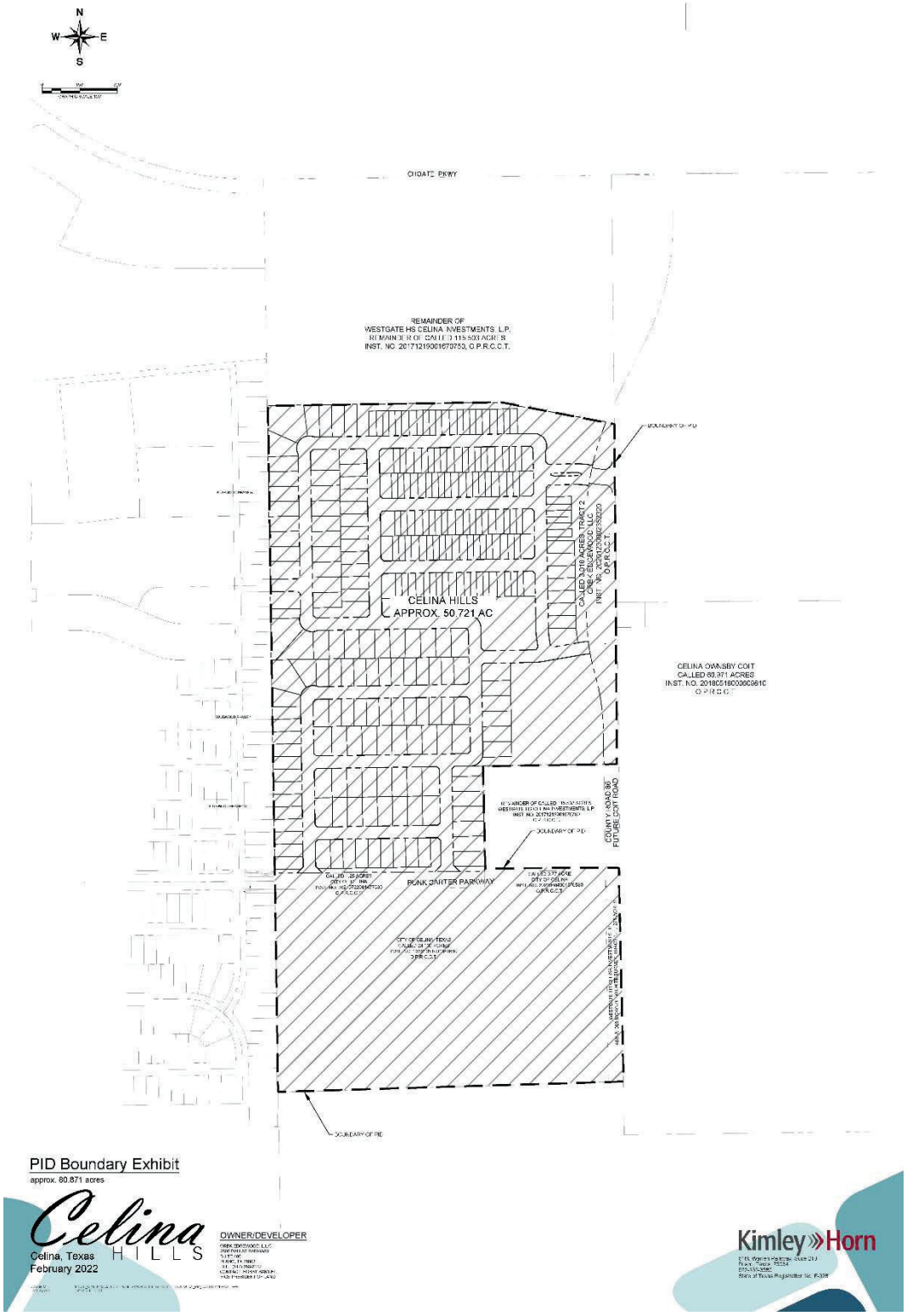
There have been no Assessment prepayments as of June 30, 2024.

The complete Assessment Roll is available for review at the City Hall, located at 142 N Ohio, Celina, Texas 75009.

(The remainder of this page is intentionally left blank.)

APPENDIX A
PID MAP

MAP SHOWING BOUNDARIES OF THE DISTRICT



APPENDIX B
PREPAID PARCELS

As of May 31, 2024, there have been no prepayments of Assessments for any Parcel within the PID.

APPENDIX C
ASSESSMENT ROLL SUMMARY 2024-25

Appendix C
Assessment Roll Summary
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2862661	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862664	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862665	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862666	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862667	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862668	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862669	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862670	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862671	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862672	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862673	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862674	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862675	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862676	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862677	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862678	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862679	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862680	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862681	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862682	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862683	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862684	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862685	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862686	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862687	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862688	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862689	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862690	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862691	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862692	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862693	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862694	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862695	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862696	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862697	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862698	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862699	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862700	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862701	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862702	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862704	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2862705	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862706	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2862707	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862708	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862709	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862710	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862711	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862712	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862713	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862714	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862715	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862716	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2862717	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862718	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862719	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862720	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862721	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862722	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862723	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862724	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862725	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862726	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862727	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862728	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862729	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862730	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862731	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862732	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862733	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862734	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862735	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862736	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862737	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862738	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06

Appendix C
Assessment Roll Summary
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2862739	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862740	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862741	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862742	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862743	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862744	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862745	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862746	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862747	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862748	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862749	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862750	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862751	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862752	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862753	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862754	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862755	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2862756	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862757	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862758	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862759	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862760	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862761	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862762	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2862763	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862764	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862765	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862766	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862767	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862768	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862769	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2862770	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862771	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862772	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862773	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862774	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862775	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862776	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862777	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862778	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862779	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862780	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2862781	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862782	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862783	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862784	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862785	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862786	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862787	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862788	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862789	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862790	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862791	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862792	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862793	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862794	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862795	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862796	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862797	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862798	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862799	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862800	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862801	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862802	1	60	1	1.00	$33,249.07	$638.87	$1,528.95	$166.25	$219.49	$2,553.56
2862803	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862804	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862805	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862806	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862807	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2862808	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862809	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862810	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862811	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862812	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862813	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74

Appendix C
Assessment Roll Summary
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2862814	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862815	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862816	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862817	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862818	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862819	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862820	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862821	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862822	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862823	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862824	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862825	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862826	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862827	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862828	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862829	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862830	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862831	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862832	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862833	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862834	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862835	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862836	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862837	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862838	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862839	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862840	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862841	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862842	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862843	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862844	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862845	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862846	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862847	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862848	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862849	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862850	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862851	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862852	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862853	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862854	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862855	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862856	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862857	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862858	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862859	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862860	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862861	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862862	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862863	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862864	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862865	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862866	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862867	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862868	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862869	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862870	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862871	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862872	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862873	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862874	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862875	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862876	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862877	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862878	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862879	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862880	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862881	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862882	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862883	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862884	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862885	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862886	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862887	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862888	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74

Appendix C
Assessment Roll Summary
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2862889	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862890	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862891	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862892	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862893	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862894	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862895	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862896	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862897	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862898	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862899	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862900	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862901	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862902	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862903	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862904	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862905	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862906	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862907	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862908	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862909	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862910	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862911	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862912	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862913	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862914	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862915	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862916	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862917	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862918	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862919	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862920	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862921	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862922	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862923	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862924	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862925	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862926	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862927	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862928	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862929	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862930	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862931	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862932	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862933	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862934	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862935	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2862936	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2862937	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862938	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862939	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862940	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862941	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862942	1	25	3	0.63	$20,946.91	$402.49	$963.24	$104.73	$138.28	$1,608.74
2862943	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862944	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862945	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862946	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862947	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862948	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862949	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862950	1	50	2	0.86	$28,594.20	$549.43	$1,314.90	$142.97	$188.76	$2,196.06
2862951	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	277			**217.57**	**$7,234,000.00**	**$139,000.00**	**$332,654.06**	**$36,170.00**	**$47,754.36**	**$555,578.42**

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

ONCE RECORDED WITH THE COUNTY, PLEASE SEND A COPY TO TXPID.DISCLOSURES@MUNICAP.COM.

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE CELINA HILLS PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on July 9, 2019, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2019-37R establishing the Celina Hills Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 2022-34 which ordinance also approved the Celina Hills Public Improvement District Service and Assessment Plan and Assessment Roll, dated as of April 12, 2022 (the "Service and Assessment Plan and Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Celina Hills Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Chalk Hill PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Chalk Hill Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Chalk Hill PID was created by the City Council pursuant to the PID Act and a resolution approved on December 12, 2017. The PID is located east of Preston Road, north of County Road 105, and south of County Road 102. The PID is anticipated to contain an estimated 441 residential units on approximately 94.8 acres within three phases. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. SAP Update Presentation
2. Chalk Hill PID - Annual SAP Update
3. Chalk Hill PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

CHALK HILL
PUBLIC IMPROVEMENT DISTRICT NO. 2

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 - 8/31/25)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

CHALK HILL
PUBLIC IMPROVEMENT DISTRICT NO. 2

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 – 8/31/25)

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APPENDIX F- PID ASSESSMENT NOTICE

I. INTRODUCTION

The Chalk Hill Public Improvement District No. 2 (the "PID") was created pursuant to the PID Act and a resolution of the City of Celina City Council (the "City") on December 12, 2017 to finance certain public improvement projects for the benefit of the property in the PID.

On March 23, 2018, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (Chalk Hill Public Improvement District No. 2 Phase #1 Project) (the "Phase #1 Bonds") in the aggregate principal amount of $4,325,000 and the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (Chalk Hill Public Improvement District No. 2 Phases #2-3 Major Improvement Project) (the "Phases #2-3 Major Improvement Bonds") in the aggregate principal amount of $3,690,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

On July 11, 2023, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2023 (Chalk Hill Public Improvement District No. 2 Phases #2-3 Direct Improvement Project) (the "Phases #2-3 Direct Improvement Bonds") in the aggregate principal amount of $7,633,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Phases #2-3 the PID. The City also entered into a reimbursement agreement in the aggregate principal amount of $1,612,000 (the "Phases #2-3 Direct Reimbursement Agreement") to finance a portion of the remaining costs of the Phases #2-3 Direct Improvements.

A service and assessment plan dated March 23, 2018 and updated for the Phases #2-3 Direct Improvements on July 11, 2023 (the "Updated Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Updated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted assessment rolls for the PID attached as Appendix G, H, and I to the Updated Service and Assessment Plan (the "Assessment Rolls") identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2024-25.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the

obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix F and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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

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

Capitalized terms shall have the meanings set forth in the Updated Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 23, 2018, the initial total estimated costs of the Phase #1 Improvements, including the proportional share of the Major Improvement costs, were equal to $4,278,270. As described in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021, the actual costs of the Phase #1 Authorized Improvements, including the proportional share of the Phases #2-3 Major Improvement costs, were equal to $4,414,653. The Major Improvements were completed and accepted in the fourth quarter of 2020.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements, (2) establish the PID, and (3) issue Phase #1 Bonds. The actual costs spent to date of the Phase #1 Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021. For additional Phase #1 development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/ES384907

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Table II-A-1
Updated Sources and Uses of Funds - Phase #1

Sources of Funds	Initial Estimated Budget	Actual Amount Spent[1]	Variance
Par amount	$4,325,000	$4,325,000	$0
Other funding sources	$1,062,620	$1,199,003	$136,383
Total Sources	**$5,387,620**	**$5,524,003**	**$136,383**
Uses of Funds			
Phase #1 Improvements			
Road improvements	$1,129,129	$1,151,859	$22,730
Water distribution system improvements	$450,627	$473,357	$22,730
Sanitary sewer improvements	$545,213	$567,943	$22,730
Storm drainage improvements	$536,513	$559,243	$22,730
Other soft and miscellaneous costs	$193,558	$216,291	$22,733
Subtotal: Phase #1 Improvements	*$2,855,040*	*$2,968,693*	*$113,653*
Major Improvements			
Road improvements	$297,629	$302,175	$4,546
Water distribution system improvements	$92,866	$97,412	$4,546
Sanitary sewer improvements	$622,405	$626,951	$4,546
Storm drainage improvements	$196,063	$200,609	$4,546
Other soft and miscellaneous costs	$214,267	$218,813	$4,546
Subtotal: Authorized Improvements	*$1,423,230*	*$1,445,960*	*$22,730*
Bond Issuance Costs			
Capitalized interest	$374,683	$374,683	$0
Reserve fund	$330,313	$330,313	$0
Administrative expense fund	$30,000	$30,000	$0
Other costs of issuance including underwriter's discount	$369,354	$369,354	$0
Subtotal: Bond Issuance Costs	*$1,104,349*	*$1,104,349*	*$0*
Agricultural exemption foreclosure reserve	$5,000	$5,000	$0
Total Uses	**$5,387,620**	**$5,524,003**	**$136,383**

[1]According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

Phase #1 Cost Variances

As stated in Table II-A-1 above, there is a significant variance of $136,383 between the initial estimated budget and the actual amount spent. The net increase in actual costs were funded by the Developer.

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Phases #2-3 Major Improvement Area Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 23, 2018, the initial total estimated costs of the Major Improvements were equal to $3,997,736, of which $1,423,230 in Major Improvements costs were allocated to Phase #1 and $2,574,506 in remaining Major Improvement costs were allocated to Phases #2-3. As described in the Developer's Quarterly Improvement Implementation Reports dated as of June 30, 2021, the actual costs of the Major Improvements were equal to $4,100,187, of which $1,445,960 in Major Improvement costs were allocated to Phase #1 and $2,654,227 in remaining Major Improvement costs were allocated to Phases #2-3. The Major Improvements were completed and accepted in the fourth quarter of 2020.

Table II-A-2 below summarizes the updated sources and uses of funds required to (1) construct the Major Improvements, (2) establish the PID, and (3) issue Phases #2-3 Major Improvement Bonds. The actual costs spent to date for the Phases #2-3 Major Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021. For additional Phases #2-3 development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/ES384908

Table II-A-2
Updated Sources and Uses of Funds - Phases #2-3 Major Improvement Area

Sources of Funds	Initial Estimated Budget	Actual Amount Spent[1]	Variance
Par amount	$3,690,000	$3,690,000	$0
Other funding sources	$113,882	$193,603	$79,721
Total Sources	**$3,803,882**	**$3,883,603**	**$79,721**
Uses of Funds			
Major Improvements			
Road improvements	$538,387	$554,331	$15,944
Water distribution system improvements	$167,987	$183,931	$15,944
Sanitary sewer improvements	$1,125,878	$1,141,822	$15,944
Storm drainage improvements	$354,662	$370,606	$15,944
Other soft and miscellaneous costs	$387,592	$403,537	$15,945
Subtotal: Authorized Improvements	*$2,574,506*	*$2,654,227*	*$79,721*
Bond Issuance Costs			
Capitalized interest	$583,315	$583,315	$0
Reserve fund	$296,150	$296,150	$0
Administrative expense fund	$25,000	$25,000	$0
Other costs of issuance including underwriter's discount	$319,911	$319,911	$0
Subtotal: Bond Issuance Costs	*$1,224,376*	*$1,224,376*	*$0*
Agricultural exemption foreclosure reserve	$5,000	$5,000	$0
Total Uses	**$3,803,882**	**$3,883,603**	**$79,721**

[1]According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

Phases #2-3 Major Improvement Area Cost Variances

As stated in Table II-A-2 on the previous page, there is a significant variance of $79,721 between the initial estimated budget and the actual amount spent. The net increase in actual costs were funded by the Developer.

Phases #2-3 Direct Improvement Sources and Uses

Pursuant to the updated Service and Assessment Plan adopted on July 11, 2023, the initial total estimated costs of the Phases #2-3 Direct Improvements were equal to $8,954,095. According to Requisition #9 approved by the City in April 2024, the actual costs of the Phases #2-3 Direct Improvements spent to date are equal to $7,145,150.

Table II-A-3 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phases #2-3 Direct Improvements, and (2) issue Phases #2-3 Direct Improvement Bonds. For additional Phases #2-3 Direct Improvement development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/P1422315

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Table II-A-3
Updated Sources and Uses of Funds - Phases #2-3 Direct Improvements

Sources of Funds	Initial Estimated Budget[1]	Budget Revisions	Updated Budget[2]	Spent to Date[2]	Remaining to be Funded
Par amount	$7,633,000	$0	$7,633,000	$6,345,737	$1,287,263
Assessment amount[1]	$1,612,000	$0	$1,612,000	$1,426,359	$185,641
Other funding sources[1]	$1,663,869	$0	$1,663,869	$1,327,828	$336,041
Total Sources	**$10,908,869**	**$0**	**$10,908,869**	**$9,099,925**	**$1,808,945**
Uses of Funds					
Phases #2-3 Direct Improvements					
Road improvements	$3,218,230	$0	$3,218,230	$2,896,407	$321,823
Water distribution system improvements	$1,514,730	$0	$1,514,730	$1,363,257	$151,473
Sanitary sewer improvements	$939,214	$172,419	$1,111,633	$1,000,485	$111,148
Storm drainage improvements	$955,769	$0	$955,769	$860,189	$95,580
Other soft and miscellaneous costs	$2,326,152	($172,419)	$2,153,733	$1,024,812	$1,128,921
Subtotal Phases #2-3 Direct Improvements	*$8,954,095*	*$0*	*$8,954,095*	*$7,145,150*	*$1,808,945*
Bond Issuance Costs					
Capitalized interest	$475,574	$0	$475,574	$475,574	$0
Reserve fund	$738,822	$0	$738,822	$738,822	$0
Administrative expense fund	$60,000	$0	$60,000	$60,000	$0
Other costs of issuance including underwriter's discount	$680,379	$0	$680,379	$680,379	$0
Subtotal: Bond Issuance Costs	*$1,954,774*	*$0*	*$1,954,774*	*$1,954,774*	*$0*
Total Uses	**$10,908,869**	**$0**	**$10,908,869**	**$9,099,925**	**$1,808,945**

1 - According to the Updated Services and Assessment Plan approved on July 11, 2023.
2 - According to Requisition #9 approved by the City in April 2024.

Phases #2-3 Direct Improvement Cost Variances

As stated in Table II-A-3 above, there is no significant variance between the initial estimated budget and the updated budget.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The actual costs of the Authorized Improvements are shown in Section II.A of this report, and the indebtedness expected to be incurred for these costs is shown in Table II-B-1 on the following page.

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness
Assessment Years 2019 through 2030[1]

Assessment Year Ending 9/01	Phase #1 Projected Annual Installments	Phase #2-3 Major Improvement Projected Annual Installments	Phases #2-3 Direct Improvement Projected Annual Installments
2019-2024	$1,821,816	$1,422,359	$98,845
2025	$245,599	$328,186	$706,227
2026	$377,725	$341,898	$732,845
2027	$378,028	$337,496	$737,760
2028	$383,007	$338,106	$737,227
2029	$382,326	$338,372	$737,464
2030	$381,322	$338,294	$736,473
Total	**$3,969,823**	**$3,444,710**	**$4,486,841**

[1]Assessment years ending 2019 through 2025 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and TIRZ Credits. Assessment years 2026 through 2030 reflect projected Annual Installments and are subject to change.

C. ANNUAL BUDGET – PHASE #1

Phase #1 - Annual Installments – 2024-25

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Bonds, of which twenty-four (24) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 Bonds commencing with the issuance of the Phase #1 Bonds. The effective interest rate on the Phase #1 Bonds is 6.25 percent per annum. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1 Bonds (6.25 percent) plus an additional interest of one-half of one percent (to be used for funding the Prepayment Reserve and Delinquency Reserve) equals 6.75 percent and is used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the administrative expenses to be collected from each Parcel. Administrative expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and Trust Indenture, such as the Tax Increment Reinvestment Zone No. 10, City of Celina, Texas (the "TIRZ No. 10") incremental

taxes available to the PID (the "TIRZ Annual Credit Amount"), capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1 Bonds from the collection of the Annual Installments on the assessed property. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment Plan and applicable Trust Indenture.

Phase #1 Annual Installments to be Collected for 2024-25

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments of the Assessments on the assessed property collected for 2024-25 as shown in Table II-C-1 below.

Table II-C-1
Budget for the Phase #1 Annual Installments to be Collected for 2024-25

	Phase #1 Bonds
Interest payment on March 1, 2025	$124,007
Interest payment on September 1, 2025	$124,007
Principal payment on September 1, 2025	$80,000
Subtotal debt service on bonds	*$328,014*
Administrative Expenses	$37,400
Excess interest for prepayment and delinquency reserves	$19,841
Subtotal Expenses	*$385,255*
Available TIRZ Credit	($126,324)
Available Reserve Fund Income	($13,332)
Available Capitalized Interest Funds	$0
Available Administrative Expense Funds	$0
Subtotal funds available	*($139,656)*
Annual Installments	**$245,599**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2025 in the amount of $124,007 and on September 1, 2025 in the amount of $124,007, which equal interest on the outstanding Assessments balance of $3,968,217 for six months each and an effective interest rate of 6.25 percent. Annual Installments to be collected include a principal amount of $80,000 due on September 1, 2025. As a result, the total principal and interest to be collected for the Phase #1 Bonds in 2024-25 is estimated to be equal to $328,014.

Administrative Expenses

Administrative expenses include the City, PID Administrator, Trustee, Auditor, Dissemination Agent, and contingency fees. As shown in Table II-C-2 below, the total administrative expenses to be collected for 2024-25 are estimated to be $37,400.

Table II-C-2
Phase #1 Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$6,000
Administrator	$23,100
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$1,167
Contingency	$2,383
Total	**$37,400**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $19,841, which equals 0.5 percent interest on the outstanding Phase #1 Bond Assessment balance of $3,968,217.

Available TIRZ Credit

According to the City, there have been TIRZ incremental revenues collected in 2023 in the total amount of $126,324 that are available to be used as a TIRZ Credit in 2024-25 for the respective Parcels within Phase #1. This TIRZ Credit amount is allocated based upon the amount of TIRZ increment generated by each Parcel within Phase #1 and each Parcel that has an outstanding Phase #1 Assessment balance as of September 1, 2024. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. As a result, the TIRZ credit obligation for Phase #1 is $126,324 as shown in Appendix C-2 of this report.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Phase #1 Reserve Fund was $341,681, which includes the Bond Reserve Requirement of $328,349 and interest earnings of $13,332. Pursuant to Section 6.7 (d) of the Phase #1 Trust Indenture, the excess balance of $13,332 should be transferred to the Principal & Interest Account and used to pay interest on the Phase #1 Bonds on the next interest payment date. As a result, $13,332 is available to pay a portion of the Phase #1 Bonds debt service.

Available Capitalized Interest Account

As of May 31, 2024, and in accordance with Section 6.4(c) of the Trust Indenture, all Capitalized Interest funds have been fully expended. As a result, there is no credit to reduce the Phase #1 2024-25 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the available balance for administrative expenses was $30,550. Approximately $30,550 is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds anticipated to be available in the Administrative Expense Account to reduce the Phase #1 2024-25 Annual Installment.

D. ANNUAL INSTALLMENTS PER UNIT – PHASE #1

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #1 Bonds, (ii) to fund the prepayment reserve and delinquency reserve, and (iii) to cover Administrative Expenses of Phase #1 of the PID.

According to the Developer, 157 units are estimated to be built within Phase #1 of the PID. According to the Trustee's records, one Parcel has prepaid the Phase #1 Assessment in full as of May 31, 2024. As a result, the total outstanding units within Phase #1 of the PID is 156. Accordingly, the net principal and interest portion of Annual Installment to be collected from each unit will be $2,144.38 (i.e. ($328,014 + $19,841 – $13,332) ÷ 156.00 = $2,144.38). The Administrative Expenses to be collected from each unit will be $239.74 (i.e., $37,400 ÷ 156.00 = $239.74). As a result, the total Annual Installment to be collected from each unit within Phase #1 will be $2,384.12 (i.e., $2,144.38 + $239.74 = $2,384.12). The Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each unit of $2,384.12 by the total estimated number of units for each Parcel in Phase #1, less the applicable TIRZ Credit, if any, as shown in Appendix C-2.

The Annual Installment due to be collected from each Land Use Class in Phase #1 for 2024-25 is shown in Table II-D-1 below.

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

Land Use Class	Annual Installment Per Unit[1]
Lot Type 1 (50 Ft)	$2,384.12

1 - Annual Installment per Unit represents the gross Annual Installment to be billed and does not reflect applicable Phase #1 TIRZ Credits.

The list of Parcels within Phase #1 of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Administrative Expenses, TIRZ Credit, and the Annual Installment to be collected for 2024-25 are shown in the Phase #1 Assessment Roll summary attached hereto as Appendix C-1.

E. Annual Budget – Phases #2-3 Major Improvement Area

Phases #2-3 Major Improvement Area - Annual Installments to be Collected for 2024-25

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Phases #2-3 Major Improvement Bonds, of which twenty-four (24) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the Phases #2-3 Major Improvement Bonds. The effective interest rate on the Phases #2-3 Major Improvement Bonds is 6.625 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phases #2-3 Major Improvement Bonds (6.625 percent) plus an additional interest of one-half of one percent (to be used for funding the Prepayment Reserve and Delinquency Reserve) equals 7.125 percent is used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Trust Indenture, such as TIRZ Credit, capitalized interest, and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phases #2-3 Major Improvement Bonds from the collection of the Annual Installments. In addition, administrative expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment Plan and applicable Trust Indenture.

Phases #2-3 Major Improvement Area Annual Installments to be collected for 2024-25

The budget for Phase #2-3 Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown in Table II-E-1 below.

Table II-E-1
Budget for the Phases #2-3 Major Improvement Area
Annual Installments to be Collected for 2024-25

	Phases #2-3 Major Improvement Bonds
Interest payment on March 1, 2025	$114,944
Interest payment on September 1, 2025	$114,944
Principal payment on September 1, 2025	$65,000
Subtotal debt service on bonds	*$294,888*
Administrative Expenses	$36,400
Excess interest for prepayment and delinquency reserves	$17,350
Subtotal Expenses	*$348,638*
Available TIRZ Credit	($8,427)
Available Reserve Fund Income	($12,025)
Available Capitalized Interest Funds	$0
Available Administrative Expense Funds	$0
Subtotal funds available	*($20,452)*
Annual Installments	**$328,186**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2025 in the amount of $114,944 and on September 1, 2025 in the amount of $114,944 which equal interest on the outstanding Phases #2-3 Major Improvement Area Assessments balance of $3,470,000 for six months each and an effective interest rate of 6.625 percent. Annual Installments to be collected include a principal amount of $65,000 due on September 1, 2025. As a result, the total principal and interest to be collected for the Phases #2-3 Major Improvement Bonds in 2024-25 is estimated to be equal to $294,888.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, Dissemination Agent expenses and contingency fees. As shown in Table II-E-2 on the following page, the total administrative expenses to be collected for 2024-25 are estimated to be $36,400.

Table II-E-2
Phases #2-3 Major Improvement Area
Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$6,000
PID Administrator	$22,000
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$1,167
Contingency	$2,483
Total	**$36,400**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $17,350, which equals 0.5 percent interest on the outstanding Phases #2-3 Major Improvement Bond Assessment balance of $3,470,000.

Available TIRZ Credit

According to the City, there have been TIRZ incremental revenues collected in 2023 in the total amount of $8,427 that are available to be used as a TIRZ Credit in 2024-25 for the respective Parcels within Phases #2-3. This TIRZ Credit amount is allocated based upon the amount of TIRZ increment generated by each Parcel within Phases #2-3 and each Parcel that has an outstanding Phases #2-3 Major Improvement Assessment balance as of September 1, 2024. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. As a result, the TIRZ credit obligation for Phases #2-3 Major Improvements is $8,427 as shown in Appendix D-2 of this report.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Phases #2-3 Major Improvement Area Reserve Fund was $308,175, which includes the Bond Reserve Requirement of $296,150 and an excess balance of $12,025. As a result, $12,025 is available to pay a portion of the Phases #2-3 Major Improvement Bonds debt service.

Available Capitalized Interest Account

As of May 31, 2024, and in accordance with Section 6.4(c) of the Trust Indenture, all Capitalized Interest funds have been fully expended. As a result, there is no credit to reduce the Phases #2-3 2024-25 Major Improvement Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, there are $47,870 available funds to pay Phases #2-3 Major Improvement Area administrative expenses. Approximately $47,870 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the 2024-25 Phase #2-3 Major Improvement Annual Installment.

F. Annual Installments Per Unit – Phases #2-3 Major Improvement Area

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phases #2-3 Major Improvement Area Bonds, (ii) to fund the prepayment reserve and delinquency reserve, and (iii) to cover Administrative Expenses of the Phase #2-3 Major Improvement Area of the PID.

According to the Developer, 284 units are estimated to be built within the Phases #2-3 Major Improvement Area of the PID. Accordingly, the principal and interest portion of the Phases #2-3 Major Improvement Annual Installment to be collected from each unit will be $1,057.09 (i.e. ($294,888 + $17,350 – $12,025) ÷ 284.00 = $1,057.09) and the Administrative Expenses to be collected from each unit will be $128.17 (i.e., $36,400 ÷ 284.00 = $128.17). As a result, the total Annual Installment to be collected from each unit within the Phases #2-3 Major Improvement Area will be $1,185.26 (i.e., $1,057.09 + $128.17 = $1,185.26). The Annual Installment to be collected from each Parcel within the Phases #2-3 Major Improvement Area is calculated by multiplying the Annual Installment for each unit of $1,185.26 by the total estimated number of units for each Parcel in the Phases #2-3 Major Improvement Area, less the applicable TIRZ Credit, if any, as shown in Appendix D-2.

The Annual Installment due to be collected from each Land Use Class in the Phases #2-3 Major Improvement Area for 2024-25 is shown in Table II-F-1 below.

Table II-F-1
Phases #2-3 Major Improvement Area
Annual Installment Per Unit

Land Use Class	Annual Installment Per Unit
50 Ft	$1,185.26

[1]Annual Installment per Unit represents the gross Annual Installment to be billed and does not reflect applicable Phases #2-3 TIRZ Credits.

The list of Parcels within the Phases #2-3 Major Improvement Area of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Administrative Expenses and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll summary attached hereto as Appendix D-1.

G. ANNUAL BUDGET – PHASES #2-3 DIRECT IMPROVEMENTS

Phases #2-3 Direct Improvements - Annual Installments to be Collected for 2024-25

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Phases #2-3 Direct Improvement Bonds and/or the execution of the Phases #2-3 Direct Improvement Reimbursement Agreement of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the Phases #2-3 Direct Improvement Bonds. The effective interest rate on the Phases #2-3 Direct Improvement Bonds is 5.87 percent and the effective interest rate applicable to the Phases #2-3 Direct Improvement Reimbursement Agreement is 5.91 percent per annum for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phases #2-3 Direct Improvement Bonds (5.87 percent) plus an additional interest of one-half of one percent and the effective interest rate on the Phases #2-3 Direct Improvement Reimbursement Agreement (5.91 percent) are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phases #2-3 Direct Improvement Bonds and Phases #2-3 Direct Improvement Reimbursement Agreement from the collection of the Annual Installments. In addition, administrative expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment Plan and applicable Trust Indenture.

Phases #2-3 Direct Improvement Annual Installments to be collected for 2024-25

The budget for Phase #2-3 Direct Improvements of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown in Table II-G-1 on the following page.

Table II-G-1
Budget for the Phases #2-3 Direct Improvements
Annual Installments to be Collected for 2024-25

	Phases #2-3 Direct Improvement Bonds	Phases #2-3 Direct Improvement Reimbursement Agreement	Total
Interest payment on March 1, 2025	$224,093	$47,630	$271,722
Interest payment on September 1, 2025	$224,093	$47,630	$271,722
Principal payment on September 1, 2025	$70,000	$22,000	$92,000
Subtotal debt service	*$518,185*	*$117,260*	*$635,445*
Administrative Expenses	$50,529	$10,671	$61,200
Excess interest for prepayment and delinquency reserves	$38,165	$0	$38,165
Subtotal Expenses	*$606,879*	*$127,931*	*$734,810*
Available Reserve Fund Income	($28,582)	$0	($28,582)
Available Capitalized Interest Funds	$0	$0	$0
Available Administrative Expense Funds	$0	$0	$0
Subtotal funds available	*($28,582)*	*$0*	*($28,582)*
Annual Installments	**$578,297**	**$127,931**	**$706,227**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2025 in the amount of $224,093 and on September 1, 2025 in the amount of $224,093 which equal interest on the outstanding Phases #2-3 Direct Improvement Bonds Assessments balance of $7,633,000 for six months each and an effective interest rate of 5.87 percent. Annual Installments to be collected include a principal amount of $70,000 due on September 1, 2025. As a result, the total principal and interest to be collected for the Phases #2-3 Direct Improvement Bonds in 2024-25 is estimated to be equal to $518,185.

Annual Installments to be collected for Phases #2-3 Direct Improvement Reimbursement Agreement principal and interest include interest due on March 1, 2025 in the amount of $47,630 and on September 1, 2025 in the amount of $47,630 which equal interest on the outstanding Phases #2-3 Direct Improvement Reimbursement Agreement Assessments balance of $1,612,000 for six months each and an effective interest rate of 5.91 percent. Annual Installments to be collected include a principal amount of $22,000 due on September 1, 2025. As a result, the total principal and interest to be collected for the Phases #2-3 Direct Improvement Reimbursement Agreement in 2024-25 is estimated to be equal to $117,260.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, Dissemination Agent expenses and contingency fees. As shown in Table II-G-2 below, the total administrative expenses to be collected for 2024-25 are estimated to be $61,200.

Table II-G-2
Phases #2-3 Direct Improvement Area
Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$6,000
PID Administrator	$47,000
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$1,167
Contingency	$2,283
Total	**$61,200**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $38,165, which equals 0.5 percent interest on the outstanding Phases #2-3 Direct Improvement Bond Assessment balance of $7,633,000.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Phases #2-3 Direct Improvement Area Reserve Fund was $767,404, which includes the Bond Reserve Requirement of $738,822 and an excess balance of $28,582. As a result, $28,582 is available to pay a portion of the Phases #2-3 Direct Improvement Bonds debt service.

Available Capitalized Interest Account

As of May 31, 2024, and in accordance with Section 6.4(c) of the Trust Indenture, all Capitalized Interest funds have been fully expended. As a result, there is no credit to reduce the Phases #2-3 2024-25 Direct Improvement Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, there are $50,205 available funds to pay Phases #2-3 Direct Improvement Area administrative expenses. Approximately $50,205 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the 2024-25 Phase #2-3 Direct Improvement Annual Installment.

H. Annual Installments Per Unit – Phases #2-3 Direct Improvement

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phases #2-3 Direct Improvement Bonds and Phases #2-3 Direct Improvement Reimbursement Agreement, (ii) to fund the additional interest reserve, and (iii) to cover Administrative Expenses of Phases #2-3 of the PID for the Phases #2-3 Direct Improvements.

According to the Developer, 284 units are estimated to be built within Phases #2-3 of the PID. Accordingly, the principal and interest portion of the Phases #2-3 Direct Improvement Annual Installment to be collected from each unit will be $2,271.22 (i.e. ($635,445 + $38,165 – $28,582) ÷ 284.00 = $2,271.22) and the Administrative Expenses to be collected from each unit will be $215.49 (i.e., $61,200 ÷ 284.00 = $215.49). As a result, the total Annual Installment to be collected from each unit within Phases #2-3 for the Phases #2-3 Direct Improvements will be $2,486.72 (i.e., $2,271.22 + $215.49 = $2,486.72). The Annual Installment to be collected from each Parcel within the Phases #2-3 for the Phases #2-3 Direct Improvements is calculated by multiplying the Annual Installment for each unit of $2,486.72 by the total estimated number of units for each Parcel in Phases #2-3.

The Annual Installment due to be collected from each Land Use Class in Phases #2-3 for the Phases #2-3 Direct Improvements for 2024-25 is shown in Table II-H-1 below.

Table II-H-1
Phases #2-3 Direct Improvement
Annual Installment Per Unit

Land Use Class	Annual Installment Per Unit
50 Ft	$2,486.72

The list of Parcels within the Phases #2-3 Area of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Administrative Expenses and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll summary attached hereto as Appendix E.

I. Bond Redemption Related Updates

Phase #1 Bonds

The Phase #1 Bonds were issued in 2018. Pursuant to Section 4.3 of the Phase #1 Bonds Trust Indenture, the City reserves the right and option to redeem the Phase #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phases #2-3 Major Improvement Bonds

The Phases #2-3 Major Improvement Bonds were issued in 2018. Pursuant to Section 4.3 of the Phases #2-3 Major Improvement Bonds Trust Indenture, the City reserves the right and option to redeem the Phases #2-3 Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phases #2-3 Major Improvement Bonds do not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phases #2-3 Direct Improvement Bonds

The Phases #2-3 Direct Improvement Bonds were issued in 2023. Pursuant to Section 4.3 of the Phases #2-3 Direct Improvement Bonds Trust Indenture, the City reserves the right and option to redeem the Phases #2-3 Direct Improvement Bonds maturing on or after September 1, 2043, before their scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2031**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phases #2-3 Direct Improvement Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

III. UPDATE OF THE ASSESSMENT PLAN

The Updated Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

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

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The updated Assessment Rolls for are shown in Appendix C-1, D-1, and E of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Updated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated number of units to be built on each newly subdivided Parcel

D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

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

According to the Developer and the Collin Central Appraisal District records, Phase #1 of the PID was completely subdivided in 2020, and the Assessments allocated proportionally according to Lot Type. The final plat recorded on October 15, 2020 and was subdivided from Parcel 2779860.

B. Prepayment of Assessments

As of May 31, 2024, one Parcel has prepaid their Phase #1 Assessment in full. See Appendix B for a more information related to this prepaid Parcel.

According to the Trustee, an extraordinary optional redemption of the Phase #1 Bonds, in the aggregate amount of $25,000, occurred July 1, 2022, based on prepaid Phase #1 Assessments received.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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APPENDIX A
CHALK HILL PID MAP

PHASE 1
ONSITE
157 UNITS
3.80 UNITS/AC.
$4,260,667

PHASE 2
ONSITE
146 UNITS
5.2 UNITS/AC.
$3,911,286

PHASE 3
ONSITE
138 UNITS
5.5 UNITS/AC.
$3,335,815

COIT ROAD (100' ROW)

COIT ROAD (ALTERNATIVE) PHASE III
90' ROW
P = $534,405
G = $53,045
D = $132,358
W = $126,963
SS = $53,128

LIFT STATION

AMENITY CENTER /
OPEN SPACE

LEGACY DRIVE PHASE II
90' ROW
P = $872,447
G = $32,083
D = $68,773
W - $272,823
SS = $0

LEGACY DRIVE PHASE II
90' ROW
P = $262,492
G = $9,332
D = $0
W = $40,040
SS = $0

PRESTON ROAD

OFFSITE 8" WATER
OS WATER = $94,665

LEGACY DRIVE (100' ROW)

DETENTION POND
D = $150,000

MULTI-FAMILY
19.55 AC.

OFFSITE FORCE MAIN
/LIFT STATION/GRAVITY LINE
OS SEWER = $1,748,283

LEGACY DRIVE PHASE I
90' ROW
P = $759,511
G = $76,505
D = $500,655
W = $166,187
SS = $0

1) CURRENT ZONING: PD-43
2) ESTIMATED POPULATION: # OF HOME * 2.5 PEOPLE = 1,100 PEOPLE
3) ALL PADS ARE 50'x100' (TYP.)
4) SITE DRAINS WEST TO EAST WITH MODERATE SLOPES. DRAINS TO EXISTING ON-SITE CHANNELS WHICH WILL BE AMENITIZED OPEN SPACE.
5) PHASE I IS EXPECTED TO BEGIN DEVELOPMENT BY 4Q OF 2017.
6) PHASE II IS EXPECTED TO BEGIN DEVELOPMENT BY 4A OF 2018.
7) PHASE III IS EXPECTED TO BE DEVELOPED BY 4Q OF 2019-2021
8) ALL MAJOR THOROUGHFARES ARE IN COMPLIANCE W/ CITY STANDARDS AND THOROUGHFARE PLAN.
9) DEVELOPMENT STANDARDS WILL BE ACCORDING TO THE CITY OF CELINA STANDARDS.

PELOTON
LAND SOLUTIONS

CEN 20002

CHALK HILL CONCEPTUAL PLAN EXHIBIT

CELINA, TEXAS
AUGUST 2022

0' 200' 400'

Plot Date/Time: 8/22/2022 3:13 PM

J:\Job\CEN\20002_Chalk Hill\Phase2\Civil\Exhibits\CEN20002-PHASE 2 AND 3 PID EXHIBIT

APPENDIX B
PREPAID PARCELS

Appendix B
Prepaid Parcels

Phase	Parcel ID	Prepayment Date	Amount	Full/Partial
Phase #1	2825716	12/9/2021	$26,783	Full

APPENDIX C-1
PHASE #1 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix C-1
Assessment Roll Summary - Phase #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
2825382	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($186.23)	$2,197.89
2825557	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($186.23)	$2,197.89
2825558	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($186.23)	$2,197.89
2825559	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($684.04)	$1,700.08
2825560	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($645.37)	$1,738.75
2825561	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($186.23)	$2,197.89
2825562	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($972.97)	$1,411.15
2825563	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($963.35)	$1,420.77
2825564	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($811.03)	$1,573.09
2825565	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($906.84)	$1,477.27
2825566	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($897.95)	$1,486.17
2825567	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($956.19)	$1,427.93
2825568	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($901.62)	$1,482.50
2825569	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($790.89)	$1,593.23
2825570	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($737.78)	$1,646.34
2825571	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($733.86)	$1,650.25
2825572	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($824.25)	$1,559.87
2825573	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($782.30)	$1,601.82
2825574	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($671.00)	$1,713.12
2825575	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($965.63)	$1,418.49
2825576	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($963.19)	$1,420.93
2825577	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($1,038.90)	$1,345.22
2825578	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($1,044.44)	$1,339.68
2825579	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($943.58)	$1,440.54
2825580	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($941.94)	$1,442.17
2825581	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($781.54)	$1,602.58
2825582	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($767.24)	$1,616.88
2825583	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($897.93)	$1,486.19
2825584	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($635.59)	$1,748.53
2825585	0	0	Non-Assessed	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825586	0	0	Non-Assessed	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825591	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($687.91)	$1,696.21
2825592	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($730.19)	$1,653.93
2825593	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($152.21)	$2,231.91
2825594	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($152.21)	$2,231.91
2825595	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($1,000.18)	$1,383.94
2825596	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($955.69)	$1,428.43
2825597	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($767.24)	$1,616.88
2825598	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($813.78)	$1,570.34
2825599	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($848.52)	$1,535.60
2825600	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($849.37)	$1,534.75
2825601	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($900.74)	$1,483.38
2825602	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($767.24)	$1,616.88
2825603	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($889.61)	$1,494.51
2825604	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($896.36)	$1,487.76
2825605	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($989.64)	$1,394.48
2825606	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($661.51)	$1,722.61
2825607	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($553.86)	$1,830.26
2825608	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($973.08)	$1,411.04
2825609	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($719.36)	$1,664.76
2825610	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($998.18)	$1,385.94
2825611	0	0	Non-Assessed	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825612	0	0	Non-Assessed	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825617	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($687.12)	$1,697.00
2825634	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($822.16)	$1,561.96
2825635	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($783.84)	$1,600.28
2825636	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($861.54)	$1,522.58
2825637	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($698.64)	$1,685.48
2825638	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($698.64)	$1,685.48
2825639	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($971.86)	$1,412.26
2825640	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($1,001.85)	$1,382.27
2825641	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($930.57)	$1,453.55
2825642	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($966.32)	$1,417.80
2825643	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($928.86)	$1,455.26
2825644	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($1,056.57)	$1,327.55
2825645	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($782.30)	$1,601.82
2825646	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($900.74)	$1,483.38
2825647	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($863.04)	$1,521.07
2825648	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($790.89)	$1,593.23
2825649	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($829.76)	$1,554.36
2825650	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($901.21)	$1,482.91
2825651	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($673.40)	$1,710.72
2825652	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($961.21)	$1,422.91
2825653	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($922.95)	$1,461.17
2825654	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($904.53)	$1,479.59
2825665	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($152.21)	$2,231.91
2825666	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($152.21)	$2,231.91

Appendix C-1
Assessment Roll Summary - Phase #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
2825667	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($955.69)	$1,428.43
2825668	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($849.34)	$1,534.78
2825669	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($905.50)	$1,478.62
2825670	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($930.30)	$1,453.82
2825671	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($900.40)	$1,483.72
2825672	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($822.16)	$1,561.96
2825673	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($892.35)	$1,491.77
2825674	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($845.31)	$1,538.81
2825675	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($809.91)	$1,574.21
2825676	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($956.68)	$1,427.44
2825677	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($1,009.57)	$1,374.55
2825695	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($561.35)	$1,822.77
2825696	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($897.93)	$1,486.19
2825697	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($956.91)	$1,427.21
2825698	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($996.49)	$1,387.63
2825699	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($897.93)	$1,486.19
2825700	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($958.24)	$1,425.88
2825701	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($1,001.90)	$1,382.22
2825702	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($832.62)	$1,551.50
2825703	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($776.31)	$1,607.81
2825704	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($969.03)	$1,415.09
2825705	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($736.78)	$1,647.34
2825706	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($890.30)	$1,493.82
2825707	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($771.91)	$1,612.21
2825708	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($1,016.82)	$1,367.30
2825711	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($665.80)	$1,718.32
2825712	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($900.74)	$1,483.38
2825713	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($909.83)	$1,474.29
2825714	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($782.30)	$1,601.82
2825715	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($837.96)	$1,546.16
2825716	1	50	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2825717	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($897.93)	$1,486.19
2825718	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($769.89)	$1,614.22
2825719	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($956.91)	$1,427.21
2825720	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($897.93)	$1,486.19
2825721	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($565.95)	$1,818.17
2825722	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($956.91)	$1,427.21
2825725	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($891.24)	$1,492.88
2825726	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($666.39)	$1,717.73
2825727	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($790.89)	$1,593.23
2825728	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($848.52)	$1,535.60
2825729	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($900.74)	$1,483.38
2825730	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($898.80)	$1,485.32
2825731	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($737.08)	$1,647.04
2825732	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($955.69)	$1,428.43
2825733	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($897.93)	$1,486.19
2825734	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($964.52)	$1,419.60
2825735	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($731.83)	$1,652.29
2825736	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($956.90)	$1,427.22
2825737	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($897.93)	$1,486.19
2825738	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($894.84)	$1,489.28
2825739	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($914.11)	$1,470.01
2825740	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($582.38)	$1,801.74
2825741	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($951.68)	$1,432.44
2825742	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($754.14)	$1,629.98
2825743	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($890.87)	$1,493.25
2825744	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($847.28)	$1,536.84
2825745	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($891.00)	$1,493.12
2825746	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($826.04)	$1,558.08
2825747	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($622.64)	$1,761.48
2825748	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($550.09)	$1,834.02
2839523	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($583.29)	$1,800.83
2825751	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($831.05)	$1,553.07
2825752	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($897.93)	$1,486.19
2825753	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($996.49)	$1,387.63
2825754	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($750.95)	$1,633.17
2825755	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($914.11)	$1,470.01
2825756	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($769.89)	$1,614.22
2825757	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($897.93)	$1,486.19
2825758	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($833.80)	$1,550.32
2825759	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($657.25)	$1,726.87
2825760	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($925.72)	$1,458.40
2825761	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($900.74)	$1,483.38
2825762	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($901.62)	$1,482.50
2825763	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($880.59)	$1,503.53
2825764	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($897.93)	$1,486.19
2839524	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($963.35)	$1,420.77

Appendix C-1
Assessment Roll Summary - Phase #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
2825766	0	0	Non-Assessed	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825767	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($889.61)	$1,494.51
2825768	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($969.03)	$1,415.09
2825769	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($784.47)	$1,599.65
2825770	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($782.30)	$1,601.82
2825771	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($790.89)	$1,593.23
2825772	1	50	1	$12,718.64	$256.41	$752.18	$63.59	$239.74	($193.78)	$1,118.15
2908779				$12,718.64	$256.41	$752.18	$63.59	$0.00	($193.78)	$878.41
2825773	1	50	1	$25,437.29	$512.82	$1,504.37	$127.19	$239.74	($416.57)	$1,967.54
2825774	0	0	Non-Assessed	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	157			**$3,968,216.56**	**$80,000.00**	**$234,681.51**	**$19,841.08**	**$37,400.00**	**($126,324.08)**	**$245,598.51**

APPENDIX C-2
PHASE #1 TIRZ CREDIT CALCULATION

Appendix C-2
Phase #1 TIRZ Credit Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2825382	$44.66	$589.20	$544.54	($186.23)	($186.23)
2825557	$44.66	$589.20	$544.54	($186.23)	($186.23)
2825558	$44.66	$589.20	$544.54	($186.23)	($186.23)
2825559	$44.66	$2,044.78	$2,000.12	($684.04)	($684.04)
2825560	$44.66	$1,931.70	$1,887.04	($645.37)	($645.37)
2825561	$44.66	$589.20	$544.54	($186.23)	($186.23)
2825562	$44.66	$2,889.59	$2,844.93	($972.97)	($972.97)
2825563	$44.66	$2,861.48	$2,816.82	($963.35)	($963.35)
2825564	$44.66	$2,416.10	$2,371.44	($811.03)	($811.03)
2825565	$44.66	$2,696.25	$2,651.59	($906.84)	($906.84)
2825566	$44.66	$2,670.23	$2,625.57	($897.95)	($897.95)
2825567	$44.66	$2,840.52	$2,795.86	($956.19)	($956.19)
2825568	$44.66	$2,680.97	$2,636.31	($901.62)	($901.62)
2825569	$44.66	$2,357.20	$2,312.54	($790.89)	($790.89)
2825570	$44.66	$2,201.92	$2,157.26	($737.78)	($737.78)
2825571	$44.66	$2,190.46	$2,145.80	($733.86)	($733.86)
2825572	$44.66	$2,454.74	$2,410.08	($824.25)	($824.25)
2825573	$44.66	$2,332.08	$2,287.42	($782.30)	($782.30)
2825574	$44.66	$2,006.64	$1,961.98	($671.00)	($671.00)
2825575	$44.66	$2,868.13	$2,823.47	($965.63)	($965.63)
2825576	$44.66	$2,861.01	$2,816.35	($963.19)	($963.19)
2825577	$44.66	$3,082.37	$3,037.71	($1,038.90)	($1,038.90)
2825578	$44.66	$3,098.58	$3,053.92	($1,044.44)	($1,044.44)
2825579	$44.66	$2,803.67	$2,759.01	($943.58)	($943.58)
2825580	$44.66	$2,798.88	$2,754.22	($941.94)	($941.94)
2825581	$44.66	$2,329.86	$2,285.20	($781.54)	($781.54)
2825582	$44.66	$2,288.05	$2,243.39	($767.24)	($767.24)
2825583	$44.66	$2,670.18	$2,625.52	($897.93)	($897.93)
2825584	$44.66	$1,903.10	$1,858.44	($635.59)	($635.59)
2825585	$0.00	$6.12	$6.12	($2.09)	$0.00
2825586	$0.00	$6.12	$6.12	($2.09)	$0.00
2825591	$44.66	$2,056.08	$2,011.42	($687.91)	($687.91)
2825592	$44.66	$2,179.72	$2,135.06	($730.19)	($730.19)
2825593	$44.66	$489.72	$445.06	($152.21)	($152.21)
2825594	$44.66	$489.72	$445.06	($152.21)	($152.21)
2825595	$44.66	$2,969.16	$2,924.50	($1,000.18)	($1,000.18)
2825596	$44.66	$2,839.07	$2,794.41	($955.69)	($955.69)
2825597	$44.66	$2,288.05	$2,243.39	($767.24)	($767.24)
2825598	$44.66	$2,424.13	$2,379.47	($813.78)	($813.78)
2825599	$44.66	$2,525.71	$2,481.05	($848.52)	($848.52)
2825600	$44.66	$2,528.20	$2,483.54	($849.37)	($849.37)
2825601	$44.66	$2,678.40	$2,633.74	($900.74)	($900.74)
2825602	$44.66	$2,288.05	$2,243.39	($767.24)	($767.24)
2825603	$44.66	$2,645.85	$2,601.19	($889.61)	($889.61)
2825604	$44.66	$2,665.58	$2,620.92	($896.36)	($896.36)
2825605	$44.66	$2,938.34	$2,893.68	($989.64)	($989.64)
2825606	$44.66	$1,978.89	$1,934.23	($661.51)	($661.51)
2825607	$44.66	$1,664.12	$1,619.46	($553.86)	($553.86)

Appendix C-2
Phase #1 TIRZ Credit Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2825608	$44.66	$2,889.92	$2,845.26	($973.08)	($973.08)
2825609	$44.66	$2,148.05	$2,103.39	($719.36)	($719.36)
2825610	$44.66	$2,963.31	$2,918.65	($998.18)	($998.18)
2825611	$0.00	$6.12	$6.12	($2.09)	$0.00
2825612	$0.00	$6.12	$6.12	($2.09)	$0.00
2825617	$44.66	$2,053.78	$2,009.12	($687.12)	($687.12)
2825634	$44.66	$2,448.62	$2,403.96	($822.16)	($822.16)
2825635	$44.66	$2,336.59	$2,291.93	($783.84)	($783.84)
2825636	$44.66	$2,563.77	$2,519.11	($861.54)	($861.54)
2825637	$44.66	$2,087.45	$2,042.79	($698.64)	($698.64)
2825638	$44.66	$2,087.45	$2,042.79	($698.64)	($698.64)
2825639	$44.66	$2,886.36	$2,841.70	($971.86)	($971.86)
2825640	$44.66	$2,974.03	$2,929.37	($1,001.85)	($1,001.85)
2825641	$44.66	$2,765.61	$2,720.95	($930.57)	($930.57)
2825642	$44.66	$2,870.16	$2,825.50	($966.32)	($966.32)
2825643	$44.66	$2,760.62	$2,715.96	($928.86)	($928.86)
2825644	$44.66	$3,134.03	$3,089.37	($1,056.57)	($1,056.57)
2825645	$44.66	$2,332.08	$2,287.42	($782.30)	($782.30)
2825646	$44.66	$2,678.40	$2,633.74	($900.74)	($900.74)
2825647	$44.66	$2,568.18	$2,523.52	($863.04)	($863.04)
2825648	$44.66	$2,357.20	$2,312.54	($790.89)	($790.89)
2825649	$44.66	$2,470.85	$2,426.19	($829.76)	($829.76)
2825650	$44.66	$2,679.78	$2,635.12	($901.21)	($901.21)
2825651	$44.66	$2,013.65	$1,968.99	($673.40)	($673.40)
2825652	$44.66	$2,855.22	$2,810.56	($961.21)	($961.21)
2825653	$44.66	$2,743.33	$2,698.67	($922.95)	($922.95)
2825654	$44.66	$2,689.48	$2,644.82	($904.53)	($904.53)
2825665	$44.66	$489.72	$445.06	($152.21)	($152.21)
2825666	$44.66	$489.72	$445.06	($152.21)	($152.21)
2825667	$44.66	$2,839.07	$2,794.41	($955.69)	($955.69)
2825668	$44.66	$2,528.10	$2,483.44	($849.34)	($849.34)
2825669	$44.66	$2,692.31	$2,647.65	($905.50)	($905.50)
2825670	$44.66	$2,764.83	$2,720.17	($930.30)	($930.30)
2825671	$44.66	$2,677.41	$2,632.75	($900.40)	($900.40)
2825672	$44.66	$2,448.62	$2,403.96	($822.16)	($822.16)
2825673	$44.66	$2,653.87	$2,609.21	($892.35)	($892.35)
2825674	$44.66	$2,516.32	$2,471.66	($845.31)	($845.31)
2825675	$44.66	$2,412.82	$2,368.16	($809.91)	($809.91)
2825676	$44.66	$2,841.96	$2,797.30	($956.68)	($956.68)
2825677	$44.66	$2,996.62	$2,951.96	($1,009.57)	($1,009.57)
2825695	$44.66	$1,686.02	$1,641.36	($561.35)	($561.35)
2825696	$44.66	$2,670.18	$2,625.52	($897.93)	($897.93)
2825697	$44.66	$2,842.63	$2,797.97	($956.91)	($956.91)
2825698	$44.66	$2,958.36	$2,913.70	($996.49)	($996.49)
2825699	$44.66	$2,670.18	$2,625.52	($897.93)	($897.93)
2825700	$44.66	$2,846.52	$2,801.86	($958.24)	($958.24)
2825701	$44.66	$2,974.20	$2,929.54	($1,001.90)	($1,001.90)
2825702	$44.66	$2,479.22	$2,434.56	($832.62)	($832.62)

Appendix C-2
Phase #1 TIRZ Credit Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2825703	$44.66	$2,314.58	$2,269.92	($776.31)	($776.31)
2825704	$44.66	$2,878.07	$2,833.41	($969.03)	($969.03)
2825705	$44.66	$2,198.98	$2,154.32	($736.78)	($736.78)
2825706	$44.66	$2,647.88	$2,603.22	($890.30)	($890.30)
2825707	$44.66	$2,301.70	$2,257.04	($771.91)	($771.91)
2825708	$44.66	$3,017.82	$2,973.16	($1,016.82)	($1,016.82)
2825711	$44.66	$1,991.44	$1,946.78	($665.80)	($665.80)
2825712	$44.66	$2,678.40	$2,633.74	($900.74)	($900.74)
2825713	$44.66	$2,704.99	$2,660.33	($909.83)	($909.83)
2825714	$44.66	$2,332.08	$2,287.42	($782.30)	($782.30)
2825715	$44.66	$2,494.84	$2,450.18	($837.96)	($837.96)
2825716	$44.66	$2,827.34	$2,782.68	($951.68)	PREPAID
2825717	$44.66	$2,670.18	$2,625.52	($897.93)	($897.93)
2825718	$44.66	$2,295.81	$2,251.15	($769.89)	($769.89)
2825719	$44.66	$2,842.63	$2,797.97	($956.91)	($956.91)
2825720	$44.66	$2,670.18	$2,625.52	($897.93)	($897.93)
2825721	$44.66	$1,699.49	$1,654.83	($565.95)	($565.95)
2825722	$44.66	$2,842.63	$2,797.97	($956.91)	($956.91)
2825725	$44.66	$2,650.63	$2,605.97	($891.24)	($891.24)
2825726	$44.66	$1,993.17	$1,948.51	($666.39)	($666.39)
2825727	$44.66	$2,357.20	$2,312.54	($790.89)	($790.89)
2825728	$44.66	$2,525.71	$2,481.05	($848.52)	($848.52)
2825729	$44.66	$2,678.40	$2,633.74	($900.74)	($900.74)
2825730	$44.66	$2,672.73	$2,628.07	($898.80)	($898.80)
2825731	$44.66	$2,199.87	$2,155.21	($737.08)	($737.08)
2825732	$44.66	$2,839.07	$2,794.41	($955.69)	($955.69)
2825733	$44.66	$2,670.18	$2,625.52	($897.93)	($897.93)
2825734	$44.66	$2,864.88	$2,820.22	($964.52)	($964.52)
2825735	$44.66	$2,184.50	$2,139.84	($731.83)	($731.83)
2825736	$44.66	$2,842.60	$2,797.94	($956.90)	($956.90)
2825737	$44.66	$2,670.18	$2,625.52	($897.93)	($897.93)
2825738	$44.66	$2,661.16	$2,616.50	($894.84)	($894.84)
2825739	$44.66	$2,717.50	$2,672.84	($914.11)	($914.11)
2825740	$44.66	$1,747.52	$1,702.86	($582.38)	($582.38)
2825741	$44.66	$2,827.34	$2,782.68	($951.68)	($951.68)
2825742	$44.66	$2,249.75	$2,205.09	($754.14)	($754.14)
2825743	$44.66	$2,649.54	$2,604.88	($890.87)	($890.87)
2825744	$44.66	$2,522.07	$2,477.41	($847.28)	($847.28)
2825745	$44.66	$2,649.92	$2,605.26	($891.00)	($891.00)
2825746	$44.66	$2,459.98	$2,415.32	($826.04)	($826.04)
2825747	$44.66	$1,865.23	$1,820.57	($622.64)	($622.64)
2825748	$44.66	$1,653.12	$1,608.46	($550.09)	($550.09)
2839523	$44.66	$1,750.17	$1,705.51	($583.29)	($583.29)
2825751	$44.66	$2,474.63	$2,429.97	($831.05)	($831.05)
2825752	$44.66	$2,670.18	$2,625.52	($897.93)	($897.93)
2825753	$44.66	$2,958.36	$2,913.70	($996.49)	($996.49)
2825754	$44.66	$2,240.42	$2,195.76	($750.95)	($750.95)
2825755	$44.66	$2,717.50	$2,672.84	($914.11)	($914.11)

Appendix C-2
Phase #1 TIRZ Credit Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2825756	$44.66	$2,295.81	$2,251.15	($769.89)	($769.89)
2825757	$44.66	$2,670.18	$2,625.52	($897.93)	($897.93)
2825758	$44.66	$2,482.67	$2,438.01	($833.80)	($833.80)
2825759	$44.66	$1,966.43	$1,921.77	($657.25)	($657.25)
2825760	$44.66	$2,751.43	$2,706.77	($925.72)	($925.72)
2825761	$44.66	$2,678.40	$2,633.74	($900.74)	($900.74)
2825762	$44.66	$2,680.97	$2,636.31	($901.62)	($901.62)
2825763	$44.66	$2,619.48	$2,574.82	($880.59)	($880.59)
2825764	$44.66	$2,670.18	$2,625.52	($897.93)	($897.93)
2839524	$44.66	$2,861.48	$2,816.82	($963.35)	($963.35)
2825766	$0.00	$6.12	$6.12	($2.09)	$0.00
2825767	$44.66	$2,645.85	$2,601.19	($889.61)	($889.61)
2825768	$44.66	$2,878.07	$2,833.41	($969.03)	($969.03)
2825769	$44.66	$2,338.43	$2,293.77	($784.47)	($784.47)
2825770	$44.66	$2,332.08	$2,287.42	($782.30)	($782.30)
2825771	$44.66	$2,357.20	$2,312.54	($790.89)	($790.89)
2825772	$22.33	$588.93	$566.60	($193.78)	($193.78)
2908779	$22.33	$588.93	$566.60	($193.78)	($193.78)
2825773	$44.66	$1,262.71	$1,218.05	($416.57)	($416.57)
2825774	$0.00	$6.12	$6.12	($2.09)	$0.00
Total	**$7,011.12**	**$379,199.18**	**$372,188.06**	**($127,288.32)**	**($126,324.08)**

APPENDIX D-1
PHASES #2-3 MAJOR IMROVEMENT ASSESSMENT ROLL SUMMARY – 2024-25

Appendix D-1

Assessment Roll Summary - Phases #2-3 Major Improvements

2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
997522	123	50	1	$1,502,852.11	$28,151.41	$94,356.11	$7,514.26	$15,764.79	($4,178.15)	$141,608.42
2779860	55	50	1	$672,007.04	$12,588.03	$42,191.75	$3,360.04	$7,049.30	($906.49)	$64,282.62
986507	106	50	1	$1,295,140.85	$24,260.56	$81,315.02	$6,475.70	$13,585.92	($3,342.51)	$122,294.69
	284			**$3,470,000.00**	**$65,000.00**	**$217,862.88**	**$17,350.00**	**$36,400.00**	**($8,427.15)**	**$328,185.73**

APPENDIX D-2
PHASES #2-3 MAJOR IMROVEMENT TIRZ CREDIT CALCULATION

Appendix D-2
Phases #2-3 TIRZ Credit Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
997522	$26.28	$12,243.08	$12,216.80	($4,178.15)	($4,178.15)
2779860	$2,456.13	$5,106.69	$2,650.56	($906.49)	($906.49)
986507	$21.03	$9,794.46	$9,773.43	($3,342.51)	($3,342.51)
Total	**$2,503.44**	**$27,144.23**	**$24,640.79**	**($8,427.15)**	**($8,427.15)**

APPENDIX E
PHASES #2-3 DIRECT IMROVEMENT ASSESSMENT ROLL SUMMARY – 2024-25

Appendix E
Assessment Roll Summary - Phases #2-3 Direct Improvements
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
997522	123	50	1	$4,003,996.48	$39,845.07	$222,986.15	$16,529.21	$26,505.63	$305,866.06
2779860	55	50	1	$1,790,404.93	$17,816.90	$99,709.25	$7,391.11	$11,852.11	$136,769.38
986507	106	50	1	$3,450,598.59	$34,338.03	$192,166.92	$14,244.68	$22,842.25	$263,591.89
	284			**$9,245,000.00**	**$92,000.00**	**$514,862.32**	**$38,165.00**	**$61,200.00**	**$706,227.32**

APPENDIX F
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Chalk Hill Public Improvement District No. 2 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

ONCE RECORDED WITH THE COUNTY, PLEASE SEND A COPY TO TXPID.DISCLOSURES@MUNICAP.COM.

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE CHALK HILL PUBLIC IMPROVEMENT DISTRICT NO. 2 IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on December 12, 2017, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2017-212R establishing the Chalk Hill Public Improvement District No. 2 (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Phase #1 the PID, pursuant to Ordinance No. 2018-12 which ordinance also approved the Chalk Hill Public Improvement District No. 2 Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of March 23, 2018 (the "Service and Assessment Plan and Phase #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Phases #2-3 Major Improvement Area of the PID, pursuant to Ordinance No. 2018-14 which ordinance also approved the Chalk Hill Public Improvement District No. 2 Service and Assessment Plan and Assessment Roll related to the Phases #2-3 Major Improvement Area, dated as of March 23, 2018 (the "Service and Assessment Plan and Phases #2-3 Major Improvement Area Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Phases #2-3 Direct Improvement Area of the PID, pursuant to Ordinance No. 2023-65 which ordinance also approved the Chalk Hill Public Improvement District No. 2 Service and Assessment Plan and Assessment Roll related to the Phases #2-3 Direct Improvements, dated as of July 11, 2023 (the "Service and Assessment Plan and Phases #2-3 Direct Improvements Assessment Roll") [and, together with the Service and Assessment Plan and Phase #1 and Phases #2-3 Major Improvement Area Assessment Rolls, the "Service and Assessment Plan and Assessment Rolls"]; and

WHEREAS, the Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1, Phases #2-3 Major Improvement Area, and the Phases #2-3 Direct Improvement Assessment Rolls attached thereto, update the Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that

occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Chalk Hill Public Improvement District No. 2 Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Phase #1, Phases #2-3 Major Improvement Area, and Phases #2-3 Direct Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST: APPROVED:

_____ _____

City Secretary Mayor

APPROVED AS TO FORM:

_____
City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Creeks of Legacy PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Creeks of Legacy Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Creeks of Legacy PID was created by the City Council pursuant to the PID Act and a resolution approved on April 29, 2014. The PID is located approximately one mile east of the Dallas North Toll Road service extension. The PID is anticipated to contain an estimated 1,041 residential units on approximately 322 acres within three phases. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. SAP Update Presentation
2. Creeks of Legacy PID - Annual Service Plan Update
3. Creeks of Legacy PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

CREEKS OF LEGACY
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 - 8/31/25)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

CREEKS OF LEGACY
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 – 8/31/25)

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APPENDIX F - PHASE #3 ASSESSMENT ROLL - 2024-25

APPENDIX G - PID ASSESSMENT NOTICE

I. INTRODUCTION

The Creeks of Legacy Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on April 29, 2014 to finance certain public improvement projects for the benefit of the property in the PID.

On June 20, 2014, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2014 (Creeks of Legacy Public Improvement District Phase #1 Project) (the "Phase #1A Bonds") in the aggregate principal amount of $8,750,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Phase #1 of the PID. In addition, reimbursement obligations for the Phase #1 Reimbursement Agreement in the aggregate principal amount of $3,750,000 are secured by Special Assessments.

On August 14, 2018, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (Creeks of Legacy Public Improvement District Phase #1B Project) (the "Phase #1B Bonds") in the aggregate principal amount of $3,750,000 to fully reimburse the Developer for the unpaid balance of the Phase #1 Reimbursement Agreement.

On May 9, 2023, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Refunding Bonds, Series 2023 (Creeks of Legacy Public Improvement District Phase #1 Project) (the "Phase #1 Refunding Bonds") in the aggregate principal amount of $10,181,000. The Phase #1 Refunding Bonds were issued to refinance the Phase #1A Bonds and Phase #1B Bonds.

On June 20, 2014, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2014 (Creeks of Legacy Public Improvement District Phases #2-3 Major Improvement Project) (the "Phases #2-3 Major Improvement Bonds") in the aggregate principal amount of $6,575,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Phases #2-3 of the PID.

On May 9, 2023, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Refunding Bonds, Series 2023 (Creeks of Legacy Public Improvement District Phases #2-3 Major Improvement Project) (the "Phases #2-3 Major Improvement Refunding Bonds") in the aggregate principal amount of $5,415,000. The Phases #2-3 Refunding Bonds were issued to refinance the Phases #2-3 Major Improvement Bonds.

On August 14, 2018, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (Creeks of Legacy Public Improvement District Phase #2 Project) (the "Phase #2 Bonds") in the aggregate principal amount of $6,875,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Phase #2 of the PID.

On August 11, 2020, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2020 (Creeks of Legacy Public Improvement District Phase #3 Project) (the "Phase #3 Bonds") in the aggregate principal amount of $3,600,000 to fully reimburse the Developer for the unpaid balance of the Phase #3 Reimbursement Agreement to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Phase #3 of the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The Service and Assessment Plan was updated for Phase #2 on March 13, 2018 and August 14, 2018 to incorporate the Phase #2 Bonds, updated for Phase #3 on June 9, 2020 and August 11, 2020 to incorporate the Phase #3 Bonds, and updated for the Phase #1 Refunding Bonds and Phases #2-3 Major Improvement Refunding Bonds on May 9, 2023 (the "Amended and Restated Service and Assessment Plan"). Pursuant to the PID Act, the Amended and Restated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted the Phase #1 Assessment Roll, Phases #2-3 Major Improvement Assessment Roll, Phase #2 Assessment Roll, and Phase #3 Assessment Roll attached as Appendix G, Appendix H, Appendix I, and Appendix J, respectively, to the Amended and Restated Service and Assessment Plan, identifying the assessments on each parcel within the PID, based on the method of assessment identified in the Amended and Restated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2024-25.

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

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

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

Capitalized terms not defined herein shall have the meanings assigned to such terms in the Amended and Restated Service and Assessment Plan.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phases #2-3 Major Improvement Area Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on June 18, 2014, the initial total estimated costs of the Phase #2-3 Major Improvements, less the proportional share allocated to Phase #1, were equal to $7,091,043. As described in the Amended and Restated Service and Assessment Plan for Phase #3, the actual costs of the Phase #2-3 Improvements, less the proportional share allocated to Phase #1, were equal to $12,047,789, representing an increase of $4,956,746 from the initial total estimated costs.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Major Improvements and the Additional Major Improvements (less the proportional share allocated to Phase #1), (2) establish the PID, and (3) Phases #2-3 Major Improvement Bonds. The actual costs of the Phase #2-3 Improvements are shown in Table IV-A.2 in the Amended and Restated Service and Assessment Plan for Phase #3.

The Phase #2-3 Major Improvements were completed and accepted by the City on July 30, 2020.

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Table II-A-1
Updated Sources and Uses – Phases #2-3 Major Improvement Area

Sources of Funds	Initial Estimated Budget[1]	Actual Amount[2]	Variance
Bond par amount	$6,575,000	$6,575,000	$0
Other funding sources[3]	$516,043	$5,472,789	$4,956,746
Total Sources	**$7,091,043**	**$12,047,789**	**$4,956,746**
			$0
Uses of Funds			$0
Major Improvements			$0
Road improvements	$2,571,523	$3,818,812	$1,247,290
Water distribution system improvements	$503,501	$747,719	$244,218
Sanitary sewer improvements	$545,942	$810,746	$264,803
Storm drainage improvements	$1,028,223	$1,526,952	$498,729
Other soft and miscellaneous costs	$482,281	$716,206	$233,925
Subtotal	**$5,131,470**	**$7,620,436**	**$2,488,965**
Additional Major Improvements			
Road improvements	$0	$762,390	$762,390
Water distribution system improvements	$0	$249,192	$249,192
Sanitary sewer improvements	$0	$11,420	$11,420
Storm drainage improvements	$0	$951,443	$951,443
Other soft and miscellaneous costs	$0	$493,336	$493,336
Subtotal	**$0**	**$2,467,780**	**$2,467,780**
Estimated Bond issue costs	$1,959,573	$1,959,573	$0
Total Uses	**$7,091,043**	**$12,047,789**	**$4,956,746**

1 - The Major Improvements and Additional Major Improvements shown herein represent the amounts allocated to the Phases #2-3 Improvement Area as shown in the Amended and Restated Service and Assessment Plan for Phase #3.
2 - Actual costs amounts for the improvements are provided as shown in the Amended and Restated Service and Assessment Plan for Phase #3.
3 - Other funding sources represents Developer deposits and/or Developer contributions.

Phases #2-3 Major Improvement Area Cost Variances

As shown in Table II-A-1 above, there are improvement cost increases of $4,956,746 of which $2,467,780 represent Additional Major Improvement Costs that were not originally considered for construction. The increase in public improvement costs were funded by the Developer.

Phases #2-3 Major Improvement Area Refunding Sources and Uses

Pursuant to the Amended and Restated Service and Assessment Plan adopted on May 9, 2023, the initial total estimated costs of the Phase #2-3 Major Improvement Area Refunding Bonds were equal to $6,786,171**.** According to the Trustee records as of June 30, 2023 and the Phases #2-3 Major Improvement Area Refunding Bond Closing Instruction Letter dated May 31, 2023, the actual costs of the Phases #2-3 Major Improvement Area Refunding Bonds remain unchanged.

Table II-A-2 below summarizes the updated sources and uses of funds required to issue the Phases #2-3 Major Improvement Area Refunding Bonds.

Table II-A-2
Updated Sources and Uses – Phases #2-3 Major Improvement Area Refunding Bonds

Sources of Funds	Initial Estimated Budget[1]	Actual Amount[2]	Variance
Bond par amount	$5,415,000	$5,415,000	$0
Available Trust Fund Balances	$1,371,171	$1,371,171	$0
Total Sources	**$6,786,171**	**$6,786,171**	**$0**
Uses of Funds			
Deposit to Escrow Fund for Phases #2-3 Refunding Bonds	$6,160,578	$6,160,578	$0
Subtotal	*$6,160,578*	*$6,160,578*	*$0*
Estimated Bond issuance costs			
Reserve Fund	$125,700	$125,700	$0
Underwriter's Discount	$118,300	$118,300	$0
Other estimated bond issuance costs	$381,593	$381,593	$0
Subtotal: Bond issuance costs	*$625,593*	*$625,593*	*$0*
Total Uses	**$6,786,171**	**$6,786,171**	**$0**

1 - According to the Amended and Restated Service and Assessment Plan as updated for Phases #2-3 Major Improvement Area Refunding on May 9, 2023.
2 - According to the Trustee records as of June 30, 2023 and the Phases #2-3 Major Improvement Area Refunding Bonds Closing Instruction Letter dated May 31, 2023.

Phases #2-3 Major Improvement Area Refunding Bonds Cost Variances

As shown in Table II-A-2 above, there are no significant variances between the initial estimated budget and the actual amount spent to be reported at this time.

Phases #1 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on June 18, 2014, the initial total estimated costs of the Phase #1 Improvements, including the Phase #1 proportional share of Major Improvement costs, were equal to $17,322,012. As described in the Amended and Restated Service and Assessment Plan for Phase #3, the actual costs of the Phase #1 Improvements, including the Phase #1 proportional share of Major Improvement costs, were equal to $19,889,931, representing an increase of $2,567,919 from the initial total estimated costs.

Table II-A-3 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements (including the proportional share of Major Improvement and Additional Major Improvement costs allocated to Phase #1), (2) establish the PID, and (3) issue the Phase #1A Bonds and Phase #1B Bonds. The actual costs of the Phase #1 Improvements are shown in Table IV-A.2 in the Amended and Restated Service and Assessment Plan for Phase #3.

The Phase #1 Improvements were completed and accepted by the City on September 6, 2018.

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Table II-A-3
Updated Sources and Uses – Phase #1

Sources of Funds	Phase #1A Initial Estimated Budget[1]	Phase #1B Initial Estimated Budget[1]	Total Phase #1 Initial Estimated Budget[1]	Actual Amount[2]	Variance
Estimated Bond par amount	$8,750,000	$3,750,000	$12,500,000	$12,500,000	$0
Other funding sources[3]	$542,012	$4,280,000	$4,822,012	$7,389,931	$2,567,919
Total Sources	**$9,292,012**	**$8,030,000**	**$17,322,012**	**$19,889,931**	**$2,567,919**
					$0
Uses of Funds					$0
Major Improvements					
Road improvements	$1,673,669	$1,200,981	$2,874,650	$2,846,188	($28,462)
Water distribution system improvements	$327,703	$235,151	$562,853	$557,281	($5,573)
Sanitary sewer improvements	$355,325	$254,972	$610,297	$604,254	($6,043)
Storm drainage improvements	$669,216	$480,212	$1,149,429	$1,138,048	($11,381)
Other soft and miscellaneous costs	$313,891	$225,240	$539,132	$533,794	($5,338)
Subtotal: Major Improvements	*$3,339,804*	*$2,396,556*	*$5,736,361*	*$5,679,564*	*($56,796)*
Additional Major Improvements					
Road improvements	$0	$0	$0	$568,214	$568,214
Water distribution system improvements	$0	$0	$0	$185,724	$185,724
Sanitary sewer improvements	$0	$0	$0	$8,512	$8,512
Storm drainage improvements	$0	$0	$0	$709,117	$709,117
Other soft and miscellaneous costs	$0	$0	$0	$367,686	$367,686
Subtotal: Additional Major Improvements	*$0*	*$0*	*$0*	*$1,839,254*	*$1,839,254*
Phase 1 Improvements					
Road improvements	$1,161,501	$1,503,499	$2,665,000	$2,665,000	$0
Water distribution system improvements	$344,310	$445,690	$790,000	$790,000	$0
Sanitary sewer improvements	$475,061	$614,939	$1,090,000	$1,090,000	$0
Storm drainage improvements	$642,857	$832,143	$1,475,000	$1,475,000	$0
Other soft and miscellaneous costs	$1,093,354	$1,415,285	$2,508,639	$2,508,639	$0
Subtotal: Phase 1 Improvements	*$3,717,083*	*$4,811,556*	*$8,528,639*	*$8,528,639*	*$0*
Estimated Bond issue costs	$2,235,125	$821,887	$3,057,012	$3,842,474	$785,462
Total Uses	**$9,292,012**	**$8,030,000**	**$17,322,012**	**$19,889,931**	**$2,567,919**

1 - The Major Improvements and Additional Major Improvements shown herein represent the amounts allocated to the Phase #1 Improvement Area as shown in the Amended and Restated Service and Assessment Plan for Phase #3.
2 - Actual costs amounts for the improvements are provided as shown in the Amended and Restated Service and Assessment Plan for Phase #3.
3 - Other funding sources represents Developer deposits and/or Developer contributions.

Phase #1 Cost Variances

As shown in Table II-A-3 on the previous page, there are improvement cost increases of $2,567,919 of which $1,839,254 represent Additional Major Improvement Costs that were not originally considered for construction and the remainder of the costs increase is due to increased costs of issuance associated with the Phase #1B Bonds. The increase in public improvement costs were funded by the Developer.

Phase #1 Refunding Bonds Sources and Uses

Pursuant to the Amended and Restated Service and Assessment Plan adopted on May 9, 2023, the initial total estimated costs of the Phase #2-3 Major Improvement Area Refunding Bonds were equal to $6,786,171**.** According to the Trustee records as of June 30, 2023 and the Phases #2-3 Major Improvement Area Refunding Bond Closing Instruction Letter dated May 31, 2023, the actual costs of the Phase #1 Refunding Bonds remain unchanged.

Table II-A-4 below summarizes the updated sources and uses of funds required to issue the Phase #1 Refunding Bonds.

Table II-A-4
Updated Sources and Uses – Phase #1 Refunding Bonds

Sources of Funds	Initial Estimated Budget[1]	Actual Amount[2]	Variance
Bond par amount	$10,181,000	$10,181,000	$0
Available Trust Fund Balances	$2,558,047	$2,558,047	$0
Total Sources	**$12,739,047**	**$12,739,047**	**$0**
Uses of Funds			
Deposit to Escrow Fund for Phase #1 Refunding Bonds	$11,741,619	$11,741,619	$0
Subtotal	*$11,741,619*	*$11,741,619*	*$0*
Estimated Bond issuance costs			
Reserve Fund	$207,592	$207,592	$0
Underwriter's Discount	$213,620	$213,620	$0
Other estimated bond issuance costs	$576,216	$576,216	$0
Subtotal: Bond issuance costs	*$997,428*	*$997,428*	*$0*
Total Uses	**$12,739,047**	**$12,739,047**	**$0**

1 - According to the Amended and Restated Service and Assessment Plan as updated for Phase #1 Refunding on May 9, 2023.
2 - According to the Trustee records as of June 30, 2023 and the Phase #1 Refunding Bonds Closing Instruction Letter dated May 31, 2023.

Phase #1 Refunding Bonds Cost Variances

As shown in Table II-A-4 on the previous page, there are no significant variances between the initial estimated budget and the actual amount spent to be reported at this time.

Phases #2 Sources and Uses

Pursuant to the Amended and Restated Service and Assessment Plan, updated for Phase #2, adopted on March 13, 2018 and August 14, 2018, the initial total estimated costs of the Phase #2 Improvements were equal to $10,302,894. As described in the Amended and Restated Service and Assessment Plan for Phase #3, the actual costs of the Phase #2 Improvements were equal to $10,286,253, representing a decrease of $16,641 from the initial total estimated costs.

Table II-A-5 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #2 Improvements, (2) establish the PID, and (3) issue the Phase #2 Bonds. The actual costs of the Phase #2 Improvements are shown in Table IV-A.2 in the Amended and Restated Service and Assessment Plan for Phase #3.

The Phase #2 Improvements were completed and accepted by the City on March 22, 2019.

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Table II-A-5
Updated Sources and Uses – Phase #2

Sources of Funds	Initial Estimated Budget[1]	Actual Amount[2]	Variance
Bond par amount	$6,875,000	$6,875,000	$0
Other funding sources[3]	$3,427,894	$3,411,253	($16,641)
Total Sources	**$10,302,894**	**$10,286,253**	**($16,641)**
Uses of Funds			
Additional Major Improvements			
Road improvements	$519,232	$514,091	($5,141)
Water distribution system improvements	$169,714	$168,034	($1,680)
Sanitary sewer improvements	$7,778	$7,701	($77)
Storm drainage improvements	$647,989	$641,573	($6,416)
Other soft and miscellaneous costs	$335,991	$332,664	($3,327)
Subtotal	*$1,680,704*	*$1,664,063*	*($16,641)*
Phase #2 Improvements			
Road improvements	$3,101,987	$3,101,987	$0
Water distribution system improvements	$1,109,646	$1,109,646	$0
Sanitary sewer improvements	$809,669	$809,669	$0
Storm drainage improvements	$630,512	$630,512	$0
Other soft and miscellaneous costs	$1,363,027	$1,363,027	$0
Subtotal	*$7,014,841*	*$7,014,841*	*($0)*
Estimated Bond issue costs	$1,607,349	$1,607,349	$0
Total Uses	**$10,302,894**	**$10,286,253**	**($16,641)**

1 - The Additional Major Improvements shown herein represent the amounts allocated to the Phase #2 Improvement Area as shown in the Amended and Restated Service and Assessment Plan for Phase #3.
2 - Actual costs amounts for the improvements are provided as shown in the Amended and Restated Service and Assessment Plan for Phase #3.
3 - Other funding sources represents Developer deposits and/or Developer contributions.

Phase #2 Cost Variances

As shown in Table II-A-5 above, there are no significant variances for the Phase #2 Improvement costs.

Phases #3 Sources and Uses

Pursuant to the Amended and Restated Service and Assessment Plan, updated for Phase #3, adopted on June 9, 2020 the initial total estimated costs of the Phase #3 Improvements are estimated to be $4,403,717. As described in the Amended and Restated Service and Assessment

Plan for Phase #3, the updated estimated costs of the Phase #3 Improvements were equal to $5,209,749, representing an increase of $806,032 from the initial total estimated costs.

Table II-A-6 below summarizes the estimated sources and uses of funds required to (1) construct the Phase #3 Improvements, (2) establish the PID, and (3) issue the Phase #3 Bonds. The updated estimated costs of the Phase #3 Improvements are shown in Table IV-A.2 in the Amended and Restated Service and Assessment Plan for Phase #3.

The Phase #3 Improvements were completed and accepted by the City on July 30, 2020.

Table II-A-6
Estimated Sources and Uses – Phase #3

Sources of Funds	Initial Estimated Budget[1]	Actual Amount[2]	Variance
Bond par amount	$3,600,000	$3,600,000	$0
Other funding sources[3]	$803,717	$1,609,749	$806,032
Total Sources	**$4,403,717**	**$5,209,749**	**$806,032**
Uses of Funds			
Additional Major Improvements			
Road improvements	$248,298	$248,298	$0
Water distribution system improvements	$81,158	$81,158	$0
Sanitary sewer improvements	$3,719	$3,719	$0
Storm drainage improvements	$309,870	$309,870	$0
Other soft and miscellaneous costs	$160,672	$160,672	$0
Subtotal	*$803,717*	*$803,717*	*$0*
Phase #3 Improvements			
Road improvements	$1,779,000	$1,779,000	$0
Utility (water, sanitary sewer, and storm drainage) improvements	$1,111,000	$1,111,000	$0
Other soft and miscellaneous costs	$710,000	$710,000	$0
Subtotal	*$3,600,000*	*$3,600,000*	*$0*
Estimated Bond issue costs	$0	$806,032	$806,032
Total Uses	**$4,403,717**	**$5,209,749**	**$806,032**

1 - The Additional Major Improvements shown herein represent the amounts allocated to the Phase #3 Improvement Area as shown in the Amended and Restated Service and Assessment Plan for Phase #3.
2 - Revised budget amounts for the improvements are provided as shown in the Amended and Restated Service and Assessment Plan for Phase #3.
3 - Other funding sources represents Developer deposits and/or Developer contributions.

Phase #3 Cost Variances

As shown in Table II-A-6 on the previous page, the increase in Phase #3 estimated costs is associated with estimated costs of issuance of the Phase #3 Bonds, which were funded by the Developer in a reduction of the Phase #3 Reimbursement Agreement.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years. Based upon the actual budget for the Authorized Improvements shown in Section II.A, the Annual Installments expected to be collected during the next five years is shown in Table II-B-1 below.

Table II-B-1
Projected Annual Installments (2015-2030)

Assessment Year Ending 09/01[1]	Phase #1 Projected Annual Installments	Phases #2-3 Projected Annual Installments	Phase #2 Projected Annual Installments	Phase #3 Projected Annual Installments
2015-2024	$7,575,249	$4,482,807	$2,376,646	$660,678
2025	$414,860	$36,144	$447,987	$209,471
2026	$898,822	$566,564	$483,460	$226,527
2027	$899,511	$577,043	$475,634	$225,842
2028	$899,266	$585,305	$468,092	$220,167
2029	$899,085	$567,409	$485,809	$229,710
2030	$898,914	$573,763	$482,104	$223,852
Total	**$12,485,708**	**$7,389,036**	**$5,219,732**	**$1,996,248**

1 – Assessment years ending 2015 through 2025 reflect actual Annual Installments and are net of applicable reserve fund income, TIRZ credits, and capitalized interest. Assessment years 2026 through 2030 reflect projected Annual Installments, not inclusive of applicable credits, and are subject to change.

C. Annual Budget – Phase #1

Phase #1 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1A Bonds and/or execution of the Phase #1 Reimbursement Agreement, of which twenty (20) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 Refunding Bonds commencing with the issuance of the Phase #1 Refunding Bonds. The effective interest rate on the Phase #1 Refunding Bonds is 5.11 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1 Refunding Bonds (5.11 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments.

These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Amended and Restated Service and Assessment Plan and applicable Trust Indenture, such the TIRZ Credit, capitalized interest, and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1 Refunding Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Amended and Restated Service and Assessment plan and applicable Trust Indenture.

Phase #1 Annual Installments to be collected for 2024-25

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-C-1 on the following page.

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Table II-C-1
Budget for the Phase #1 Annual Installments
to be Collected for 2024-25

Descriptions	Phase #1 Refunding Bonds
Interest payment on March 1, 2025	$255,934
Interest payment on September 1, 2025	$255,934
Principal payment on September 1, 2025	$292,000
Subtotal debt service on bonds	$803,869
Excess interest for additional interest reserves	$50,085
Administrative Expenses	$44,737
Subtotal Expenses	$898,691
Available TIRZ Credit	($473,745)
Available reserve fund income	($10,085)
Available Administrative Expense account	$0
Subtotal funds available	($483,831)
Annual Installments	**$414,860**

Debt Service Payments

Annual Installments to be collected for principal and interest include Phase #1 Refunding Bond interest due on March 1, 2025, in the amount of $255,934 and on September 1, 2025, in the amount of $255,34, which equals six months interest on the outstanding Phase #1 Assessments balance of $10,017,000, respectively, at an effective interest rate of 5.11 percent. Phase #1 Annual Installments to be collected include a principal amount of $292,000 due on September 1, 2025. As a result, total Annual Installments to be collected for Phase #1 principal and interest in 2024-25 is equal to $803,869.

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for additional interest reserves in the amount of $50,085, which equals 0.5 percent interest on the outstanding Phase #1 Assessments balance of $10,017,000.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-C-2 on the following page, the total Phase #1 administrative expenses to be collected for 2024-25 are estimated to be $44,737.

Table II-C-2
Phase #1 Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$6,000
Administrator	$31,000
Trustee	$2,750
Auditor	$2,000
Contingency	$2,987
Total	**$44,737**

Available TIRZ Credit

According to the City, there have been TIRZ increments collected in 2023 in the total amount of $473,745 that are available to be used as TIRZ Credit in 2024-25 for the respective Parcels within Phase #1. This TIRZ Credit amount is allocated based upon the amount of TIRZ increment generated by each Parcel within Phase #1 and each Parcel that has an outstanding Phase #1 Assessment balance as of September 1, 2024 as shown in Appendix C-2.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Phase #1 Reserve Fund was $217,678, which includes the Bond Reserve Requirement of $207,592 and an excess balance of $10,085. Pursuant to Section 6.7(e) of the Phase #1 Refunding Bond Trust Indenture the excess balance of $10,085 should be transferred to the Phase #1 Refunding Bond Principal& Interest Account and used to pay interest on the Phase #1 Refunding Bond on the next interest payment date. As a result, $10,085 is available to reduce the Phase #1 2024-25 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the available balance for administrative expenses was $60,802. Approximately $60,802 is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phase #1 2024-25 Annual Installment.

D. Annual Installments Per Unit - Phase #1

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #1 Refunding Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Amended and Restated Service and Assessment Plan, and to cover Administrative Expenses of Phase #1.

According to the Amended and Restated Service and Assessment Plan, 427 units representing 374.80 total Equivalent Units were built within Phase #1 of the PID. As of May 31, 2024, two

Parcels have prepaid their Phase #1 Assessment in full representing 1.73 equivalent Units and one Parcel has prepaid a portion of their Phase #1 Assessment representing 0.57 Equivalent Units. As a result, the outstanding Phase #1 Equivalent Units are 372.50 (374.80 – 1.73 – 0.57 = 372.50). Accordingly, the net principal, interest, and additional interest reserve portion of Annual Installment to be collected from each Equivalent Unit for Phase #1 will be $2,265.41 (i.e. ($803,869 + $50,085 – $10,085) ÷ 372.50 = $2,265.41).

Administrative Expenses will continue to be collected from all Parcels with an outstanding Phase #1 Assessment balance based on each Parcel's initial Equivalent Unit. Administrative Expenses to be collected from each Equivalent Unit for Phase #1 will be $119.92 (i.e., $44,737 ÷ 373.07 = $119.92).

As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #1 will be $2,385.33 (i.e., $2,265.41 + $119.92 = $2,385.33). The Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,385.33 by the total Equivalent Units for each Parcel in Phase #1 less the applicable TIRZ Credit, if any, as shown in Appendix C-1.

The Annual Installment due to be collected from each Land Use Class in Phase #1 for 2024-25 is shown in Table II-D-1 below.

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

Land Use Class	Annual Installment per Equivalent Unit	Equivalent Unit Factor	Annual Installment[1]
Lot Type 1 (70' Lot)	$2,385.33	1.00	$2,385.33
Lot Type 2 (60' Lot)	$2,385.33	0.88	$2,099.09
Lot Type 3 (50' Lot)	$2,385.33	0.73	$1,741.29

1 - Amounts do not include applicable TIRZ credits, if any.

The list of Parcels within Phase #1 of the PID, the corresponding lot types of the current residential Parcels, the corresponding total initial and outstanding Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, the TIRZ Credit and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

E. Annual Budget – Phases #2-3 Major Improvement Area

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phases #2-3 Major Improvement Bonds, of which sixteen (16) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phases #2-3 Major Improvement Refunding Bonds commencing with the issuance of the Phases #2-3 Major Improvement Refunding Bonds. The effective interest rate applicable for 2024-25 on the Phases #2-3 Major Improvement Refunding Bonds is 5.13 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phases #2-3 Major Improvement Refunding Bonds (5.13 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Trust Indenture, such as TIRZ Credit, capitalized interest, and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phases #2-3 Major Improvement Refunding Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Amended and Restated Service and Assessment plan and applicable Trust Indenture.

Phases #2-3 Major Improvement Area Annual Installments to be collected for 2024-25

The budget for Phases #2-3 Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-E-1 on the following page.

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Table II-E-1
Budget for the Phases #2-3 Major Improvement Area Annual Installments to be Collected for 2024-25

Descriptions	Phases #2-3 Refunding Bonds
Interest payment on March 1, 2025	$135,355
Interest payment on September 1, 2025	$135,355
Principal payment on September 1, 2025	$228,000
Subtotal debt service on bonds	$498,710
Excess interest for additional interest reserves	$26,385
Administrative Expenses	$56,182
Subtotal Expenses	$581,277
Available TIRZ Credit	($526,021)
Available reserve fund income	($5,547)
Available Administrative Expense account	($13,564)
Subtotal funds available	($545,132)
Annual Installments	**$36,144**

Debt Service Payments

Annual Installments to be collected for principal and interest include Phases #2-3 Major Improvement Refunding Bond interest due on March 1, 2025, in the amount of $135,355 and on September 1, 2025, in the amount of $135,355, which equal interest on the outstanding Phases #2-3 Major Improvement Assessments balance of $5,277,000 for six months respectively, at an effective interest rate of 5.13 percent. Phases #2-3 Major Improvement Annual Installments to be collected include a principal amount of $228,000 due on September 1, 2025. As a result, total Annual Installments to be collected for Phases #2-3 Major Improvement principal and interest in 2024-25 is equal to $498,710.

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for additional interest reserves in the amount of $26,385, which equals 0.5 percent interest on the outstanding Phases #2-3 Major Improvement Assessments balance of $5,277,000.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-E-2 on the following page the total Phases #2-3 administrative expenses to be collected for 2024-25 are estimated to be $56,182.

Table II-E-2
Phases #2-3 Major Improvement Area
Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$6,000
Administrator	$41,000
Trustee	$2,750
Auditor	$2,000
Contingency	$4,432
Total	**$56,182**

Available TIRZ Credit

According to the City, there have been TIRZ increments collected in 2023 in the total amount of $526,021 that are available to be used as TIRZ Credit in 2024 for the respective Parcels within Phases #2-3. This TIRZ Credit amount is allocated based upon the amount of TIRZ increment generated by each Parcel within Phases #2-3 and each Parcel that has an outstanding Phases #2-3 Assessment balance as of September 1, 2024 as shown in Appendix D-2.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Phases #2-3 Major Improvement Reserve Fund was $131,247, which includes the Bond Reserve Requirement of $125,700 and an excess balance of $5,547. Pursuant to Section 6.7(e) of the Phases #2-3 Refunding Bonds Trust Indenture the excess balance of $5,547 should be transferred to the Phases #2-3 Principal & Interest Account and used to pay interest on the Phases #2-3 Refunding Bonds on the next interest payment date. As a result, $5,547 is available to reduce the Phases #203 Major Improvement 2024-25 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no credit to reduce the Phases #2-3 Major Improvement 2024-25 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the balance in the Administrative Expense Fund was $83,480. Approximately $69,915 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there is $13,564 anticipated to be available in the Administrative Expense Fund to reduce the Phases #2-3 Major Improvement 2024-25 Annual Installment.

F. Annual Installments Per Unit - Phases #2-3 Major Improvement Area

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phases #2-3 Major Improvement Refunding Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Amended and Restated Service and Assessment Plan, and to cover Administrative Expenses of the Phases #2-3 Major Improvement Area.

According to the Amended and Restated Service and Assessment Plan, 614 units representing 502.88 total Equivalent Units were built within Phases #2-3 of the PID. As of May 31, 2024, two Parcels have prepaid the Phases #2-3 Major Improvement Assessment in full representing 1.46 prepaid Equivalent Units and two Parcels have partially prepaid the Phases #2-3 Major Improvement Assessment representing 0.19 prepaid Equivalent Units. As a result, the outstanding Phases #2-3 Major Improvement area Equivalent Units are 501.23 (502.88 – 1.46 – 0.19 = 501.23). Accordingly, the net principal, interest, and additional interest reserve portion of Annual Installment to be collected from each Equivalent Unit for the Phases #2-3 Major Improvement Area will be $1,036.55 (i.e. ($498,710 + $26,385 - $5,547) ÷ 501.23 = $1,036.55).

Administrative Expenses will continue to be collected from all Parcels with an outstanding Phases #2-3 Major Improvement Area Assessment balance based on each Parcel's initial Equivalent Unit. Administrative Expenses to be collected from each Equivalent Unit for the Phases #2-3 Major Improvement Area will be $84.99 (i.e. ($56,182 - $13,564 ÷ 501.42 = $84.99).

As a result, the total Annual Installment to be collected from each Equivalent Unit within the Phases #2-3 Major Improvement Area will be $1,121.54 (i.e., $1,036.55 + $84.99 = $1,121.54). The Annual Installment to be collected from each Parcel within the Phases #2-3 Major Improvement Area is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,121.54 by the total estimated Equivalent Units for each Parcel in the Phases #2-3 Major Improvement Area less the applicable TIRZ Credit, if any, as shown in Appendix D-1.

The Annual Installment due to be collected from each Land Use Class in the Phases #2-3 Major Improvement Area for 2024-25 is shown in Table II-F-1 below.

Table II-F-1
Annual Installment Per Unit – Phases #2-3 Major Improvement Area

Land Use Class	Annual Installment per Equivalent Unit	Equivalent Unit Factor	Annual Installment[1]
Lot Type 1 (70' Lot)	$1,121.54	1.00	$1,121.54
Lot Type 2 (60' Lot)	$1,121.54	0.88	$986.96
Lot Type 3 (50' Lot)	$1,121.54	0.73	$818.73

1 - Amounts do not include applicable TIRZ credits, if any.

The list of Parcels within the Phases #2-3 Major Improvement Area of the PID, the corresponding lot types of the current residential Parcels, the corresponding total initial and outstanding Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, the TIRZ Credit and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

G. ANNUAL BUDGET – PHASE #2

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #2 Bonds, of which twenty-four (24) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #2 Bonds commencing with the issuance of the Phase #2 Bonds. The effective interest rate on the Phase #2 Bonds is 5.61 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #2 Bonds (5.61 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Amended and Restated Service and Assessment Plan and applicable Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #2 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Amended and Restated Service and Assessment plan and applicable Trust Indenture.

Phase #2 Annual Installments to be collected for 2024-25

The budget for Phase #2 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-G-1 below.

Table II-G-1
Budget for the Phase #2 Annual Installments to be Collected for 2024-25

Descriptions	Phase #2 Bonds
Interest payment on March 1, 2025	$185,289
Interest payment on September 1, 2025	$185,289
Principal payment on September 1, 2025	$45,000
Subtotal debt service on bonds	*$415,578*
Administrative Expenses	$26,538
Excess interest for additional interest reserves	$33,027
Subtotal Expenses	*$475,143*
Available reserve fund income	($27,156)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($27,156)*
Annual Installments	**$447,987**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2025 in the amount of $185,289 and on September 1, 2025 in the amount of $185,289, which equal interest on the outstanding Phase #2 Assessments balance of $6,605,376 for six months each and an effective interest rate of 5.61 percent. Annual Installments to be collected include a principal amount of $45,000 due on September 1, 2025. As a result, total Annual Installments to be collected for Phase #2 principal and interest in 2024-25 is estimated to be equal to $415,578.

Excess Interest for Additional interest Reserve

Annual Installments to be collected for excess interest for additional interest reserves in the amount of $33,027, which equals 0.5 percent interest on the outstanding Phase #2 Assessments balance of $6,605,376.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-G-2 on the following page, the total administrative expenses to be collected for 2024-25 are estimated to be $26,538.

Table II-G-2
Administrative Budget Breakdown – Phase #2

Description	2024-25 Estimated Budget
City	$6,000
Administrator	$14,000
Trustee	$2,750
Auditor	$2,000
Contingency	$1,788
Total	**$26,538**

Available Reserve Fund Income

As of May 31, 2024, the balance in the Phase #2 Reserve Fund was $695,981, which includes the Bond Reserve Requirement of $668,825 and an excess balance of $27,156. Pursuant to Section 6.7(d) of the Phase #2 Bond Trust Indenture the excess balance of $27,156 should be transferred to the Phase #2 Principal & Interest Account and used to pay interest on the Phase #2 Bonds on the next interest payment date. As a result, $27,156 is available to reduce the Phase #2 2024-25 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Phase #2 2024-25 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the available balance for administrative expenses was $38,108. Approximately $38,108 is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Phase #2 2024-25 Annual Installment.

H. Annual Installments Per Unit - Phase #2

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #2 Bonds, to fund the Prepayment Reserve and Delinquency reserve described in the Amended and Restated Service and Assessment Plan, and to cover Administrative Expenses of Phase #2.

According to the Amended and Restated Service and Assessment Plan, 403 units representing 339.10 total Equivalent Units were built within Phase #2 of the PID. As of May 31, 2024, four Parcels have prepaid their Phase #2 Assessment in full resulting in 3.22 Equivalent Units being paid off. As a result, 399 units representing 335.88 total Equivalent Units will be billed for the 2024-25 Phase #2 Annual Installment. the net principal, interest, and additional interest reserve

portion of Annual Installment to be collected from each Equivalent Unit for Phase #2 will be $1,254.76 (i.e. ($415,578 + $33,027 – $27,156) ÷ 335.88 = $1,254.76). The Administrative Expenses to be collected from each Equivalent Unit for Phase #2 will be $79.01 (i.e., $26,538 ÷ 335.88 = $79.01). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #2 will be $1,333.77 (i.e., $1,254.76+ $79.01 = $1,333.77). The Annual Installment to be collected from each Parcel within Phase #2 is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,333.77 by the total estimated Equivalent Units for each Parcel in Phase #2.

The Annual Installment due to be collected from each Land Use Class in Phase #2 for 2024-25 is shown in Table II-H-1 below.

Table II-H-1
Annual Installment Per Unit – Phase #2

Land Use Class	Annual Installment per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment
Lot Type 1 (70' Lot)	$1,333.77	1.00	$1,333.77
Lot Type 2 (60' Lot)	$1,333.77	0.88	$1,173.72
Lot Type 3 (50' Lot)	$1,333.77	0.73	$973.65

The list of Parcels within Phase #2 of the PID, the corresponding lot types of the current residential Parcels, the corresponding total initial and outstanding Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix E.

I. ANNUAL BUDGET – PHASE #3

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #3 Bonds, of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #3 Bonds commencing with the issuance of the Phase #3 Bonds. The effective interest rate on the Phase #3 Bonds is 4.32 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #3 Bonds (4.32 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Amended and Restated Service and Assessment Plan and applicable Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #3 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Amended and Restated Service and Assessment plan and applicable Trust Indenture.

Phase #3 Annual Installments to be collected for 2024-25

The budget for Phase #3 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-I-1 below.

Table II-I-1
Budget for the Phase #3 Annual Installments
to be Collected for 2024-25

Descriptions	Phase #3 Bonds
Interest payment on March 1, 2025	$76,166
Interest payment on September 1, 2025	$76,166
Principal payment on September 1, 2025	$25,000
Subtotal debt service on bonds	*$177,331*
Administrative Expenses	$27,061
Excess interest for additional interest reserves	$17,625
Subtotal Expenses	*$222,017*
Available reserve fund income	($12,546)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($12,546)*
Annual Installments	**$209,471**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2025 in the amount of $76,166 and on September 1, 2025 in the amount of $76,166, which equal interest on the outstanding Assessments balance of $3,525,000 for six months each and an effective interest rate of 4.32 percent. Annual Installments to be collected include a principal amount of $25,000 due on September 1, 2025. As a result, total Annual Installments to be collected for principal and interest in 2024-25 is estimated to be equal to $177,331.

Excess Interest for Additional interest Reserve

Annual Installments to be collected for excess interest for additional interest reserves in the amount of $17,625, which equals 0.5 percent interest on the outstanding Phase #3 Assessments balance of $3,525,000.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-I-2 below, the total administrative expenses to be collected for 2024-25 are estimated to be $27,061.

Table II-I-2
Administrative Budget Breakdown – Phase #3

Description	2024-25 Estimated Budget
City	$6,000
Administrator	$14,000
Trustee	$3,750
Auditor	$2,000
Contingency	$2,311
Total	**$27,061**

Available Reserve Fund Income

As of May 31, 2024, the balance in the Phase #3 Reserve Fund was $321,527, which includes the Bond Reserve Requirement of $308,982 and an excess balance of $12,546. Pursuant to Section 6.7(d) of the Phase #3 Bond Trust Indenture the excess balance of $12,546 should be transferred to the Phase #3 Principal & Interest Account and used to pay interest on the Phase #3 Bonds on the next interest payment date. As a result, $12,546 is available to reduce the Phase #3 2024-25 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no credit to reduce the Phase #3 2024-25 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the available balance for administrative expenses was $44,977. Approximately $44,977 is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Phase #3 2024-25 Annual Installment.

J. ANNUAL INSTALLMENTS PER UNIT - PHASE #3

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #3 Bonds, to fund the Prepayment Reserve and Delinquency reserve described in the Amended and Restated Service and Assessment Plan, and to cover Administrative Expenses of Phase #3.

According to the Amended and Restated Service and Assessment Plan, 211 units, representing 163.78 total Equivalent Units, are built within Phase #3 of the PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit for Phase #3 will be $1,113.75 (i.e. ($177,331 + $17,625 - $12,546) ÷ 163.78 = $1,113.75). The Administrative Expenses to be collected from each Equivalent Unit for Phase #3 will be $165.23 (i.e., $27,061 ÷ 163.78 = $165.23). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #3 will be $1,278.98 (i.e., $1,113.75 + $165.23 = $1,278.98). The Annual Installment to be collected from each Parcel within Phase #3 is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,278.98 by the total estimated Equivalent Units for each Parcel in Phase #3.

The Annual Installment due to be collected from each Land Use Class in Phase #3 for 2024-25 is shown in Table II-J-1 below.

Table II-J-1
Annual Installment Per Unit – Phase #3

Land Use Class	Annual Installment per Equivalent Unit	Equivalent Unit Factor	Annual Installment
Lot Type 2 (60' Lot)	$1,278.98	0.88	$1,125.50
Lot Type 3 (50' Lot)	$1,278.98	0.73	$933.66

The list of Parcels within Phase #3 of the PID, the corresponding lot types of the current residential Parcels, the corresponding total initial and outstanding Equivalent Units, the total outstanding

Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix F.

K. Bond Redemption Related Updates

Phase #1A Bonds and #1B Bonds

The Phase #1A Bonds were issued in August 2014. Pursuant to Section 4.3 of the Trust Indenture relating to the Phase #1A Bonds, the City reserves the right and option to redeem the Phase #1A Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2022**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The issuance of the Phase #1B Bonds was approved in August 2018. Pursuant to Section 4.5 of the Trust Indenture relating to the Phase #1B Bonds, the City reserves the right and option to redeem the Phase #1B Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

On May 9, 2023, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Refunding Bonds, Series 2023 (Creeks of Legacy Public Improvement District Phase #1 Project) (the "Phase #1 Refunding Bonds") in the aggregate principal amount of $10,181,000. The Phase #1 Refunding Bonds were issued to refinance the Phase #1A Bonds and Phase #1B Bonds.

Phase #1 Refunding Bonds

The Phase #1 Refunding Bonds were issued in May 2023. Pursuant to Section 4.3 of the Trust Indenture relating to the Phase #1 Refunding Bonds, the City reserves the right and option to redeem the Phase #1 Refunding Bonds on any date on or after **September 2, 2027**, such redemption date or dates be fixed by the City, at the Redemption Price as defined in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1 Refunding Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phases #2-3 Major Improvement Bonds

The Phases #2-3 Major Improvement Bonds were issued in August 2014. Pursuant to Section 4.3 of the Trust Indenture, the City reserves the right and option to redeem the Phases #2-3 Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2022**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

On May 9, 2023, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Refunding Bonds, Series 2023 (Creeks of Legacy Public Improvement District Phases #2-3 Major Improvement Project) (the "Phases #2-3 Major Improvement Refunding Bonds") in the aggregate principal amount of $5,415,000. The Phases #2-3 Refunding Bonds were issued to refinance the Phases #2-3 Major Improvement Bonds.

Phases #2-3 Major Improvement Refunding Bonds

The Phases #2-3 Major Improvement Refunding Bonds were issued in May 2023. Pursuant to Section 4.3 of the Trust Indenture relating to the Phases #2-3 Major Improvement Refunding Bonds, the City reserves the right and option to redeem the Phases #2-3 Major Improvement Refunding Bonds on any date on or after **September 2, 2027**, such redemption date or dates be fixed by the City, at the Redemption Price as defined in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1 Refunding Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phase #2 Bonds

The Phase #2 Bonds were issued in August 2018. Pursuant to Section 4.3 of the Trust Indenture relating to the Phase #2 Bonds, the City reserves the right and option to redeem the Phase #2 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #2 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phase #3 Bonds

The Phase #3 Bonds were issued in August 2020. Pursuant to Section 4.3 of the Trust Indenture relating to the Phase #3 Bonds, the City reserves the right and option to redeem the Phase #3 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2030**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #3 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

The Amended and Restated Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

This method of assessing property, as updated in prior Annual Service Plan Updates, has not been changed and Assessed Property will continue to be assessed as provided for in the Amended and Restated Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The summary of updated Assessment Rolls is shown in Appendix C-1, D-1, E, and F of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Amended and Restated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated Equivalent Units to be built on each newly subdivided Parcel
D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

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

According to Collin Central Appraisal District online records, Phase #1 of the PID was completely subdivided in 2016, and the Assessments were allocated proportionally according to lot type.

According to the Developer and Collin Central Appraisal District Records, Phase #2B, Phase #2C, and Phase #2D of the development were subdivided in 2019, and the Assessments were allocated proportionally according to lot type.

According to the Developer and the Collin Central Appraisal District records, Phase #2A of the PID was completely subdivided and final plat recorded on April 5, 2019. As a result, the Assessments were billed to the two parent Parcels, 2696827 and 2697055. The various Phase #2A Lots were officially recognized within the Collin County Appraisal District records for 2020.

According to Denton Central Appraisal District online records, Phase #3 of the PID was subdivided in 2020 from Parcels 530240 and 713095, and the Assessment was allocated proportionally to each Lot Type.

B. Prepayment of Assessments

As of May 31, 2024, two Parcels have prepaid their Phase #1 Assessment in full and one Parcel has partially prepaid their Phase #1 Assessment. Two Parcels have prepaid their Phases #2-3 Assessment in full and two Parcels have partially prepaid their Phases #2-3 Assessment. Four Parcels have prepaid their Phase #2 Assessment in full.

See Appendix B for a list of these prepaid Parcels.

Phase #1 Bond Extraordinary Optional Redemptions

According to the Trustee, an extraordinary optional redemption of Phase #1A and Phase 1B Bonds, in the aggregate amount of $50,000, occurred March 1, 2021, based on prepaid Phase #1 Assessments received.

Phase #2 Bond Extraordinary Optional Redemptions

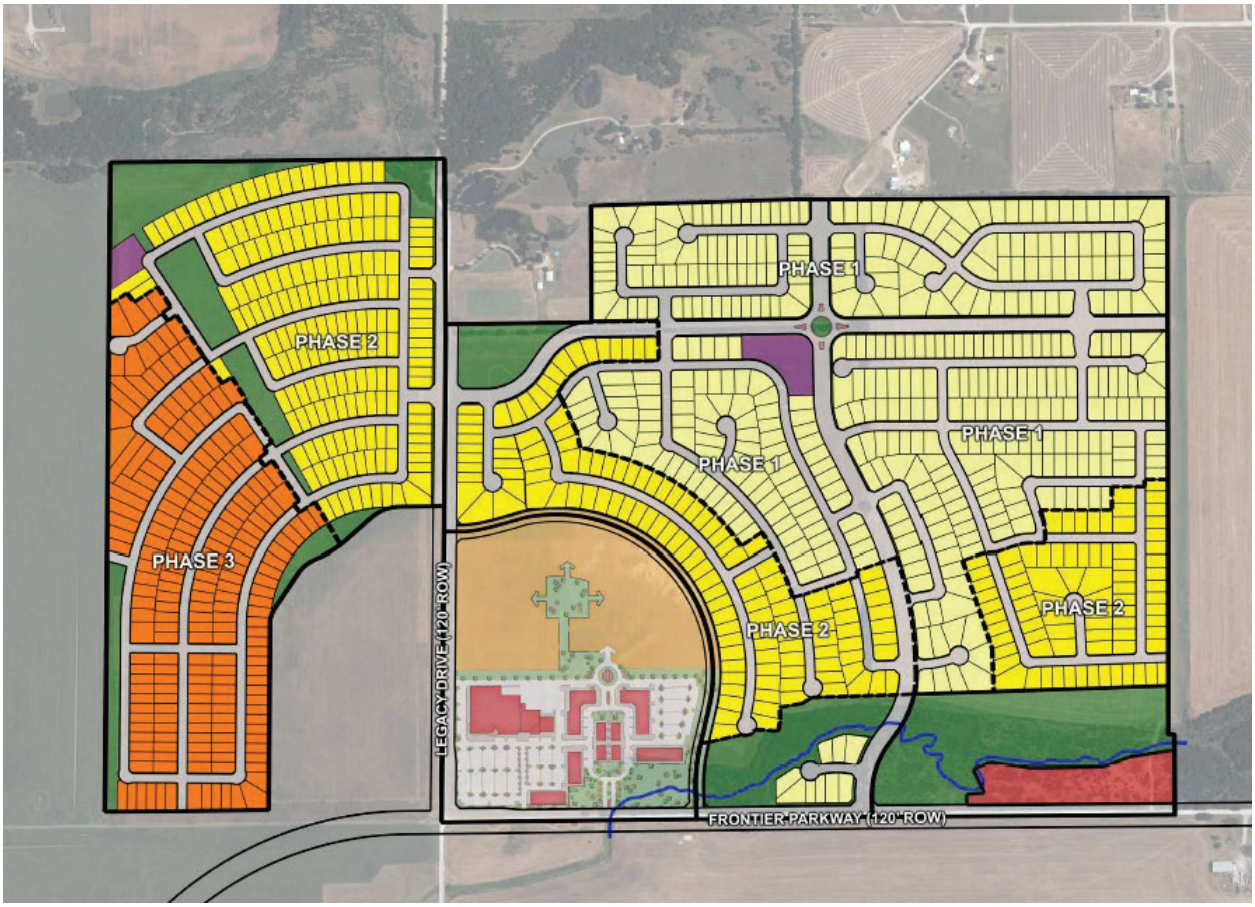
According to the Trustee, an extraordinary optional redemption of Phase #2 Bonds, in the amount of $45,000, occurred March 1, 2021, based on prepaid Phase #2 Assessments received. In addition, an extraordinary optional redemption of Phase #2 Bonds, in the amount of $15,000, occurred July 1, 2022, based on additional prepaid Phase #2 Assessments.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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APPENDIX A
PID MAP

Appendix A


PHASE 1
PHASE 2
PHASE 3
PHASE 1
PHASE 1
PHASE 2
PHASE 2
LEGACY DRIVE (120' ROW)
FRONTIER PARKWAY (120' ROW)

APPENDIX B
PREPAID PARCELS

Appendix B
Prepaid Parcels

Parcel ID	Phase	Prepayment Date	Amount	Full/Partial
2733361	Phase #1	7/2019	$32,083.78	Full
2733401	Phase #1	4/2020	$23,079.40	Full
2726880	Phase #1	8/2023	$11,000.00	Partial
743101	Phase #2	8/2019	$24,327.92	Full
2767356	Phase #2	8/2019	$18,871.34	Partial
743132	Phase #2	3/2020	$23,981.82	Full
2796887	Phase #2	1/2022	$18,401.64	Partial

1 - Represents the amount of outstanding assessment prepaid and does not include any applicable credits.

APPENDIX C-1
PHASE #1 ASSESSMENT ROLL – 2024-25

Appendix C-1
Assessment Roll Summary - Phase #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
2726852	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,542.97)	$842.36
2726853	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($950.94)	$1,434.38
2726854	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	$0.00	$1,741.29
2726855	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($770.56)	$970.73
2726856	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,032.72)	$708.57
2726857	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,115.01)	$626.28
2726858	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,103.23)	$995.85
2726859	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,193.51)	$905.58
2726860	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,306.79)	$792.29
2726865	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,359.33)	$1,026.00
2726866	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($781.32)	$1,604.01
2726867	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,112.20)	$986.89
2726868	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($996.07)	$1,103.02
2726869	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($662.50)	$1,436.59
2726870	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,249.13)	$849.96
2726871	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($959.76)	$1,139.33
2726872	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,087.80)	$1,011.29
2726873	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2726873	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2726873	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2726873	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2726873	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2726878	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,122.66)	$1,262.67
2726879	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,468.34)	$916.99
2726880	1	70'	1	1.00	$0.43	$11,589.89	$337.85	$580.57	$57.95	$119.92	($1,055.17)	$41.12
2726881	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($995.28)	$1,390.05
2726882	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,401.90)	$983.43
2726883	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($622.38)	$1,762.95
2726884	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,163.41)	$1,221.91
2726885	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,401.33)	$983.99
2726886	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,271.68)	$1,113.65
2726887	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,489.13)	$896.20
2726888	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,407.66)	$977.66
2726889	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,255.65)	$1,129.68
2726890	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,581.57)	$803.76
2726891	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($961.45)	$1,423.88
2726892	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,238.61)	$1,146.72
2726893	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,195.46)	$1,189.87
2726894	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($994.75)	$1,390.58
2726895	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($948.55)	$1,436.78
2726896	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,289.54)	$1,095.78
2726897	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,189.95)	$1,195.38
2726898	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,401.29)	$984.04
2726899	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,062.36)	$1,322.97
2726900	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($930.36)	$1,454.97
2726901	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($948.68)	$1,150.41
2726902	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,328.18)	$770.91
2726903	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,307.23)	$791.86
2726904	1	60'	2	0.44	$0.44	$11,832.13	$344.91	$592.71	$59.16	$52.76	($472.01)	$577.54
2856615				0.44	$0.44	$11,832.13	$344.91	$592.71	$59.16	$52.76	($582.05)	$467.49
2726905	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,337.20)	$761.89
2726906	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,203.15)	$895.94
2726907	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,201.69)	$897.40
2726908	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,224.25)	$874.84
2726909	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($967.48)	$1,131.61
2726910	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,112.00)	$987.09
2726911	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,547.68)	$551.40
2726912	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($929.91)	$1,169.18
2726913	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,068.78)	$1,030.31
2726914	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($880.06)	$1,219.03
2726915	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($971.83)	$1,127.26
2726916	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,547.68)	$551.40
2726917	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,135.19)	$1,250.14
2726918	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($837.16)	$1,548.17
2726919	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,395.16)	$990.17
2726920	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,307.23)	$1,078.10
2726921	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,147.01)	$1,238.32
2726922	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($924.18)	$1,461.15
2726923	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($933.46)	$1,165.63
2726924	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,475.11)	$623.98
2726925	1	60'	2	0.44	$0.44	$11,832.13	$344.91	$592.71	$59.16	$52.76	($266.23)	$783.31
2773380				0.44	$0.44	$11,832.13	$344.91	$592.71	$59.16	$52.76	($431.83)	$617.72
2726926	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($952.38)	$1,146.71
2726927	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,071.31)	$1,027.78
2726928	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,226.78)	$872.31
2726929	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	$0.00	$2,099.09
2726930	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,136.77)	$962.32
2726931	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($996.20)	$1,102.89
2726932	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($700.74)	$1,398.35
2726933	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($668.82)	$1,430.27
2726934	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,130.09)	$969.00
2726935	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,548.10)	$550.99
2726936	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($846.60)	$1,252.49
2726937	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,137.10)	$961.99
2726938	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,198.61)	$900.48

Appendix C-1
Assessment Roll Summary - Phase #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
2726939	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($949.19)	$1,149.90
2726940	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,382.52)	$716.57
2726941	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,103.92)	$995.17
2726942	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,582.06)	$517.03
2726943	1	60'	2	0.44	$0.44	$11,832.13	$344.91	$592.71	$59.16	$52.76	($490.88)	$558.66
2817818				0.44	$0.44	$11,832.13	$344.91	$592.71	$59.16	$52.76	($353.22)	$696.32
2726944	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,164.21)	$934.88
2726945	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,079.64)	$1,019.45
2726946	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,218.19)	$880.90
2726947	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($865.05)	$1,234.04
2726948	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,420.03)	$679.06
2726949	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($624.54)	$1,474.55
2726950	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,038.85)	$1,060.23
2726951	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($752.42)	$1,346.67
2726952	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,222.19)	$876.90
2726953	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,180.17)	$918.92
2726954	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($962.60)	$1,136.49
2726955	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,109.89)	$989.20
2726956	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($837.40)	$1,261.69
2726957	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($884.52)	$1,214.57
2726958	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,231.76)	$867.33
2726959	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,152.44)	$946.65
2726960	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($967.48)	$1,131.61
2726961	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,005.57)	$1,093.52
2726962	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,215.09)	$884.00
2726963	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($882.90)	$1,216.19
2726964	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($933.43)	$1,165.66
2726965	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($624.96)	$1,474.12
2726966	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,027.32)	$1,071.77
2726967	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,352.44)	$746.65
2726968	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,286.83)	$812.26
2726969	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($971.83)	$1,127.26
2726970	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,376.07)	$723.02
2726971	1	60'	2	0.44	$0.44	$11,832.13	$344.91	$592.71	$59.16	$52.76	($619.62)	$429.92
2828155				0.44	$0.44	$11,832.13	$344.91	$592.71	$59.16	$52.76	($455.13)	$594.41
2726972	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,364.50)	$734.59
2726973	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($976.54)	$1,122.55
2726974	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($688.61)	$1,410.48
2726975	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($706.36)	$1,392.73
2726976	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,337.20)	$761.89
2726977	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($890.65)	$1,208.44
2726978	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($947.38)	$1,151.71
2726979	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,291.12)	$807.97
2726980	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,149.40)	$949.69
2726981	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,224.34)	$874.75
2726982	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,342.60)	$756.48
2726983	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($876.52)	$1,222.57
2726984	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,010.26)	$1,088.83
2732817	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,119.14)	$1,266.18
2732818	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,710.09)	$388.99
2732819	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,190.89)	$908.20
2732820	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,518.73)	$580.36
2732821	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2732931	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,195.34)	$1,189.99
2732932	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,133.12)	$1,252.21
2732933	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,043.52)	$1,341.81
2732934	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,217.45)	$1,167.88
2732935	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,176.20)	$1,209.12
2732936	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,021.39)	$1,363.94
2732937	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,204.57)	$894.52
2732938	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,055.54)	$1,329.79
2732939	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,113.04)	$1,272.29
2732940	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,123.02)	$976.07
2732941	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,111.42)	$1,273.91
2732942	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,139.06)	$1,246.27
2732943	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($989.52)	$1,109.57
2732944	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,171.36)	$1,213.97
2732945	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($988.90)	$1,110.19
2732946	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,679.09)	$420.00
2732947	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,161.09)	$937.99
2732948	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,251.45)	$847.63
2732949	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,411.30)	$687.79
2732950	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,139.01)	$960.08
2732951	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,341.91)	$757.18
2732952	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,242.78)	$856.31
2732953	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,159.85)	$939.24
2732954	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,171.45)	$927.64
2732955	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,132.50)	$966.59
2732956	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	$0.00	$2,385.33
2732957	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,035.15)	$1,063.94
2732958	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,150.19)	$948.90
2732959	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,001.79)	$1,097.30
2732960	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,383.60)	$715.49
2732961	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,131.00)	$968.08
2732962	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,635.21)	$463.88

Appendix C-1
Assessment Roll Summary - Phase #1
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Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
2732963	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,249.77)	$1,135.56
2732964	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,445.43)	$653.66
2732965	1	70'	1	0.50	$0.50	$13,445.60	$391.95	$673.53	$67.23	$59.96	($494.42)	$698.25
2886605				0.50	$0.50	$13,445.60	$391.95	$673.53	$67.23	$59.96	($816.35)	$376.32
2732966	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,186.88)	$912.21
2732967	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,603.39)	$495.70
2732968	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,139.83)	$959.26
2732969	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,201.33)	$1,184.00
2732970	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,017.98)	$1,081.11
2732971	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,075.60)	$1,309.73
2732972	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,033.21)	$1,352.12
2732973	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,166.29)	$1,219.03
2732974	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,088.84)	$1,010.25
2732975	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($891.67)	$1,493.66
2732976	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,051.15)	$1,334.18
2732977	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,203.24)	$895.84
2732978	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	$0.00	$2,385.33
2732979	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,174.85)	$924.24
2732980	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,219.00)	$880.09
2732981	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($644.67)	$1,454.42
2732982	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,150.84)	$948.24
2732983	1	60'	2	0.44	$0.44	$11,832.13	$344.91	$592.71	$59.16	$52.76	($804.19)	$245.35
2775893				0.44	$0.44	$11,832.13	$344.91	$592.71	$59.16	$52.76	($592.12)	$457.43
2732984	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,267.66)	$831.43
2732985	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,169.92)	$929.17
2732986	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,272.86)	$826.23
2732987	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,157.06)	$942.03
2732988	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,216.29)	$882.79
2732989	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,706.50)	$392.59
2732990	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,161.09)	$937.99
2732991	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,184.49)	$1,200.84
2732992	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,637.81)	$747.52
2732993	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,113.85)	$1,271.48
2732994	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,656.60)	$728.72
2732995	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,192.95)	$1,192.38
2732996	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,177.17)	$1,208.16
2732997	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,141.75)	$1,243.58
2732998	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,244.27)	$1,141.06
2732999	1	60'	2	0.44	$0.44	$11,832.13	$344.91	$592.71	$59.16	$52.76	($619.07)	$430.47
2771503				0.44	$0.44	$11,832.13	$344.91	$592.71	$59.16	$52.76	($471.26)	$578.28
2733000	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,146.82)	$952.27
2733001	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	$0.00	$2,385.33
2733002	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,609.59)	$489.50
2733003	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,501.33)	$884.00
2733004	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,244.27)	$854.82
2733005	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	$0.00	$2,099.09
2733006	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,214.69)	$1,170.63
2733007	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,091.63)	$1,293.70
2733008	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,206.96)	$892.13
2733009	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,558.15)	$540.94
2733010	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,170.78)	$1,214.55
2733011	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($718.33)	$1,380.76
2733012	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,090.42)	$1,008.67
2733013	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,127.31)	$1,258.02
2733014	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,194.88)	$1,190.45
2733017	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,212.74)	$1,172.59
2733018	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,436.22)	$662.87
2733019	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($246.79)	$2,138.54
2733232	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,021.50)	$719.79
2733234	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,320.46)	$420.83
2733235	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,281.32)	$459.97
2733236	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,193.49)	$1,191.84
2733237	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,202.09)	$1,183.24
2733238	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,196.71)	$1,188.62
2733239	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($945.70)	$795.59
2733240	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($889.53)	$851.76
2733241	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2733242	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2733244	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2733245	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2733246	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2733247	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2733248	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2733249	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2733250	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2733251	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,011.73)	$729.56
2733252	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,143.14)	$598.15
2733253	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($552.57)	$1,188.72
2733254	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($997.98)	$743.31
2733255	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,038.94)	$702.35
2733256	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,285.30)	$455.99
2733257	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,223.55)	$517.74
2733258	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($783.80)	$957.49
2733259	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,015.54)	$725.75
2733260	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,179.29)	$562.00

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Assessment Roll Summary - Phase #1
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Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
2733261	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($970.22)	$771.07
2733262	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,040.65)	$700.64
2733263	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,156.47)	$584.82
2733264	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,015.54)	$725.75
2733265	1	50'	3	0.37	$0.37	$9,815.29	$286.12	$491.68	$49.08	$43.77	($529.52)	$341.12
2872449				0.37	$0.37	$9,815.29	$286.12	$491.68	$49.08	$43.77	$0.00	$870.64
2733266	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($989.81)	$751.48
2733267	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,223.04)	$518.25
2733268	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($957.87)	$783.42
2733269	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,313.78)	$427.51
2733270	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($925.06)	$816.23
2733271	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,103.20)	$638.09
2733272	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($953.81)	$787.48
2733273	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,019.70)	$721.59
2733274	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,027.79)	$713.50
2733275	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($978.68)	$762.61
2733276	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($849.17)	$892.12
2733277	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,273.71)	$467.58
2733278	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($783.80)	$957.49
2733279	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,299.75)	$441.54
2733280	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,018.52)	$722.77
2733281	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($850.92)	$890.37
2733282	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($545.15)	$1,196.14
2733283	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,351.35)	$389.94
2733284	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($989.81)	$751.48
2733285	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($944.29)	$797.00
2733286	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($776.58)	$964.71
2733287	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,059.74)	$681.55
2733288	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,005.15)	$736.14
2733289	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,028.12)	$713.17
2733290	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,187.17)	$554.12
2733291	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,014.74)	$726.55
2733292	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($841.50)	$899.79
2733293	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($901.85)	$839.44
2733294	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($964.02)	$777.27
2733295	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	$0.00	$1,741.29
2733296	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($941.70)	$799.59
2733297	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,027.27)	$714.02
2733298	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,111.71)	$987.38
2733299	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,081.79)	$1,017.30
2733300	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,329.76)	$769.33
2733301	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,198.53)	$900.56
2733302	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,000.00)	$1,099.09
2733303	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($953.61)	$1,145.48
2733304	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($874.78)	$1,224.30
2733305	1	60'	2	0.88	$0.88	$23,664.26	$689.82	$1,185.42	$118.32	$105.53	($1,094.29)	$1,004.80
2733306	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,382.52)	$1,002.81
2733307	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,378.01)	$1,007.32
2733308	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,049.71)	$1,335.62
2733309	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,304.31)	$1,081.02
2733310	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,131.99)	$1,253.34
2733311	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,166.10)	$1,219.23
2733312	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,127.05)	$1,258.28
2733313	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,468.44)	$916.89
2733314	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,316.48)	$1,068.85
2733315	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,056.49)	$1,328.83
2733316	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($955.83)	$1,429.50
2733317	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,297.82)	$1,087.51
2733318	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,477.03)	$908.30
2733319	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,423.47)	$961.86
2733320	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,459.68)	$925.65
2733321	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,365.38)	$1,019.95
2733322	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,198.87)	$1,186.46
2733323	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,495.65)	$889.68
2733324	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,473.48)	$911.85
2733325	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($986.95)	$1,398.38
2733326	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,500.97)	$884.36
2733327	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,178.28)	$1,207.04
2733328	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,380.23)	$1,005.10
2733329	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,328.48)	$1,056.85
2733330	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($983.43)	$1,401.90
2733331	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,528.98)	$856.35
2733332	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,352.08)	$1,033.25
2733333	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,571.47)	$813.86
2733334	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,322.29)	$1,063.03
2733335	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,458.53)	$926.80
2733336	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,178.89)	$1,206.44
2733337	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,253.63)	$1,131.70
2733338	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($964.45)	$1,420.88
2733339	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,328.81)	$1,056.51
2733340	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,133.34)	$1,251.99
2733341	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,418.20)	$967.13
2733342	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($945.63)	$1,439.70
2733343	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,328.81)	$1,056.51
2733344	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,579.04)	$806.29

Appendix C-1
Assessment Roll Summary - Phase #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
2733345	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,183.33)	$1,202.00
2733346	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,340.68)	$1,044.65
2733347	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,039.35)	$1,345.98
2733348	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,137.70)	$1,247.63
2733349	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,243.32)	$1,142.00
2733350	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,115.38)	$1,269.95
2733351	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,152.28)	$1,233.05
2733352	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,127.94)	$1,257.39
2733353	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($983.10)	$1,402.23
2733354	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,604.84)	$780.49
2733355	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,225.99)	$1,159.34
2733356	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,568.80)	$816.53
2733357	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,310.90)	$1,074.43
2733358	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,371.77)	$1,013.55
2733359	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,101.16)	$1,284.16
2733360	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,577.85)	$807.48
2733361	1	70'	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2733362	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,035.24)	$1,350.09
2733363	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,059.70)	$1,325.63
2733364	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,747.40)	$637.93
2733365	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,306.96)	$1,078.37
2733366	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,585.94)	$799.39
2733367	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	$0.00	$2,385.33
2733368	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,255.70)	$1,129.62
2733369	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,183.94)	$1,201.39
2733370	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,225.53)	$1,159.80
2733371	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,158.99)	$1,226.34
2733372	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,007.17)	$1,378.16
2733373	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($980.41)	$1,404.92
2733374	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,510.01)	$875.32
2733375	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,135.99)	$1,249.34
2733376	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,259.65)	$1,125.68
2733377	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,341.78)	$1,043.55
2733378	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,179.29)	$1,206.04
2733379	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,393.26)	$992.07
2733380	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,198.87)	$1,186.46
2733381	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,101.07)	$1,284.26
2733382	1	70'	1	1.00	$1.00	$26,891.20	$783.89	$1,347.07	$134.46	$119.92	($1,241.58)	$1,143.75
2733383	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,014.74)	$726.55
2733384	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,218.00)	$523.29
2733385	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,147.41)	$593.88
2733386	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,039.73)	$701.56
2733387	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,007.75)	$733.54
2733388	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,118.24)	$623.05
2733389	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($946.78)	$794.51
2733390	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,031.14)	$710.15
2733391	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,003.15)	$738.14
2733392	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,272.98)	$468.31
2733393	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,263.41)	$477.88
2733394	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,299.59)	$441.70
2733395	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,181.92)	$559.37
2733396	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,244.73)	$496.56
2733397	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,005.15)	$736.14
2733398	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,174.15)	$567.14
2733399	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,039.42)	$701.87
2733400	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($781.59)	$959.70
2733401	1	50'	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2733402	1	50'	3	0.37	$0.37	$9,815.29	$286.12	$491.68	$49.08	$43.77	($505.29)	$365.35
2817879				0.37	$0.37	$9,815.29	$286.12	$491.68	$49.08	$43.77	($642.97)	$227.67
2733403	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($781.16)	$960.13
2733404	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,285.67)	$455.62
2733405	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($979.16)	$762.13
2733406	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,032.17)	$709.12
2733407	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($930.16)	$811.13
2733408	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,002.95)	$738.34
2733409	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($772.60)	$968.69
2733410	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,076.58)	$664.71
2733411	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,339.45)	$401.84
2733412	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,075.32)	$665.97
2733413	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,300.48)	$440.81
2733414	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,057.00)	$684.29
2733415	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,330.16)	$411.13
2733416	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($845.31)	$895.98
2733417	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($936.10)	$805.19
2733418	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,231.51)	$509.78
2733419	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,131.29)	$610.00
2733420	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($981.23)	$760.06
2733421	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,373.33)	$367.96
2733422	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($913.07)	$828.22
2733423	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,072.83)	$668.46
2733424	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($945.60)	$795.69
2733425	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($942.23)	$799.06
2733426	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,260.60)	$480.69
2733427	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,364.53)	$376.76
2733428	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,014.40)	$726.89

Appendix C-1
Assessment Roll Summary - Phase #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
2733429	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($779.45)	$961.84
2733430	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($792.54)	$948.75
2733431	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($849.17)	$892.12
2733432	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($976.53)	$764.76
2733433	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($950.56)	$790.73
2733434	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($986.95)	$754.34
2733435	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($785.88)	$955.41
2733436	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($943.02)	$798.27
2733437	1	50'	3	0.37	$0.37	$9,815.29	$286.12	$491.68	$49.08	$43.77	($373.97)	$496.68
2800204				0.37	$0.37	$9,815.29	$286.12	$491.68	$49.08	$43.77	($501.27)	$369.37
2733438	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,265.32)	$475.97
2733439	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($954.64)	$786.65
2733440	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($852.79)	$888.50
2733441	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,360.09)	$381.20
2733442	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,073.74)	$667.55
2733443	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,477.39)	$263.90
2733444	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,004.20)	$737.09
2733445	1	50'	3	0.37	$0.37	$9,815.29	$286.12	$491.68	$49.08	$43.77	($481.49)	$389.16
2776465				0.37	$0.37	$9,815.29	$286.12	$491.68	$49.08	$43.77	($352.31)	$518.34
2733446	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($852.64)	$888.65
2733447	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($882.12)	$859.17
2733448	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($958.36)	$782.93
2733449	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,054.77)	$686.52
2733450	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,474.47)	$266.82
2733451	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,407.18)	$334.11
2733452	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($892.55)	$848.74
2733453	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($955.76)	$785.53
2733454	1	50'	3	0.73	$0.73	$19,630.58	$572.24	$983.36	$98.15	$87.54	($1,002.55)	$738.74
Total	**427**			**373.07**	**372.50**	**$10,017,000.00**	**$292,000.00**	**$501,783.33**	**$50,085.00**	**$44,737.20**	**($473,745.34)**	**$414,860.19**

APPENDIX C-2
PHASE #1 TIRZ CALCULATION

Appendix C-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2726852	$39.09	$4,436.26	$4,397.17	($1,542.97)	($1,542.97)
2726853	$39.09	$2,749.10	$2,710.01	($950.94)	($950.94)
2726854	$39.09	$0.00	$0.00	$0.00	$0.00
2726855	$39.09	$2,235.05	$2,195.96	($770.56)	($770.56)
2726856	$39.09	$2,982.15	$2,943.06	($1,032.72)	($1,032.72)
2726857	$39.09	$3,216.66	$3,177.57	($1,115.01)	($1,115.01)
2726858	$39.09	$3,183.10	$3,144.01	($1,103.23)	($1,103.23)
2726859	$39.09	$3,440.38	$3,401.29	($1,193.51)	($1,193.51)
2726860	$39.09	$3,763.21	$3,724.12	($1,306.79)	($1,306.79)
2726865	$39.09	$3,912.93	$3,873.84	($1,359.33)	($1,359.33)
2726866	$39.09	$2,265.70	$2,226.61	($781.32)	($781.32)
2726867	$39.09	$3,208.65	$3,169.56	($1,112.20)	($1,112.20)
2726868	$39.09	$2,877.70	$2,838.61	($996.07)	($996.07)
2726869	$39.09	$1,927.08	$1,887.99	($662.50)	($662.50)
2726870	$39.09	$3,598.87	$3,559.78	($1,249.13)	($1,249.13)
2726871	$39.09	$2,774.23	$2,735.14	($959.76)	($959.76)
2726872	$39.09	$3,139.12	$3,100.03	($1,087.80)	($1,087.80)
2726873	$0.00	$6.12	$6.12	($2.15)	$0.00
2726873	$0.00	$6.12	$6.12	($2.15)	$0.00
2726873	$0.00	$6.12	$6.12	($2.15)	$0.00
2726873	$0.00	$6.12	$6.12	($2.15)	$0.00
2726873	$0.00	$6.12	$6.12	($2.15)	$0.00
2726878	$39.09	$3,238.45	$3,199.36	($1,122.66)	($1,122.66)
2726879	$39.09	$4,223.59	$4,184.50	($1,468.34)	($1,468.34)
2726880	$39.09	$3,046.12	$3,007.03	($1,055.17)	($1,055.17)
2726881	$39.09	$2,875.46	$2,836.37	($995.28)	($995.28)
2726882	$39.09	$4,034.24	$3,995.15	($1,401.90)	($1,401.90)
2726883	$39.09	$1,812.75	$1,773.66	($622.38)	($622.38)
2726884	$39.09	$3,354.60	$3,315.51	($1,163.41)	($1,163.41)
2726885	$39.09	$4,032.63	$3,993.54	($1,401.33)	($1,401.33)
2726886	$39.09	$3,663.13	$3,624.04	($1,271.68)	($1,271.68)
2726887	$39.09	$4,282.84	$4,243.75	($1,489.13)	($1,489.13)
2726888	$39.09	$4,050.67	$4,011.58	($1,407.66)	($1,407.66)
2726889	$39.09	$3,617.45	$3,578.36	($1,255.65)	($1,255.65)
2726890	$39.09	$4,546.26	$4,507.17	($1,581.57)	($1,581.57)
2726891	$39.09	$2,779.04	$2,739.95	($961.45)	($961.45)
2726892	$39.09	$3,568.89	$3,529.80	($1,238.61)	($1,238.61)
2726893	$39.09	$3,445.93	$3,406.84	($1,195.46)	($1,195.46)
2726894	$39.09	$2,873.94	$2,834.85	($994.75)	($994.75)
2726895	$39.09	$2,742.27	$2,703.18	($948.55)	($948.55)
2726896	$39.09	$3,714.05	$3,674.96	($1,289.54)	($1,289.54)
2726897	$39.09	$3,430.21	$3,391.12	($1,189.95)	($1,189.95)
2726898	$39.09	$4,032.49	$3,993.40	($1,401.29)	($1,401.29)
2726899	$39.09	$3,066.62	$3,027.53	($1,062.36)	($1,062.36)

Appendix C-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2726900	$39.09	$2,690.45	$2,651.36	($930.36)	($930.36)
2726901	$39.09	$2,742.64	$2,703.55	($948.68)	($948.68)
2726902	$39.09	$3,824.15	$3,785.06	($1,328.18)	($1,328.18)
2726903	$39.09	$3,764.45	$3,725.36	($1,307.23)	($1,307.23)
2726904	$19.54	$1,364.67	$1,345.13	($472.01)	($472.01)
2856615	$19.54	$1,678.28	$1,658.74	($582.05)	($582.05)
2726905	$39.09	$3,849.87	$3,810.78	($1,337.20)	($1,337.20)
2726906	$39.09	$3,467.85	$3,428.76	($1,203.15)	($1,203.15)
2726907	$39.09	$3,463.67	$3,424.58	($1,201.69)	($1,201.69)
2726908	$39.09	$3,527.98	$3,488.89	($1,224.25)	($1,224.25)
2726909	$39.09	$2,796.22	$2,757.13	($967.48)	($967.48)
2726910	$39.09	$3,208.09	$3,169.00	($1,112.00)	($1,112.00)
2726911	$39.09	$4,449.70	$4,410.61	($1,547.68)	($1,547.68)
2726912	$39.09	$2,689.16	$2,650.07	($929.91)	($929.91)
2726913	$39.09	$3,084.91	$3,045.82	($1,068.78)	($1,068.78)
2726914	$39.09	$2,547.09	$2,508.00	($880.06)	($880.06)
2726915	$39.09	$2,808.62	$2,769.53	($971.83)	($971.83)
2726916	$39.09	$4,449.70	$4,410.61	($1,547.68)	($1,547.68)
2726917	$39.09	$3,274.17	$3,235.08	($1,135.19)	($1,135.19)
2726918	$39.09	$2,424.84	$2,385.75	($837.16)	($837.16)
2726919	$39.09	$4,015.03	$3,975.94	($1,395.16)	($1,395.16)
2726920	$39.09	$3,764.45	$3,725.36	($1,307.23)	($1,307.23)
2726921	$39.09	$3,307.86	$3,268.77	($1,147.01)	($1,147.01)
2726922	$39.09	$2,672.82	$2,633.73	($924.18)	($924.18)
2726923	$39.09	$2,699.27	$2,660.18	($933.46)	($933.46)
2726924	$39.09	$4,242.87	$4,203.78	($1,475.11)	($1,475.11)
2726925	$19.54	$778.26	$758.72	($266.23)	($266.23)
2773380	$19.54	$1,250.17	$1,230.63	($431.83)	($431.83)
2726926	$39.09	$2,753.19	$2,714.10	($952.38)	($952.38)
2726927	$39.09	$3,092.12	$3,053.03	($1,071.31)	($1,071.31)
2726928	$39.09	$3,535.19	$3,496.10	($1,226.78)	($1,226.78)
2726929	$39.09	$0.00	$0.00	$0.00	$0.00
2726930	$39.09	$3,278.67	$3,239.58	($1,136.77)	($1,136.77)
2726931	$39.09	$2,878.06	$2,838.97	($996.20)	($996.20)
2726932	$39.09	$2,036.07	$1,996.98	($700.74)	($700.74)
2726933	$39.09	$1,945.10	$1,906.01	($668.82)	($668.82)
2726934	$39.09	$3,259.62	$3,220.53	($1,130.09)	($1,130.09)
2726935	$39.09	$4,450.88	$4,411.79	($1,548.10)	($1,548.10)
2726936	$39.09	$2,451.74	$2,412.65	($846.60)	($846.60)
2726937	$39.09	$3,279.62	$3,240.53	($1,137.10)	($1,137.10)
2726938	$39.09	$3,454.91	$3,415.82	($1,198.61)	($1,198.61)
2726939	$39.09	$2,744.09	$2,705.00	($949.19)	($949.19)
2726940	$39.09	$3,979.00	$3,939.91	($1,382.52)	($1,382.52)
2726941	$39.09	$3,185.04	$3,145.95	($1,103.92)	($1,103.92)

Appendix C-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2726942	$39.09	$4,547.67	$4,508.58	($1,582.06)	($1,582.06)
2726943	$19.54	$1,418.47	$1,398.93	($490.88)	($490.88)
2817818	$19.54	$1,026.16	$1,006.62	($353.22)	($353.22)
2726944	$39.09	$3,356.88	$3,317.79	($1,164.21)	($1,164.21)
2726945	$39.09	$3,115.86	$3,076.77	($1,079.64)	($1,079.64)
2726946	$39.09	$3,510.70	$3,471.61	($1,218.19)	($1,218.19)
2726947	$39.09	$2,504.33	$2,465.24	($865.05)	($865.05)
2726948	$39.09	$4,085.92	$4,046.83	($1,420.03)	($1,420.03)
2726949	$39.09	$1,818.92	$1,779.83	($624.54)	($624.54)
2726950	$39.09	$2,999.63	$2,960.54	($1,038.85)	($1,038.85)
2726951	$39.09	$2,183.35	$2,144.26	($752.42)	($752.42)
2726952	$39.09	$3,522.11	$3,483.02	($1,222.19)	($1,222.19)
2726953	$39.09	$3,402.36	$3,363.27	($1,180.17)	($1,180.17)
2726954	$39.09	$2,782.31	$2,743.22	($962.60)	($962.60)
2726955	$39.09	$3,202.07	$3,162.98	($1,109.89)	($1,109.89)
2726956	$39.09	$2,425.53	$2,386.44	($837.40)	($837.40)
2726957	$39.09	$2,559.81	$2,520.72	($884.52)	($884.52)
2726958	$39.09	$3,549.37	$3,510.28	($1,231.76)	($1,231.76)
2726959	$39.09	$3,323.32	$3,284.23	($1,152.44)	($1,152.44)
2726960	$39.09	$2,796.22	$2,757.13	($967.48)	($967.48)
2726961	$39.09	$2,904.78	$2,865.69	($1,005.57)	($1,005.57)
2726962	$39.09	$3,501.86	$3,462.77	($1,215.09)	($1,215.09)
2726963	$39.09	$2,555.18	$2,516.09	($882.90)	($882.90)
2726964	$39.09	$2,699.20	$2,660.11	($933.43)	($933.43)
2726965	$39.09	$1,820.12	$1,781.03	($624.96)	($624.96)
2726966	$39.09	$2,966.76	$2,927.67	($1,027.32)	($1,027.32)
2726967	$39.09	$3,893.30	$3,854.21	($1,352.44)	($1,352.44)
2726968	$39.09	$3,706.32	$3,667.23	($1,286.83)	($1,286.83)
2726969	$39.09	$2,808.62	$2,769.53	($971.83)	($971.83)
2726970	$39.09	$3,960.64	$3,921.55	($1,376.07)	($1,376.07)
2726971	$19.54	$1,785.35	$1,765.81	($619.62)	($619.62)
2828155	$19.54	$1,316.59	$1,297.05	($455.13)	($455.13)
2726972	$39.09	$3,927.65	$3,888.56	($1,364.50)	($1,364.50)
2726973	$39.09	$2,822.04	$2,782.95	($976.54)	($976.54)
2726974	$39.09	$2,001.50	$1,962.41	($688.61)	($688.61)
2726975	$39.09	$2,052.07	$2,012.98	($706.36)	($706.36)
2726976	$39.09	$3,849.87	$3,810.78	($1,337.20)	($1,337.20)
2726977	$39.09	$2,577.27	$2,538.18	($890.65)	($890.65)
2726978	$39.09	$2,738.93	$2,699.84	($947.38)	($947.38)
2726979	$39.09	$3,718.54	$3,679.45	($1,291.12)	($1,291.12)
2726980	$39.09	$3,314.65	$3,275.56	($1,149.40)	($1,149.40)
2726981	$39.09	$3,528.23	$3,489.14	($1,224.34)	($1,224.34)
2726982	$39.09	$3,865.26	$3,826.17	($1,342.60)	($1,342.60)
2726983	$39.09	$2,537.00	$2,497.91	($876.52)	($876.52)

Appendix C-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2726984	$39.09	$2,918.13	$2,879.04	($1,010.26)	($1,010.26)
2732817	$39.09	$3,228.44	$3,189.35	($1,119.14)	($1,119.14)
2732818	$39.09	$4,912.54	$4,873.45	($1,710.09)	($1,710.09)
2732819	$39.09	$3,432.90	$3,393.81	($1,190.89)	($1,190.89)
2732820	$39.09	$4,367.19	$4,328.10	($1,518.73)	($1,518.73)
2732821	$0.00	$6.12	$6.12	($2.15)	$0.00
2732931	$39.09	$3,445.58	$3,406.49	($1,195.34)	($1,195.34)
2732932	$39.09	$3,268.27	$3,229.18	($1,133.12)	($1,133.12)
2732933	$39.09	$3,012.92	$2,973.83	($1,043.52)	($1,043.52)
2732934	$39.09	$3,508.58	$3,469.49	($1,217.45)	($1,217.45)
2732935	$39.09	$3,391.05	$3,351.96	($1,176.20)	($1,176.20)
2732936	$39.09	$2,949.85	$2,910.76	($1,021.39)	($1,021.39)
2732937	$39.09	$3,471.89	$3,432.80	($1,204.57)	($1,204.57)
2732938	$39.09	$3,047.19	$3,008.10	($1,055.54)	($1,055.54)
2732939	$39.09	$3,211.03	$3,171.94	($1,113.04)	($1,113.04)
2732940	$39.09	$3,239.48	$3,200.39	($1,123.02)	($1,123.02)
2732941	$39.09	$3,206.42	$3,167.33	($1,111.42)	($1,111.42)
2732942	$39.09	$3,285.20	$3,246.11	($1,139.06)	($1,139.06)
2732943	$39.09	$2,859.04	$2,819.95	($989.52)	($989.52)
2732944	$39.09	$3,377.24	$3,338.15	($1,171.36)	($1,171.36)
2732945	$39.09	$2,857.27	$2,818.18	($988.90)	($988.90)
2732946	$39.09	$4,824.17	$4,785.08	($1,679.09)	($1,679.09)
2732947	$39.09	$3,347.99	$3,308.90	($1,161.09)	($1,161.09)
2732948	$39.09	$3,605.50	$3,566.41	($1,251.45)	($1,251.45)
2732949	$39.09	$4,061.03	$4,021.94	($1,411.30)	($1,411.30)
2732950	$39.09	$3,285.04	$3,245.95	($1,139.01)	($1,139.01)
2732951	$39.09	$3,863.27	$3,824.18	($1,341.91)	($1,341.91)
2732952	$39.09	$3,580.79	$3,541.70	($1,242.78)	($1,242.78)
2732953	$39.09	$3,344.44	$3,305.35	($1,159.85)	($1,159.85)
2732954	$39.09	$3,377.49	$3,338.40	($1,171.45)	($1,171.45)
2732955	$39.09	$3,266.51	$3,227.42	($1,132.50)	($1,132.50)
2732956	$39.09	$0.00	$0.00	$0.00	$0.00
2732957	$39.09	$2,989.07	$2,949.98	($1,035.15)	($1,035.15)
2732958	$39.09	$3,316.91	$3,277.82	($1,150.19)	($1,150.19)
2732959	$39.09	$2,893.99	$2,854.90	($1,001.79)	($1,001.79)
2732960	$39.09	$3,982.09	$3,943.00	($1,383.60)	($1,383.60)
2732961	$39.09	$3,262.24	$3,223.15	($1,131.00)	($1,131.00)
2732962	$39.09	$4,699.12	$4,660.03	($1,635.21)	($1,635.21)
2732963	$39.09	$3,600.70	$3,561.61	($1,249.77)	($1,249.77)
2732964	$39.09	$4,158.29	$4,119.20	($1,445.43)	($1,445.43)
2732965	$19.54	$1,428.54	$1,409.00	($494.42)	($494.42)
2886605	$19.54	$2,345.98	$2,326.44	($816.35)	($816.35)
2732966	$39.09	$3,421.48	$3,382.39	($1,186.88)	($1,186.88)
2732967	$39.09	$4,608.45	$4,569.36	($1,603.39)	($1,603.39)

Appendix C-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2732968	$39.09	$3,287.38	$3,248.29	($1,139.83)	($1,139.83)
2732969	$39.09	$3,462.66	$3,423.57	($1,201.33)	($1,201.33)
2732970	$39.09	$2,940.13	$2,901.04	($1,017.98)	($1,017.98)
2732971	$39.09	$3,104.35	$3,065.26	($1,075.60)	($1,075.60)
2732972	$39.09	$2,983.55	$2,944.46	($1,033.21)	($1,033.21)
2732973	$39.09	$3,362.81	$3,323.72	($1,166.29)	($1,166.29)
2732974	$39.09	$3,142.08	$3,102.99	($1,088.84)	($1,088.84)
2732975	$39.09	$2,580.19	$2,541.10	($891.67)	($891.67)
2732976	$39.09	$3,034.67	$2,995.58	($1,051.15)	($1,051.15)
2732977	$39.09	$3,468.11	$3,429.02	($1,203.24)	($1,203.24)
2732978	$0.00	$0.00	$0.00	$0.00	$0.00
2732979	$39.09	$3,387.19	$3,348.10	($1,174.85)	($1,174.85)
2732980	$0.00	$3,473.91	$3,473.91	($1,219.00)	($1,219.00)
2732981	$39.09	$1,876.28	$1,837.19	($644.67)	($644.67)
2732982	$39.09	$3,318.78	$3,279.69	($1,150.84)	($1,150.84)
2732983	$19.54	$2,311.34	$2,291.80	($804.19)	($804.19)
2775893	$19.54	$1,706.97	$1,687.43	($592.12)	($592.12)
2732984	$39.09	$3,651.68	$3,612.59	($1,267.66)	($1,267.66)
2732985	$39.09	$3,373.15	$3,334.06	($1,169.92)	($1,169.92)
2732986	$39.09	$3,666.50	$3,627.41	($1,272.86)	($1,272.86)
2732987	$39.09	$3,336.49	$3,297.40	($1,157.06)	($1,157.06)
2732988	$39.09	$3,505.30	$3,466.21	($1,216.29)	($1,216.29)
2732989	$39.09	$4,902.30	$4,863.21	($1,706.50)	($1,706.50)
2732990	$39.09	$3,347.99	$3,308.90	($1,161.09)	($1,161.09)
2732991	$39.09	$3,414.66	$3,375.57	($1,184.49)	($1,184.49)
2732992	$39.09	$4,706.54	$4,667.45	($1,637.81)	($1,637.81)
2732993	$39.09	$3,213.34	$3,174.25	($1,113.85)	($1,113.85)
2732994	$39.09	$4,760.10	$4,721.01	($1,656.60)	($1,656.60)
2732995	$39.09	$3,438.76	$3,399.67	($1,192.95)	($1,192.95)
2732996	$39.09	$3,393.79	$3,354.70	($1,177.17)	($1,177.17)
2732997	$39.09	$3,292.86	$3,253.77	($1,141.75)	($1,141.75)
2732998	$39.09	$3,585.02	$3,545.93	($1,244.27)	($1,244.27)
2732999	$19.54	$1,783.78	$1,764.24	($619.07)	($619.07)
2771503	$19.54	$1,362.55	$1,343.01	($471.26)	($471.26)
2733000	$39.09	$3,307.32	$3,268.23	($1,146.82)	($1,146.82)
2733001	$39.09	$0.00	$0.00	$0.00	$0.00
2733002	$39.09	$4,626.12	$4,587.03	($1,609.59)	($1,609.59)
2733003	$39.09	$4,317.60	$4,278.51	($1,501.33)	($1,501.33)
2733004	$39.09	$3,585.02	$3,545.93	($1,244.27)	($1,244.27)
2733005	$39.09	$0.00	$0.00	$0.00	$0.00
2733006	$39.09	$3,500.74	$3,461.65	($1,214.69)	($1,214.69)
2733007	$39.09	$3,150.02	$3,110.93	($1,091.63)	($1,091.63)
2733008	$39.09	$3,478.71	$3,439.62	($1,206.96)	($1,206.96)
2733009	$39.09	$4,479.53	$4,440.44	($1,558.15)	($1,558.15)

Appendix C-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2733010	$39.09	$3,375.58	$3,336.49	($1,170.78)	($1,170.78)
2733011	$39.09	$2,086.18	$2,047.09	($718.33)	($718.33)
2733012	$39.09	$3,146.59	$3,107.50	($1,090.42)	($1,090.42)
2733013	$39.09	$3,251.70	$3,212.61	($1,127.31)	($1,127.31)
2733014	$39.09	$3,444.28	$3,405.19	($1,194.88)	($1,194.88)
2733017	$39.09	$3,495.17	$3,456.08	($1,212.74)	($1,212.74)
2733018	$39.09	$4,132.05	$4,092.96	($1,436.22)	($1,436.22)
2733019	$39.09	$742.39	$703.30	($246.79)	($246.79)
2733232	$39.09	$2,950.17	$2,911.08	($1,021.50)	($1,021.50)
2733234	$39.09	$3,802.16	$3,763.07	($1,320.46)	($1,320.46)
2733235	$39.09	$3,690.60	$3,651.51	($1,281.32)	($1,281.32)
2733236	$39.09	$3,440.31	$3,401.22	($1,193.49)	($1,193.49)
2733237	$39.09	$3,464.82	$3,425.73	($1,202.09)	($1,202.09)
2733238	$39.09	$3,449.49	$3,410.40	($1,196.71)	($1,196.71)
2733239	$39.09	$2,734.16	$2,695.07	($945.70)	($945.70)
2733240	$39.09	$2,574.07	$2,534.98	($889.53)	($889.53)
2733241	$0.00	$24.49	$24.49	($8.59)	$0.00
2733242	$0.00	$6.12	$6.12	($2.15)	$0.00
2733244	$0.00	$6.12	$6.12	($2.15)	$0.00
2733245	$0.00	$6.12	$6.12	($2.15)	$0.00
2733246	$0.00	$6.12	$6.12	($2.15)	$0.00
2733247	$0.00	$6.12	$6.12	($2.15)	$0.00
2733248	$0.00	$6.12	$6.12	($2.15)	$0.00
2733249	$0.00	$6.12	$6.12	($2.15)	$0.00
2733250	$0.00	$6.12	$6.12	($2.15)	$0.00
2733251	$39.09	$2,922.33	$2,883.24	($1,011.73)	($1,011.73)
2733252	$39.09	$3,296.81	$3,257.72	($1,143.14)	($1,143.14)
2733253	$39.09	$1,613.82	$1,574.73	($552.57)	($552.57)
2733254	$39.09	$2,883.14	$2,844.05	($997.98)	($997.98)
2733255	$39.09	$2,999.86	$2,960.77	($1,038.94)	($1,038.94)
2733256	$39.09	$3,701.96	$3,662.87	($1,285.30)	($1,285.30)
2733257	$39.09	$3,525.99	$3,486.90	($1,223.55)	($1,223.55)
2733258	$39.09	$2,272.76	$2,233.67	($783.80)	($783.80)
2733259	$39.09	$2,933.20	$2,894.11	($1,015.54)	($1,015.54)
2733260	$39.09	$3,399.84	$3,360.75	($1,179.29)	($1,179.29)
2733261	$39.09	$2,804.03	$2,764.94	($970.22)	($970.22)
2733262	$39.09	$3,004.75	$2,965.66	($1,040.65)	($1,040.65)
2733263	$39.09	$3,334.80	$3,295.71	($1,156.47)	($1,156.47)
2733264	$39.09	$2,933.20	$2,894.11	($1,015.54)	($1,015.54)
2733265	$19.54	$1,528.59	$1,509.05	($529.52)	($529.52)
2872449	$19.54	$0.00	$0.00	$0.00	$0.00
2733266	$39.09	$2,859.87	$2,820.78	($989.81)	($989.81)
2733267	$39.09	$3,524.52	$3,485.43	($1,223.04)	($1,223.04)
2733268	$39.09	$2,768.84	$2,729.75	($957.87)	($957.87)

Appendix C-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2733269	$39.09	$3,783.12	$3,744.03	($1,313.78)	($1,313.78)
2733270	$39.09	$2,675.34	$2,636.25	($925.06)	($925.06)
2733271	$39.09	$3,183.00	$3,143.91	($1,103.20)	($1,103.20)
2733272	$39.09	$2,757.28	$2,718.19	($953.81)	($953.81)
2733273	$39.09	$2,945.05	$2,905.96	($1,019.70)	($1,019.70)
2733274	$39.09	$2,968.10	$2,929.01	($1,027.79)	($1,027.79)
2733275	$39.09	$2,828.15	$2,789.06	($978.68)	($978.68)
2733276	$39.09	$2,459.05	$2,419.96	($849.17)	($849.17)
2733277	$39.09	$3,668.92	$3,629.83	($1,273.71)	($1,273.71)
2733278	$39.09	$2,272.76	$2,233.67	($783.80)	($783.80)
2733279	$39.09	$3,743.13	$3,704.04	($1,299.75)	($1,299.75)
2733280	$39.09	$2,941.69	$2,902.60	($1,018.52)	($1,018.52)
2733281	$39.09	$2,464.04	$2,424.95	($850.92)	($850.92)
2733282	$39.09	$1,592.67	$1,553.58	($545.15)	($545.15)
2733283	$39.09	$3,890.17	$3,851.08	($1,351.35)	($1,351.35)
2733284	$39.09	$2,859.87	$2,820.78	($989.81)	($989.81)
2733285	$39.09	$2,730.15	$2,691.06	($944.29)	($944.29)
2733286	$39.09	$2,252.20	$2,213.11	($776.58)	($776.58)
2733287	$39.09	$3,059.16	$3,020.07	($1,059.74)	($1,059.74)
2733288	$39.09	$2,903.57	$2,864.48	($1,005.15)	($1,005.15)
2733289	$39.09	$2,969.05	$2,929.96	($1,028.12)	($1,028.12)
2733290	$39.09	$3,422.30	$3,383.21	($1,187.17)	($1,187.17)
2733291	$39.09	$2,930.91	$2,891.82	($1,014.74)	($1,014.74)
2733292	$39.09	$2,437.21	$2,398.12	($841.50)	($841.50)
2733293	$39.09	$2,609.18	$2,570.09	($901.85)	($901.85)
2733294	$39.09	$2,786.37	$2,747.28	($964.02)	($964.02)
2733295	$39.09	$0.00	$0.00	$0.00	$0.00
2733296	$39.09	$2,722.75	$2,683.66	($941.70)	($941.70)
2733297	$39.09	$2,966.61	$2,927.52	($1,027.27)	($1,027.27)
2733298	$39.09	$3,207.26	$3,168.17	($1,111.71)	($1,111.71)
2733299	$39.09	$3,121.99	$3,082.90	($1,081.79)	($1,081.79)
2733300	$39.09	$3,828.66	$3,789.57	($1,329.76)	($1,329.76)
2733301	$39.09	$3,454.67	$3,415.58	($1,198.53)	($1,198.53)
2733302	$39.09	$2,888.89	$2,849.80	($1,000.00)	($1,000.00)
2733303	$39.09	$2,756.69	$2,717.60	($953.61)	($953.61)
2733304	$39.09	$2,532.06	$2,492.97	($874.78)	($874.78)
2733305	$39.09	$3,157.60	$3,118.51	($1,094.29)	($1,094.29)
2733306	$39.09	$3,979.00	$3,939.91	($1,382.52)	($1,382.52)
2733307	$39.09	$3,966.15	$3,927.06	($1,378.01)	($1,378.01)
2733308	$39.09	$3,030.56	$2,991.47	($1,049.71)	($1,049.71)
2733309	$39.09	$3,756.12	$3,717.03	($1,304.31)	($1,304.31)
2733310	$39.09	$3,265.05	$3,225.96	($1,131.99)	($1,131.99)
2733311	$39.09	$3,362.26	$3,323.17	($1,166.10)	($1,166.10)
2733312	$39.09	$3,250.96	$3,211.87	($1,127.05)	($1,127.05)

Appendix C-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2733313	$39.09	$4,223.86	$4,184.77	($1,468.44)	($1,468.44)
2733314	$39.09	$3,790.81	$3,751.72	($1,316.48)	($1,316.48)
2733315	$39.09	$3,049.90	$3,010.81	($1,056.49)	($1,056.49)
2733316	$39.09	$2,763.02	$2,723.93	($955.83)	($955.83)
2733317	$39.09	$3,737.63	$3,698.54	($1,297.82)	($1,297.82)
2733318	$39.09	$4,248.35	$4,209.26	($1,477.03)	($1,477.03)
2733319	$39.09	$4,095.72	$4,056.63	($1,423.47)	($1,423.47)
2733320	$39.09	$4,198.89	$4,159.80	($1,459.68)	($1,459.68)
2733321	$39.09	$3,930.16	$3,891.07	($1,365.38)	($1,365.38)
2733322	$39.09	$3,455.65	$3,416.56	($1,198.87)	($1,198.87)
2733323	$39.09	$4,301.42	$4,262.33	($1,495.65)	($1,495.65)
2733324	$39.09	$4,238.24	$4,199.15	($1,473.48)	($1,473.48)
2733325	$39.09	$2,851.72	$2,812.63	($986.95)	($986.95)
2733326	$39.09	$4,316.56	$4,277.47	($1,500.97)	($1,500.97)
2733327	$39.09	$3,396.98	$3,357.89	($1,178.28)	($1,178.28)
2733328	$39.09	$3,972.49	$3,933.40	($1,380.23)	($1,380.23)
2733329	$39.09	$3,825.00	$3,785.91	($1,328.48)	($1,328.48)
2733330	$39.09	$2,841.67	$2,802.58	($983.43)	($983.43)
2733331	$39.09	$4,396.39	$4,357.30	($1,528.98)	($1,528.98)
2733332	$39.09	$3,892.25	$3,853.16	($1,352.08)	($1,352.08)
2733333	$39.09	$4,517.49	$4,478.40	($1,571.47)	($1,571.47)
2733334	$39.09	$3,807.38	$3,768.29	($1,322.29)	($1,322.29)
2733335	$39.09	$4,195.62	$4,156.53	($1,458.53)	($1,458.53)
2733336	$39.09	$3,398.70	$3,359.61	($1,178.89)	($1,178.89)
2733337	$39.09	$3,611.71	$3,572.62	($1,253.63)	($1,253.63)
2733338	$39.09	$2,787.60	$2,748.51	($964.45)	($964.45)
2733339	$39.09	$3,825.96	$3,786.87	($1,328.81)	($1,328.81)
2733340	$39.09	$3,268.90	$3,229.81	($1,133.34)	($1,133.34)
2733341	$39.09	$4,080.69	$4,041.60	($1,418.20)	($1,418.20)
2733342	$39.09	$2,733.95	$2,694.86	($945.63)	($945.63)
2733343	$39.09	$3,825.96	$3,786.87	($1,328.81)	($1,328.81)
2733344	$39.09	$4,539.05	$4,499.96	($1,579.04)	($1,579.04)
2733345	$39.09	$3,411.36	$3,372.27	($1,183.33)	($1,183.33)
2733346	$39.09	$3,859.78	$3,820.69	($1,340.68)	($1,340.68)
2733347	$39.09	$3,001.05	$2,961.96	($1,039.35)	($1,039.35)
2733348	$39.09	$3,281.33	$3,242.24	($1,137.70)	($1,137.70)
2733349	$39.09	$3,582.33	$3,543.24	($1,243.32)	($1,243.32)
2733350	$39.09	$3,217.70	$3,178.61	($1,115.38)	($1,115.38)
2733351	$39.09	$3,322.88	$3,283.79	($1,152.28)	($1,152.28)
2733352	$39.09	$3,253.50	$3,214.41	($1,127.94)	($1,127.94)
2733353	$39.09	$2,840.73	$2,801.64	($983.10)	($983.10)
2733354	$39.09	$4,612.58	$4,573.49	($1,604.84)	($1,604.84)
2733355	$39.09	$3,532.94	$3,493.85	($1,225.99)	($1,225.99)
2733356	$39.09	$4,509.88	$4,470.79	($1,568.80)	($1,568.80)

Appendix C-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2733357	$39.09	$3,774.91	$3,735.82	($1,310.90)	($1,310.90)
2733358	$39.09	$3,948.39	$3,909.30	($1,371.77)	($1,371.77)
2733359	$39.09	$3,177.20	$3,138.11	($1,101.16)	($1,101.16)
2733360	$39.09	$4,535.66	$4,496.57	($1,577.85)	($1,577.85)
2733361	$39.09	$2,091.22	$2,052.13	($720.09)	PREPAID
2733362	$39.09	$2,989.33	$2,950.24	($1,035.24)	($1,035.24)
2733363	$39.09	$3,059.04	$3,019.95	($1,059.70)	($1,059.70)
2733364	$39.09	$5,018.84	$4,979.75	($1,747.40)	($1,747.40)
2733365	$39.09	$3,763.68	$3,724.59	($1,306.96)	($1,306.96)
2733366	$39.09	$4,558.71	$4,519.62	($1,585.94)	($1,585.94)
2733367	$39.09	$0.00	$0.00	$0.00	$0.00
2733368	$39.09	$3,617.61	$3,578.52	($1,255.70)	($1,255.70)
2733369	$39.09	$3,413.10	$3,374.01	($1,183.94)	($1,183.94)
2733370	$39.09	$3,531.63	$3,492.54	($1,225.53)	($1,225.53)
2733371	$39.09	$3,342.00	$3,302.91	($1,158.99)	($1,158.99)
2733372	$39.09	$2,909.34	$2,870.25	($1,007.17)	($1,007.17)
2733373	$39.09	$2,833.07	$2,793.98	($980.41)	($980.41)
2733374	$39.09	$4,342.33	$4,303.24	($1,510.01)	($1,510.01)
2733375	$39.09	$3,276.45	$3,237.36	($1,135.99)	($1,135.99)
2733376	$39.09	$3,628.86	$3,589.77	($1,259.65)	($1,259.65)
2733377	$39.09	$3,862.91	$3,823.82	($1,341.78)	($1,341.78)
2733378	$39.09	$3,399.84	$3,360.75	($1,179.29)	($1,179.29)
2733379	$39.09	$4,009.61	$3,970.52	($1,393.26)	($1,393.26)
2733380	$39.09	$3,455.65	$3,416.56	($1,198.87)	($1,198.87)
2733381	$39.09	$3,176.93	$3,137.84	($1,101.07)	($1,101.07)
2733382	$39.09	$3,577.35	$3,538.26	($1,241.58)	($1,241.58)
2733383	$39.09	$2,930.91	$2,891.82	($1,014.74)	($1,014.74)
2733384	$39.09	$3,510.15	$3,471.06	($1,218.00)	($1,218.00)
2733385	$39.09	$3,308.98	$3,269.89	($1,147.41)	($1,147.41)
2733386	$39.09	$3,002.11	$2,963.02	($1,039.73)	($1,039.73)
2733387	$39.09	$2,910.98	$2,871.89	($1,007.75)	($1,007.75)
2733388	$39.09	$3,225.87	$3,186.78	($1,118.24)	($1,118.24)
2733389	$39.09	$2,737.23	$2,698.14	($946.78)	($946.78)
2733390	$39.09	$2,977.64	$2,938.55	($1,031.14)	($1,031.14)
2733391	$39.09	$2,897.89	$2,858.80	($1,003.15)	($1,003.15)
2733392	$39.09	$3,666.84	$3,627.75	($1,272.98)	($1,272.98)
2733393	$39.09	$3,639.56	$3,600.47	($1,263.41)	($1,263.41)
2733394	$39.09	$3,742.67	$3,703.58	($1,299.59)	($1,299.59)
2733395	$39.09	$3,407.35	$3,368.26	($1,181.92)	($1,181.92)
2733396	$39.09	$3,586.35	$3,547.26	($1,244.73)	($1,244.73)
2733397	$39.09	$2,903.57	$2,864.48	($1,005.15)	($1,005.15)
2733398	$39.09	$3,385.21	$3,346.12	($1,174.15)	($1,174.15)
2733399	$39.09	$3,001.23	$2,962.14	($1,039.42)	($1,039.42)
2733400	$39.09	$2,266.48	$2,227.39	($781.59)	($781.59)

Appendix C-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2733401	$39.09	$2,091.14	$2,052.05	($720.07)	PREPAID
2733402	$19.54	$1,459.53	$1,439.99	($505.29)	($505.29)
2817879	$19.54	$1,851.90	$1,832.36	($642.97)	($642.97)
2733403	$39.09	$2,265.26	$2,226.17	($781.16)	($781.16)
2733404	$39.09	$3,703.02	$3,663.93	($1,285.67)	($1,285.67)
2733405	$39.09	$2,829.50	$2,790.41	($979.16)	($979.16)
2733406	$39.09	$2,980.58	$2,941.49	($1,032.17)	($1,032.17)
2733407	$39.09	$2,689.88	$2,650.79	($930.16)	($930.16)
2733408	$39.09	$2,897.32	$2,858.23	($1,002.95)	($1,002.95)
2733409	$39.09	$2,240.84	$2,201.75	($772.60)	($772.60)
2733410	$39.09	$3,107.15	$3,068.06	($1,076.58)	($1,076.58)
2733411	$39.09	$3,856.27	$3,817.18	($1,339.45)	($1,339.45)
2733412	$39.09	$3,103.56	$3,064.47	($1,075.32)	($1,075.32)
2733413	$39.09	$3,745.21	$3,706.12	($1,300.48)	($1,300.48)
2733414	$39.09	$3,051.34	$3,012.25	($1,057.00)	($1,057.00)
2733415	$39.09	$3,829.79	$3,790.70	($1,330.16)	($1,330.16)
2733416	$39.09	$2,448.05	$2,408.96	($845.31)	($845.31)
2733417	$39.09	$2,706.80	$2,667.71	($936.10)	($936.10)
2733418	$39.09	$3,548.65	$3,509.56	($1,231.51)	($1,231.51)
2733419	$39.09	$3,263.04	$3,223.95	($1,131.29)	($1,131.29)
2733420	$39.09	$2,835.42	$2,796.33	($981.23)	($981.23)
2733421	$39.09	$3,952.83	$3,913.74	($1,373.33)	($1,373.33)
2733422	$39.09	$2,641.16	$2,602.07	($913.07)	($913.07)
2733423	$39.09	$3,096.46	$3,057.37	($1,072.83)	($1,072.83)
2733424	$39.09	$2,733.86	$2,694.77	($945.60)	($945.60)
2733425	$39.09	$2,724.26	$2,685.17	($942.23)	($942.23)
2733426	$39.09	$3,631.55	$3,592.46	($1,260.60)	($1,260.60)
2733427	$39.09	$3,927.73	$3,888.64	($1,364.53)	($1,364.53)
2733428	$39.09	$2,929.95	$2,890.86	($1,014.40)	($1,014.40)
2733429	$39.09	$2,260.37	$2,221.28	($779.45)	($779.45)
2733430	$39.09	$2,297.67	$2,258.58	($792.54)	($792.54)
2733431	$39.09	$2,459.05	$2,419.96	($849.17)	($849.17)
2733432	$39.09	$2,822.03	$2,782.94	($976.53)	($976.53)
2733433	$39.09	$2,748.02	$2,708.93	($950.56)	($950.56)
2733434	$39.09	$2,851.72	$2,812.63	($986.95)	($986.95)
2733435	$39.09	$2,278.71	$2,239.62	($785.88)	($785.88)
2733436	$39.09	$2,726.52	$2,687.43	($943.02)	($943.02)
2733437	$19.54	$1,085.28	$1,065.74	($373.97)	($373.97)
2800204	$19.54	$1,448.08	$1,428.54	($501.27)	($501.27)
2733438	$39.09	$3,645.02	$3,605.93	($1,265.32)	($1,265.32)
2733439	$39.09	$2,759.64	$2,720.55	($954.64)	($954.64)
2733440	$39.09	$2,469.37	$2,430.28	($852.79)	($852.79)
2733441	$39.09	$3,915.10	$3,876.01	($1,360.09)	($1,360.09)
2733442	$39.09	$3,099.04	$3,059.95	($1,073.74)	($1,073.74)

Appendix C-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2733443	$39.09	$4,249.37	$4,210.28	($1,477.39)	($1,477.39)
2733444	$39.09	$2,900.86	$2,861.77	($1,004.20)	($1,004.20)
2733445	$19.54	$1,391.70	$1,372.16	($481.49)	($481.49)
2776465	$19.54	$1,023.55	$1,004.01	($352.31)	($352.31)
2733446	$39.09	$2,468.96	$2,429.87	($852.64)	($852.64)
2733447	$39.09	$2,552.96	$2,513.87	($882.12)	($882.12)
2733448	$39.09	$2,770.24	$2,731.15	($958.36)	($958.36)
2733449	$39.09	$3,044.99	$3,005.90	($1,054.77)	($1,054.77)
2733450	$39.09	$4,241.06	$4,201.97	($1,474.47)	($1,474.47)
2733451	$39.09	$4,049.30	$4,010.21	($1,407.18)	($1,407.18)
2733452	$39.09	$2,582.68	$2,543.59	($892.55)	($892.55)
2733453	$39.09	$2,762.83	$2,723.74	($955.76)	($955.76)
2733454	$39.09	$2,896.16	$2,857.07	($1,002.55)	($1,002.55)
Total	**$16,611.69**	**$1,370,619.36**	**$1,354,300.81**	**($475,224.16)**	**($473,745.34)**

APPENDIX D-1
PHASES #2-3 MAJOR IMPROVEMENT ASSESSMENT ROLL – 2024-25

Appendix D-1
Assessment Roll Summary - Phases #2-3 Major Improvement Area
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
2762469	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($920.97)	$65.98
2762470	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762471	1	60'	2	0.44	0.44	$4,632.37	$200.15	$232.77	$23.16	$37.40	($493.48)	$0.00
2836077				0.44	0.44	$4,632.37	$200.15	$232.77	$23.16	$37.40	($420.70)	$72.77
2762472	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($513.38)	$473.58
2762473	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762474	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762475	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762476	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762477	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762478	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762479	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762480	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($967.99)	$18.96
2762481	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762482	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($871.67)	$115.28
2762483	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762484	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($935.92)	$51.04
2762485	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762486	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762487	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762488	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762489	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($874.45)	$112.51
2762490	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762491	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762492	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($877.05)	$109.91
2762493	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($823.66)	$163.30
2762494	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762495	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762496	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762497	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762498	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($954.93)	$32.03
2762499	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762500	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762501	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762502	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($918.63)	$68.32
2762503	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762504	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($864.05)	$122.91
2762505	1	60'	2	0.44	0.44	$4,632.37	$200.15	$232.77	$23.16	$37.40	($319.97)	$173.51
2856192				0.44	0.44	$4,632.37	$200.15	$232.77	$23.16	$37.40	($493.48)	$0.00
2762506	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($789.58)	$197.37
2762507	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762510	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($888.38)	$98.58
2762511	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762512	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762513	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762514	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762515	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762516	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($979.69)	$7.26
2762517	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762518	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($916.03)	$70.93
2762519	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762520	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762521	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762522	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($877.05)	$109.91
2762523	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($639.82)	$347.14
2762524	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762525	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762526	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762527	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762528	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762529	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762530	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($879.22)	$107.73
2762531	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($925.38)	$61.58
2762532	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762533	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762534	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762535	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($843.55)	$143.40
2762536	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($917.66)	$69.30
2762537	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762538	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($864.05)	$122.91
2762539	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762540	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762541	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762542	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762543	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762544	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762545	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($758.66)	$228.30
2762546	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762547	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($918.72)	$68.23
2762548	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	$0.00	$986.96
2762549	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762550	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762551	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762552	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2762553	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($717.29)	$269.66

Appendix D-1
Assessment Roll Summary - Phases #2-3 Major Improvement Area
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
2762554	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2767315	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767316	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767317	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767318	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	$0.00	$986.96
2767319	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	$0.00	$986.96
2767320	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767321	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	$0.00	$1,121.54
2767322	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767323	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767324	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,091.51)	$30.03
2767325	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767326	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767327	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767328	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,118.82)	$2.72
2767329	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767330	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767331	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767332	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767333	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767334	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767335	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767336	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767337	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767338	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767339	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767340	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767341	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,038.53)	$83.01
2767342	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767343	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767344	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767345	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767346	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767347	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767348	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767349	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767350	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767351	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767352	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767353	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767354	1	70'	1	0.50	0.50	$5,264.06	$227.44	$264.51	$26.32	$42.50	($449.73)	$111.04
2819581				0.50	0.50	$5,264.06	$227.44	$264.51	$26.32	$42.50	($560.77)	$0.00
2767355	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767356	1	60'	2	0.88	0.77	$8,121.34	$350.89	$408.09	$40.61	$74.79	($874.38)	$0.00
2767357	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767358	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,035.10)	$86.44
2767359	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767360	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767361	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767362	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,037.64)	$83.90
2767363	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767364	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	$0.00	$986.96
2767365	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,104.51)	$17.03
2767366	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767367	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767368	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,070.03)	$51.51
2767369	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767370	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767371	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767372	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767373	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($707.68)	$279.27
2767374	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767375	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767376	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767377	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767378	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767379	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2767380	1	70'	1	1.00	1.00	$10,528.11	$454.88	$529.03	$52.64	$84.99	($1,121.54)	$0.00
2767381	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
743021	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743022	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($722.47)	$264.48
743023	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743024	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743025	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743026	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($906.06)	$80.90
743027	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743028	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743029	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($884.95)	$102.01
743030	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743031	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743032	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743033	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743034	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743035	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743036	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00

Appendix D-1
Assessment Roll Summary - Phases #2-3 Major Improvement Area
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
743037	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743038	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743039	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($823.94)	$163.02
743040	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($724.19)	$262.77
743041	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743042	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
743043	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
743044	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743045	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($966.36)	$20.60
743046	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743047	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743048	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	$0.00	$986.96
743049	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743050	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
743051	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($953.45)	$33.50
743052	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($871.24)	$115.72
743053	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($948.64)	$38.32
743054	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743055	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743056	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743057	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($789.83)	$197.13
743058	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743059	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743060	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743061	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($764.10)	$222.86
743062	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743063	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743064	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743065	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743066	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743067	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($896.64)	$90.32
743068	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($753.70)	$233.25
743069	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743070	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743071	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($861.64)	$125.31
743072	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.80)	$0.16
743073	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($761.04)	$225.91
743074	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($789.39)	$197.57
743075	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743076	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743077	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($978.17)	$8.78
743078	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743079	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743080	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743081	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($975.81)	$11.14
743082	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743083	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743084	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($800.72)	$186.24
743085	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743086	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743087	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743088	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743089	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743090	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743091	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743092	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743093	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($871.84)	$115.11
743094	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743095	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743096	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743097	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
743098	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743099	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743100	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743101	1	50'	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
743102	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743103	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($808.38)	$10.34
743104	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($750.38)	$68.34
743105	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743106	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743107	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743108	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743109	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743110	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($740.23)	$78.49
743111	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743112	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743113	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743114	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743115	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743116	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743117	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743118	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743119	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743120	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743121	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00

Appendix D-1
Assessment Roll Summary - Phases #2-3 Major Improvement Area
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
743122	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743123	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($732.91)	$85.82
743124	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743125	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743126	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743127	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743128	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743129	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743130	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($735.96)	$82.76
743131	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($676.64)	$142.09
743132	1	50'	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
743133	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743134	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743135	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($746.76)	$71.97
743136	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($796.61)	$22.11
743137	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743138	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743139	1	50'	3	0.37	0.37	$3,842.76	$166.03	$193.09	$19.21	$31.02	($336.37)	$72.99
1033512				0.37	0.37	$3,842.76	$166.03	$193.09	$19.21	$31.02	($409.36)	$0.00
743140	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($750.63)	$68.10
743141	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743142	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($32.12)	$786.60
743143	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743144	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743145	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743146	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($676.27)	$142.46
743147	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743148	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743149	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743150	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743151	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743152	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743153	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743154	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
743155	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
743156	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($619.94)	$198.78
743157	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743158	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743159	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743160	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($591.71)	$227.02
743161	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743162	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743163	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743164	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743165	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743166	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743167	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743168	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743169	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743170	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743171	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743172	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743173	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743174	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($541.77)	$276.95
743175	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($599.13)	$219.60
743176	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($584.65)	$234.07
743177	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	$0.00	$818.73
743178	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743179	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743180	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743181	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743182	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743183	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743184	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743185	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743186	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
743187	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743188	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743189	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743190	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743191	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($756.18)	$62.55
743192	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743193	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743194	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743195	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743196	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
743197	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
743198	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($515.73)	$302.99
743199	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($512.28)	$306.44
743200	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743201	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($723.85)	$94.88
743202	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743203	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($792.58)	$26.14
743204	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	$0.00	$818.73
743205	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00

Appendix D-1
Assessment Roll Summary - Phases #2-3 Major Improvement Area
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
743206	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($183.61)	$635.11
743207	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($583.44)	$235.29
743208	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($157.03)	$661.70
743209	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($790.84)	$27.88
743210	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743211	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743212	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743213	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743214	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743215	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
743216	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($764.59)	$54.14
743217	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2796880	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796881	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($927.16)	$59.80
2796882	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796883	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796884	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796885	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796886	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	$0.00	$986.96
2796887	1	60'	2	0.88	0.80	$8,400.93	$362.97	$422.14	$42.00	$74.79	($901.91)	$0.00
2796888	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796889	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796890	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796891	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796892	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796893	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796894	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796895	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796896	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796897	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796898	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796899	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796900	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796901	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($922.33)	$64.62
2796902	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($591.15)	$395.80
2796903	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796904	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796905	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796906	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796907	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796908	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796909	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796910	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796911	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796912	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796913	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796914	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796915	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796916	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796917	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796918	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796919	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	$0.00	$986.96
2796920	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($964.98)	$21.98
2796921	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796922	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796923	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796924	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796925	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796926	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796927	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796928	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796929	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
2796930	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
2796931	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
2796932	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
2796933	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
2796934	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
2796935	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
2796936	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
2796937	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
2796938	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
2796939	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
2796940	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
2796941	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
2796942	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
2796943	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
2796944	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
2796945	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
2796946	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2796947	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2796948	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2796949	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2796950	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
775214	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775215	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($585.81)	$232.91

Appendix D-1
Assessment Roll Summary - Phases #2-3 Major Improvement Area
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
775216	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775217	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775218	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($772.05)	$46.68
775219	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($634.41)	$184.32
775220	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775221	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($744.07)	$74.65
775222	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($509.86)	$308.86
775223	1	50'	3	0.37	0.37	$3,842.76	$166.03	$193.09	$19.21	$31.02	($409.36)	$0.00
1026185				0.37	0.37	$3,842.76	$166.03	$193.09	$19.21	$31.02	($409.36)	$0.00
775224	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($774.39)	$44.33
775225	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775226	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($549.55)	$269.17
775227	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($585.57)	$233.15
775228	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775229	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775230	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($799.91)	$18.81
775231	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($584.43)	$234.29
775232	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($560.20)	$258.53
775233	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775234	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775235	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($582.09)	$236.64
775236	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($646.52)	$172.20
775237	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($808.97)	$9.75
775238	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775239	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775240	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($550.19)	$268.54
775241	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($719.76)	$98.96
775242	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775243	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($578.48)	$240.25
775244	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($657.52)	$161.21
775245	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($590.85)	$227.87
775246	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
775247	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($610.66)	$208.06
775248	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($619.29)	$199.43
775249	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($612.08)	$206.64
775250	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($623.32)	$195.40
775251	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
775252	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($620.41)	$198.31
775253	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($615.07)	$203.65
775254	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
775255	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($546.56)	$272.17
775256	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($628.13)	$190.59
775257	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($619.27)	$199.45
775266	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775267	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($555.02)	$263.70
775268	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($583.08)	$235.65
775269	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($815.73)	$3.00
775270	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($684.34)	$134.39
775271	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($580.94)	$237.78
775272	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775273	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($580.94)	$237.78
775274	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($584.49)	$234.23
775275	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($539.69)	$279.04
775276	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775277	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($666.77)	$151.96
775278	1	50'	3	0.37	0.37	$3,842.76	$166.03	$193.09	$19.21	$31.02	($242.19)	$167.18
1040778				0.37	0.37	$3,842.76	$166.03	$193.09	$19.21	$31.02	($274.41)	$134.95
775279	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($585.78)	$232.94
775280	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775281	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($585.81)	$232.91
775282	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($585.81)	$232.91
775283	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($580.94)	$237.78
775284	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775285	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775286	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($548.89)	$269.84
775287	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($585.85)	$232.87
775288	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($557.31)	$261.41
775289	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($585.81)	$232.91
775290	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($580.35)	$238.38
775291	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775292	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($585.85)	$232.87
775293	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($551.68)	$267.04
775294	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775295	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($692.29)	$126.43
775296	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($585.81)	$232.91
775297	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($593.95)	$224.78
775298	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775299	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775300	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775301	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775302	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($680.15)	$138.57
775303	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($690.03)	$128.69
775304	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($593.00)	$225.73
775305	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($644.49)	$174.24
775306	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($774.35)	$44.37

Appendix D-1
Assessment Roll Summary - Phases #2-3 Major Improvement Area
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
775307	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($588.07)	$230.65
775308	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($549.18)	$269.54
775309	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($680.11)	$138.62
775310	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($762.14)	$56.59
775311	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($774.39)	$44.33
775312	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($680.11)	$138.62
775313	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($585.81)	$232.91
775314	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775315	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775316	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775317	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775318	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775319	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775320	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775321	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($796.03)	$22.69
775322	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775323	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775324	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775325	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775326	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775327	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775328	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775329	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775340	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775341	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775342	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775343	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775344	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775345	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775346	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775347	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775348	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775349	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775350	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775351	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775352	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775353	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775354	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775355	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775356	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775357	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775358	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775359	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775360	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($783.94)	$34.79
775361	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775362	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775363	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775364	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775365	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775366	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775367	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775368	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775369	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775370	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775371	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775372	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775373	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775374	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775375	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775376	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775377	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775378	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775379	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775380	1	50'	3	0.73	0.73	$7,685.52	$332.06	$386.19	$38.43	$62.05	($818.73)	$0.00
775381	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775382	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775383	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775384	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775385	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775386	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($960.06)	$26.90
775387	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775388	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775389	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775390	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.13)	$0.83
775391	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775392	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775393	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775394	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775395	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775396	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775397	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775398	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775399	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775400	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775401	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00

Appendix D-1
Assessment Roll Summary - Phases #2-3 Major Improvement Area
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
775402	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775403	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775404	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775405	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775406	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775407	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775408	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775409	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775410	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775411	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775412	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775413	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775414	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775415	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775416	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($828.16)	$158.79
775417	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775418	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775419	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($855.83)	$131.13
775420	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775421	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775422	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775423	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775424	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775425	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775426	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775427	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775428	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775429	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775430	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775431	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775432	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($885.95)	$101.00
775433	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775434	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775435	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775436	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775437	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	$0.00	$986.96
775438	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775439	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775440	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775441	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775442	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775443	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775444	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775445	1	60'	2	0.88	0.88	$9,264.74	$400.30	$465.54	$46.32	$74.79	($986.96)	$0.00
775446	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**614**			**501.42**	**501.23**	**$5,277,000.00**	**$228,000.00**	**$265,163.49**	**$26,385.00**	**$42,617.29**	**($526,021.34)**	**$36,144.44**

APPENDIX D-2
PHASES #2-3 MAJOR IMPROVEMENT AREA TIRZ CALCULATION

Appendix D-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2762469	$0.00	$2,624.60	$2,624.60	($920.97)	($920.97)
2762470	$0.00	$2,968.95	$2,968.95	($1,041.80)	($986.96)
2762471	$0.00	$1,487.94	$1,487.94	($522.12)	($493.48)
2836077	$0.00	$1,198.93	$1,198.93	($420.70)	($420.70)
2762472	$0.00	$1,463.04	$1,463.04	($513.38)	($513.38)
2762473	$0.00	$4,030.16	$4,030.16	($1,414.18)	($986.96)
2762474	$0.00	$3,325.90	$3,325.90	($1,167.06)	($986.96)
2762475	$0.00	$3,097.87	$3,097.87	($1,087.04)	($986.96)
2762476	$0.00	$4,162.61	$4,162.61	($1,460.66)	($986.96)
2762477	$0.00	$2,885.78	$2,885.78	($1,012.62)	($986.96)
2762478	$0.00	$3,624.29	$3,624.29	($1,271.76)	($986.96)
2762479	$0.00	$2,977.64	$2,977.64	($1,044.85)	($986.96)
2762480	$0.00	$2,758.60	$2,758.60	($967.99)	($967.99)
2762481	$0.00	$3,745.42	$3,745.42	($1,314.27)	($986.96)
2762482	$0.00	$2,484.11	$2,484.11	($871.67)	($871.67)
2762483	$0.00	$3,143.78	$3,143.78	($1,103.15)	($986.96)
2762484	$0.00	$2,667.20	$2,667.20	($935.92)	($935.92)
2762485	$0.00	$4,091.81	$4,091.81	($1,435.82)	($986.96)
2762486	$0.00	$2,885.78	$2,885.78	($1,012.62)	($986.96)
2762487	$0.00	$3,183.20	$3,183.20	($1,116.98)	($986.96)
2762488	$0.00	$3,876.58	$3,876.58	($1,360.29)	($986.96)
2762489	$0.00	$2,492.01	$2,492.01	($874.45)	($874.45)
2762490	$0.00	$3,642.52	$3,642.52	($1,278.16)	($986.96)
2762491	$0.00	$3,848.79	$3,848.79	($1,350.54)	($986.96)
2762492	$0.00	$2,499.42	$2,499.42	($877.05)	($877.05)
2762493	$0.00	$2,347.28	$2,347.28	($823.66)	($823.66)
2762494	$0.00	$2,934.95	$2,934.95	($1,029.87)	($986.96)
2762495	$0.00	$3,060.77	$3,060.77	($1,074.02)	($986.96)
2762496	$0.00	$3,112.80	$3,112.80	($1,092.28)	($986.96)
2762497	$0.00	$3,430.65	$3,430.65	($1,203.82)	($986.96)
2762498	$0.00	$2,721.37	$2,721.37	($954.93)	($954.93)
2762499	$0.00	$3,163.55	$3,163.55	($1,110.09)	($986.96)
2762500	$0.00	$3,430.65	$3,430.65	($1,203.82)	($986.96)
2762501	$0.00	$4,163.33	$4,163.33	($1,460.91)	($986.96)
2762502	$0.00	$2,617.93	$2,617.93	($918.63)	($918.63)
2762503	$0.00	$2,949.13	$2,949.13	($1,034.85)	($986.96)
2762504	$0.00	$2,462.38	$2,462.38	($864.05)	($864.05)
2762505	$0.00	$911.86	$911.86	($319.97)	($319.97)
2856192	$0.00	$2,091.12	$2,091.12	($733.77)	($493.48)
2762506	$0.00	$2,250.17	$2,250.17	($789.58)	($789.58)
2762507	$0.00	$2,986.17	$2,986.17	($1,047.85)	($986.96)
2762510	$0.00	$2,531.72	$2,531.72	($888.38)	($888.38)
2762511	$0.00	$3,146.47	$3,146.47	($1,104.10)	($986.96)
2762512	$0.00	$2,903.57	$2,903.57	($1,018.86)	($986.96)

Appendix D-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2762513	$0.00	$3,360.85	$3,360.85	($1,179.32)	($986.96)
2762514	$0.00	$3,661.32	$3,661.32	($1,284.76)	($986.96)
2762515	$0.00	$3,562.74	$3,562.74	($1,250.17)	($986.96)
2762516	$0.00	$2,791.94	$2,791.94	($979.69)	($979.69)
2762517	$0.00	$3,447.07	$3,447.07	($1,209.58)	($986.96)
2762518	$0.00	$2,610.52	$2,610.52	($916.03)	($916.03)
2762519	$0.00	$3,151.28	$3,151.28	($1,105.78)	($986.96)
2762520	$0.00	$3,624.29	$3,624.29	($1,271.76)	($986.96)
2762521	$0.00	$3,901.52	$3,901.52	($1,369.04)	($986.96)
2762522	$0.00	$2,499.42	$2,499.42	($877.05)	($877.05)
2762523	$0.00	$1,823.37	$1,823.37	($639.82)	($639.82)
2762524	$0.00	$3,504.17	$3,504.17	($1,229.61)	($986.96)
2762525	$0.00	$2,848.74	$2,848.74	($999.62)	($986.96)
2762526	$0.00	$3,145.00	$3,145.00	($1,103.58)	($986.96)
2762527	$0.00	$3,043.29	$3,043.29	($1,067.89)	($986.96)
2762528	$0.00	$3,463.46	$3,463.46	($1,215.33)	($986.96)
2762529	$0.00	$3,648.78	$3,648.78	($1,280.36)	($986.96)
2762530	$0.00	$2,505.62	$2,505.62	($879.22)	($879.22)
2762531	$0.00	$2,637.16	$2,637.16	($925.38)	($925.38)
2762532	$0.00	$2,866.53	$2,866.53	($1,005.87)	($986.96)
2762533	$0.00	$2,985.05	$2,985.05	($1,047.45)	($986.96)
2762534	$0.00	$3,299.94	$3,299.94	($1,157.95)	($986.96)
2762535	$0.00	$2,403.97	$2,403.97	($843.55)	($843.55)
2762536	$0.00	$2,615.15	$2,615.15	($917.66)	($917.66)
2762537	$0.00	$3,263.66	$3,263.66	($1,145.22)	($986.96)
2762538	$0.00	$2,462.38	$2,462.38	($864.05)	($864.05)
2762539	$0.00	$3,117.64	$3,117.64	($1,093.98)	($986.96)
2762540	$0.00	$3,299.94	$3,299.94	($1,157.95)	($986.96)
2762541	$0.00	$3,040.18	$3,040.18	($1,066.80)	($986.96)
2762542	$0.00	$3,267.06	$3,267.06	($1,146.41)	($986.96)
2762543	$0.00	$3,463.46	$3,463.46	($1,215.33)	($986.96)
2762544	$0.00	$2,899.60	$2,899.60	($1,017.47)	($986.96)
2762545	$0.00	$2,162.04	$2,162.04	($758.66)	($758.66)
2762546	$0.00	$3,310.21	$3,310.21	($1,161.55)	($986.96)
2762547	$0.00	$2,618.19	$2,618.19	($918.72)	($918.72)
2762548	$0.00	$0.00	$0.00	$0.00	$0.00
2762549	$0.00	$3,150.76	$3,150.76	($1,105.60)	($986.96)
2762550	$0.00	$2,987.38	$2,987.38	($1,048.27)	($986.96)
2762551	$0.00	$3,703.53	$3,703.53	($1,299.57)	($986.96)
2762552	$0.00	$2,999.55	$2,999.55	($1,052.54)	($986.96)
2762553	$0.00	$2,044.15	$2,044.15	($717.29)	($717.29)
2762554	$0.00	$6.12	$6.12	($2.15)	$0.00
2767315	$0.00	$4,309.45	$4,309.45	($1,512.19)	($986.96)
2767316	$0.00	$3,585.36	$3,585.36	($1,258.10)	($1,121.54)

Appendix D-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2767317	$0.00	$3,408.49	$3,408.49	($1,196.04)	($986.96)
2767318	$0.00	$0.00	$0.00	$0.00	$0.00
2767319	$0.00	$0.00	$0.00	$0.00	$0.00
2767320	$0.00	$3,266.51	$3,266.51	($1,146.22)	($1,121.54)
2767321	$0.00	$0.00	$0.00	$0.00	$0.00
2767322	$0.00	$3,222.07	$3,222.07	($1,130.62)	($1,121.54)
2767323	$0.00	$3,351.71	$3,351.71	($1,176.12)	($986.96)
2767324	$0.00	$3,110.61	$3,110.61	($1,091.51)	($1,091.51)
2767325	$0.00	$3,355.13	$3,355.13	($1,177.32)	($1,121.54)
2767326	$0.00	$3,214.45	$3,214.45	($1,127.95)	($1,121.54)
2767327	$0.00	$3,569.41	$3,569.41	($1,252.51)	($986.96)
2767328	$0.00	$3,188.43	$3,188.43	($1,118.82)	($1,118.82)
2767329	$0.00	$3,821.59	$3,821.59	($1,341.00)	($986.96)
2767330	$0.00	$3,236.89	$3,236.89	($1,135.82)	($1,121.54)
2767331	$0.00	$3,053.75	$3,053.75	($1,071.56)	($986.96)
2767332	$0.00	$4,598.35	$4,598.35	($1,613.56)	($1,121.54)
2767333	$0.00	$3,422.06	$3,422.06	($1,200.80)	($986.96)
2767334	$0.00	$4,193.25	$4,193.25	($1,471.41)	($1,121.54)
2767335	$0.00	$3,272.22	$3,272.22	($1,148.22)	($986.96)
2767336	$0.00	$3,552.94	$3,552.94	($1,246.73)	($1,121.54)
2767337	$0.00	$3,174.32	$3,174.32	($1,113.87)	($986.96)
2767338	$0.00	$3,755.57	$3,755.57	($1,317.83)	($1,121.54)
2767339	$0.00	$3,132.52	$3,132.52	($1,099.20)	($986.96)
2767340	$0.00	$4,534.43	$4,534.43	($1,591.13)	($1,121.54)
2767341	$0.00	$2,959.61	$2,959.61	($1,038.53)	($1,038.53)
2767342	$0.00	$4,702.18	$4,702.18	($1,649.99)	($1,121.54)
2767343	$0.00	$3,672.92	$3,672.92	($1,288.83)	($1,121.54)
2767344	$0.00	$4,922.58	$4,922.58	($1,727.33)	($986.96)
2767345	$0.00	$4,527.68	$4,527.68	($1,588.76)	($1,121.54)
2767346	$0.00	$4,211.53	$4,211.53	($1,477.83)	($986.96)
2767347	$0.00	$4,654.30	$4,654.30	($1,633.19)	($1,121.54)
2767348	$0.00	$4,811.72	$4,811.72	($1,688.43)	($1,121.54)
2767349	$0.00	$4,361.58	$4,361.58	($1,530.48)	($986.96)
2767350	$0.00	$4,123.62	$4,123.62	($1,446.98)	($1,121.54)
2767351	$0.00	$2,965.06	$2,965.06	($1,040.44)	($986.96)
2767352	$0.00	$3,239.43	$3,239.43	($1,136.72)	($1,121.54)
2767353	$0.00	$3,851.53	$3,851.53	($1,351.50)	($986.96)
2767354	$0.00	$1,281.65	$1,281.65	($449.73)	($449.73)
2819581	$0.00	$1,941.48	$1,941.48	($681.27)	($560.77)
2767355	$0.00	$3,695.16	$3,695.16	($1,296.63)	($986.96)
2767356	$0.00	$3,506.33	$3,506.33	($1,230.37)	($874.38)
2767357	$0.00	$3,732.33	$3,732.33	($1,309.67)	($1,121.54)
2767358	$0.00	$2,949.85	$2,949.85	($1,035.10)	($1,035.10)
2767359	$0.00	$3,737.20	$3,737.20	($1,311.38)	($986.96)

Appendix D-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2767360	$0.00	$3,784.34	$3,784.34	($1,327.92)	($986.96)
2767361	$0.00	$3,244.42	$3,244.42	($1,138.47)	($986.96)
2767362	$0.00	$2,957.08	$2,957.08	($1,037.64)	($1,037.64)
2767363	$0.00	$3,212.82	$3,212.82	($1,127.38)	($986.96)
2767364	$0.00	$0.00	$0.00	$0.00	$0.00
2767365	$0.00	$3,147.65	$3,147.65	($1,104.51)	($1,104.51)
2767366	$0.00	$4,500.65	$4,500.65	($1,579.28)	($986.96)
2767367	$0.00	$4,509.50	$4,509.50	($1,582.38)	($986.96)
2767368	$0.00	$3,049.40	$3,049.40	($1,070.03)	($1,070.03)
2767369	$0.00	$4,450.97	$4,450.97	($1,561.85)	($986.96)
2767370	$0.00	$3,370.21	$3,370.21	($1,182.61)	($986.96)
2767371	$0.00	$4,554.27	$4,554.27	($1,598.09)	($986.96)
2767372	$0.00	$3,535.19	$3,535.19	($1,240.50)	($986.96)
2767373	$0.00	$2,016.77	$2,016.77	($707.68)	($707.68)
2767374	$0.00	$3,244.29	$3,244.29	($1,138.42)	($1,121.54)
2767375	$0.00	$3,244.29	$3,244.29	($1,138.42)	($986.96)
2767376	$0.00	$3,757.57	$3,757.57	($1,318.53)	($1,121.54)
2767377	$0.00	$5,009.65	$5,009.65	($1,757.89)	($1,121.54)
2767378	$0.00	$3,382.87	$3,382.87	($1,187.05)	($1,121.54)
2767379	$0.00	$4,537.01	$4,537.01	($1,592.04)	($986.96)
2767380	$0.00	$3,674.74	$3,674.74	($1,289.47)	($1,121.54)
2767381	$0.00	$12.24	$12.24	($4.30)	$0.00
743021	$0.13	$3,715.64	$3,715.51	($1,303.77)	($986.96)
743022	$0.13	$2,059.05	$2,058.92	($722.47)	($722.47)
743023	$0.13	$3,385.33	$3,385.20	($1,187.87)	($986.96)
743024	$0.13	$2,895.49	$2,895.36	($1,015.98)	($986.96)
743025	$0.13	$3,181.76	$3,181.63	($1,116.43)	($986.96)
743026	$0.13	$2,582.23	$2,582.10	($906.06)	($906.06)
743027	$0.13	$3,544.17	$3,544.04	($1,243.60)	($986.96)
743028	$0.13	$3,244.42	$3,244.29	($1,138.42)	($986.96)
743029	$0.13	$2,522.07	$2,521.94	($884.95)	($884.95)
743030	$0.13	$3,226.05	$3,225.92	($1,131.97)	($986.96)
743031	$0.13	$3,004.03	$3,003.90	($1,054.07)	($986.96)
743032	$0.13	$3,220.07	$3,219.94	($1,129.88)	($986.96)
743033	$0.13	$3,659.98	$3,659.85	($1,284.24)	($986.96)
743034	$0.13	$4,023.77	$4,023.64	($1,411.89)	($986.96)
743035	$0.13	$4,168.33	$4,168.20	($1,462.62)	($986.96)
743036	$0.13	$3,948.39	$3,948.26	($1,385.44)	($986.96)
743037	$0.13	$3,189.32	$3,189.19	($1,119.09)	($986.96)
743038	$0.13	$4,140.47	$4,140.34	($1,452.84)	($986.96)
743039	$0.13	$2,348.21	$2,348.08	($823.94)	($823.94)
743040	$0.13	$2,063.94	$2,063.81	($724.19)	($724.19)
743041	$0.13	$3,052.88	$3,052.75	($1,071.21)	($986.96)
743042	$0.00	$0.00	$0.00	$0.00	$0.00

Appendix D-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
743043	$0.00	$0.00	$0.00	$0.00	$0.00
743044	$0.13	$3,360.73	$3,360.60	($1,179.23)	($986.96)
743045	$0.13	$2,754.08	$2,753.95	($966.36)	($966.36)
743046	$0.13	$4,268.12	$4,267.99	($1,497.64)	($986.96)
743047	$0.13	$3,606.77	$3,606.64	($1,265.57)	($986.96)
743048	$0.13	$0.00	$0.00	$0.00	$0.00
743049	$0.13	$4,040.22	$4,040.09	($1,417.67)	($986.96)
743050	$0.00	$0.00	$0.00	$0.00	$0.00
743051	$0.13	$2,717.30	$2,717.17	($953.45)	($953.45)
743052	$0.13	$2,483.00	$2,482.87	($871.24)	($871.24)
743053	$0.13	$2,703.58	$2,703.45	($948.64)	($948.64)
743054	$0.13	$3,032.25	$3,032.12	($1,063.97)	($986.96)
743055	$0.13	$2,813.55	$2,813.42	($987.23)	($986.96)
743056	$0.13	$2,997.79	$2,997.66	($1,051.88)	($986.96)
743057	$0.13	$2,250.99	$2,250.86	($789.83)	($789.83)
743058	$0.13	$3,452.03	$3,451.90	($1,211.27)	($986.96)
743059	$0.13	$3,214.60	$3,214.47	($1,127.96)	($986.96)
743060	$0.13	$2,935.62	$2,935.49	($1,030.06)	($986.96)
743061	$0.13	$2,177.68	$2,177.55	($764.10)	($764.10)
743062	$0.13	$3,732.60	$3,732.47	($1,309.72)	($986.96)
743063	$0.13	$4,115.42	$4,115.29	($1,444.05)	($986.96)
743064	$0.13	$2,848.24	$2,848.11	($999.40)	($986.96)
743065	$0.13	$3,556.61	$3,556.48	($1,247.97)	($986.96)
743066	$0.13	$2,982.48	$2,982.35	($1,046.51)	($986.96)
743067	$0.13	$2,555.38	$2,555.25	($896.64)	($896.64)
743068	$0.13	$2,148.05	$2,147.92	($753.70)	($753.70)
743069	$0.13	$3,986.37	$3,986.24	($1,398.77)	($986.96)
743070	$0.13	$3,354.60	$3,354.47	($1,177.08)	($986.96)
743071	$0.13	$2,455.66	$2,455.53	($861.64)	($861.64)
743072	$0.13	$2,812.32	$2,812.19	($986.80)	($986.80)
743073	$0.13	$2,168.97	$2,168.84	($761.04)	($761.04)
743074	$0.13	$2,249.74	$2,249.61	($789.39)	($789.39)
743075	$0.13	$3,063.83	$3,063.70	($1,075.05)	($986.96)
743076	$0.13	$2,834.08	$2,833.95	($994.43)	($986.96)
743077	$0.13	$2,787.75	$2,787.62	($978.17)	($978.17)
743078	$0.13	$2,834.89	$2,834.76	($994.72)	($986.96)
743079	$0.13	$3,109.74	$3,109.61	($1,091.16)	($986.96)
743080	$0.13	$3,030.16	$3,030.03	($1,063.24)	($986.96)
743081	$0.13	$2,781.02	$2,780.89	($975.81)	($975.81)
743082	$0.13	$3,029.12	$3,028.99	($1,062.87)	($986.96)
743083	$0.13	$3,440.31	$3,440.18	($1,207.16)	($986.96)
743084	$0.13	$2,282.04	$2,281.91	($800.72)	($800.72)
743085	$0.13	$3,623.73	$3,623.60	($1,271.52)	($986.96)
743086	$0.13	$3,423.45	$3,423.32	($1,201.24)	($986.96)

Appendix D-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
743087	$0.13	$3,267.73	$3,267.60	($1,146.60)	($986.96)
743088	$0.13	$3,205.21	$3,205.08	($1,124.66)	($986.96)
743089	$0.13	$2,821.42	$2,821.29	($989.99)	($986.96)
743090	$0.13	$4,207.72	$4,207.59	($1,476.44)	($986.96)
743091	$0.13	$3,599.47	$3,599.34	($1,263.01)	($986.96)
743092	$0.13	$3,109.74	$3,109.61	($1,091.16)	($986.96)
743093	$0.13	$2,484.73	$2,484.60	($871.84)	($871.84)
743094	$0.13	$2,835.99	$2,835.86	($995.10)	($986.96)
743095	$0.13	$3,050.36	$3,050.23	($1,070.32)	($986.96)
743096	$0.13	$3,746.38	$3,746.25	($1,314.56)	($986.96)
743097	$0.00	$0.00	$0.00	$0.00	$0.00
743098	$0.13	$3,523.63	$3,523.50	($1,236.39)	($818.73)
743099	$0.13	$4,014.25	$4,014.12	($1,408.55)	($818.73)
743100	$0.13	$2,731.31	$2,731.18	($958.37)	($818.73)
743101	$0.13	$3,060.77	$3,060.64	($1,073.98)	PREPAID
743102	$0.13	$2,612.67	$2,612.54	($916.74)	($818.73)
743103	$0.13	$2,303.87	$2,303.74	($808.38)	($808.38)
743104	$0.13	$2,138.58	$2,138.45	($750.38)	($750.38)
743105	$0.13	$2,390.51	$2,390.38	($838.78)	($818.73)
743106	$0.13	$2,596.32	$2,596.19	($911.00)	($818.73)
743107	$0.13	$2,814.68	$2,814.55	($987.62)	($818.73)
743108	$0.13	$4,054.27	$4,054.14	($1,422.60)	($818.73)
743109	$0.13	$3,065.58	$3,065.45	($1,075.67)	($818.73)
743110	$0.13	$2,109.66	$2,109.53	($740.23)	($740.23)
743111	$0.13	$2,865.88	$2,865.75	($1,005.59)	($818.73)
743112	$0.13	$3,233.88	$3,233.75	($1,134.72)	($818.73)
743113	$0.13	$3,135.05	$3,134.92	($1,100.04)	($818.73)
743114	$0.13	$2,815.91	$2,815.78	($988.06)	($818.73)
743115	$0.13	$3,537.01	$3,536.88	($1,241.09)	($818.73)
743116	$0.13	$3,209.08	$3,208.95	($1,126.02)	($818.73)
743117	$0.13	$2,576.53	$2,576.40	($904.06)	($818.73)
743118	$0.13	$2,370.26	$2,370.13	($831.68)	($818.73)
743119	$0.13	$2,914.81	$2,914.68	($1,022.76)	($818.73)
743120	$0.13	$3,087.13	$3,087.00	($1,083.23)	($818.73)
743121	$0.13	$2,473.96	$2,473.83	($868.07)	($818.73)
743122	$0.13	$2,711.32	$2,711.19	($951.36)	($818.73)
743123	$0.13	$2,088.79	$2,088.66	($732.91)	($732.91)
743124	$0.13	$3,387.46	$3,387.33	($1,188.61)	($818.73)
743125	$0.13	$2,914.81	$2,914.68	($1,022.76)	($818.73)
743126	$0.13	$3,153.16	$3,153.03	($1,106.40)	($818.73)
743127	$0.13	$2,865.55	$2,865.42	($1,005.47)	($818.73)
743128	$0.13	$4,202.17	$4,202.04	($1,474.49)	($818.73)
743129	$0.13	$2,700.21	$2,700.08	($947.46)	($818.73)
743130	$0.13	$2,097.49	$2,097.36	($735.96)	($735.96)

Appendix D-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
743131	$0.13	$1,928.43	$1,928.30	($676.64)	($676.64)
743132	$0.13	$2,876.59	$2,876.46	($1,009.35)	PREPAID
743133	$0.13	$2,346.56	$2,346.43	($823.36)	($818.73)
743134	$0.13	$2,655.95	$2,655.82	($931.93)	($818.73)
743135	$0.13	$2,128.26	$2,128.13	($746.76)	($746.76)
743136	$0.13	$2,270.33	$2,270.20	($796.61)	($796.61)
743137	$0.13	$2,878.46	$2,878.33	($1,010.00)	($818.73)
743138	$0.13	$2,687.36	$2,687.23	($942.95)	($818.73)
743139	$0.07	$958.66	$958.59	($336.37)	($336.37)
1033512	$0.07	$1,438.06	$1,437.99	($504.59)	($409.36)
743140	$0.13	$2,139.28	$2,139.15	($750.63)	($750.63)
743141	$0.13	$2,782.55	$2,782.42	($976.35)	($818.73)
743142	$0.13	$91.68	$91.55	($32.12)	($32.12)
743143	$0.13	$3,101.24	$3,101.11	($1,088.18)	($818.73)
743144	$0.13	$2,890.68	$2,890.55	($1,014.29)	($818.73)
743145	$0.13	$3,097.50	$3,097.37	($1,086.87)	($818.73)
743146	$0.13	$1,927.37	$1,927.24	($676.27)	($676.27)
743147	$0.13	$3,198.79	$3,198.66	($1,122.41)	($818.73)
743148	$0.13	$2,921.49	$2,921.36	($1,025.10)	($818.73)
743149	$0.13	$2,509.64	$2,509.51	($880.59)	($818.73)
743150	$0.13	$3,109.74	$3,109.61	($1,091.16)	($818.73)
743151	$0.13	$2,453.02	$2,452.89	($860.72)	($818.73)
743152	$0.13	$2,772.92	$2,772.79	($972.97)	($818.73)
743153	$0.13	$2,653.08	$2,652.95	($930.92)	($818.73)
743154	$0.00	$0.00	$0.00	$0.00	$0.00
743155	$0.13	$3,519.89	$3,519.76	($1,235.08)	($986.96)
743156	$0.13	$1,766.85	$1,766.72	($619.94)	($619.94)
743157	$0.13	$2,359.98	$2,359.85	($828.07)	($818.73)
743158	$0.13	$3,421.94	$3,421.81	($1,200.71)	($818.73)
743159	$0.13	$3,740.87	$3,740.74	($1,312.62)	($818.73)
743160	$0.13	$1,686.39	$1,686.26	($591.71)	($591.71)
743161	$0.13	$2,885.65	$2,885.52	($1,012.53)	($818.73)
743162	$0.13	$3,416.11	$3,415.98	($1,198.67)	($818.73)
743163	$0.13	$2,908.55	$2,908.42	($1,020.56)	($818.73)
743164	$0.13	$2,907.73	$2,907.60	($1,020.28)	($818.73)
743165	$0.13	$2,509.83	$2,509.70	($880.65)	($818.73)
743166	$0.13	$2,607.78	$2,607.65	($915.02)	($818.73)
743167	$0.13	$3,029.27	$3,029.14	($1,062.92)	($818.73)
743168	$0.13	$2,865.19	$2,865.06	($1,005.35)	($818.73)
743169	$0.13	$2,558.80	$2,558.67	($897.84)	($818.73)
743170	$0.13	$2,592.66	$2,592.53	($909.72)	($818.73)
743171	$0.13	$2,733.88	$2,733.75	($959.27)	($818.73)
743172	$0.13	$2,935.88	$2,935.75	($1,030.15)	($818.73)
743173	$0.13	$2,625.33	$2,625.20	($921.18)	($818.73)

Appendix D-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
743174	$0.13	$1,544.09	$1,543.96	($541.77)	($541.77)
743175	$0.13	$1,707.54	$1,707.41	($599.13)	($599.13)
743176	$0.13	$1,666.29	$1,666.16	($584.65)	($584.65)
743177	$0.13	$0.00	$0.00	$0.00	$0.00
743178	$0.13	$2,626.14	$2,626.01	($921.47)	($818.73)
743179	$0.13	$2,496.08	$2,495.95	($875.83)	($818.73)
743180	$0.13	$2,501.86	$2,501.73	($877.86)	($818.73)
743181	$0.13	$3,409.70	$3,409.57	($1,196.42)	($818.73)
743182	$0.13	$3,734.14	$3,734.01	($1,310.26)	($818.73)
743183	$0.13	$3,363.29	$3,363.16	($1,180.13)	($818.73)
743184	$0.13	$2,949.22	$2,949.09	($1,034.83)	($818.73)
743185	$0.13	$2,693.48	$2,693.35	($945.10)	($818.73)
743186	$0.00	$0.00	$0.00	$0.00	$0.00
743187	$0.13	$2,810.24	$2,810.11	($986.07)	($818.73)
743188	$0.13	$2,356.79	$2,356.66	($826.95)	($818.73)
743189	$0.13	$2,699.60	$2,699.47	($947.24)	($818.73)
743190	$0.13	$2,794.48	$2,794.35	($980.54)	($818.73)
743191	$0.13	$2,155.10	$2,154.97	($756.18)	($756.18)
743192	$0.13	$2,508.82	$2,508.69	($880.30)	($818.73)
743193	$0.13	$2,480.29	$2,480.16	($870.29)	($818.73)
743194	$0.13	$2,943.35	$2,943.22	($1,032.77)	($818.73)
743195	$0.13	$2,522.07	$2,521.94	($884.95)	($818.73)
743196	$0.00	$0.00	$0.00	$0.00	$0.00
743197	$0.00	$0.00	$0.00	$0.00	$0.00
743198	$0.13	$1,469.87	$1,469.74	($515.73)	($515.73)
743199	$0.13	$1,460.04	$1,459.91	($512.28)	($512.28)
743200	$0.13	$2,356.79	$2,356.66	($826.95)	($818.73)
743201	$0.13	$2,062.96	$2,062.83	($723.85)	($723.85)
743202	$0.13	$2,874.52	$2,874.39	($1,008.62)	($818.73)
743203	$0.13	$2,258.85	$2,258.72	($792.58)	($792.58)
743204	$0.13	$0.00	$0.00	$0.00	$0.00
743205	$0.13	$2,498.53	$2,498.40	($876.69)	($818.73)
743206	$0.13	$523.40	$523.27	($183.61)	($183.61)
743207	$0.13	$1,662.82	$1,662.69	($583.44)	($583.44)
743208	$0.13	$447.64	$447.51	($157.03)	($157.03)
743209	$0.13	$2,253.89	$2,253.76	($790.84)	($790.84)
743210	$0.13	$3,128.11	$3,127.98	($1,097.61)	($818.73)
743211	$0.13	$2,640.50	$2,640.37	($926.50)	($818.73)
743212	$0.13	$2,515.95	$2,515.82	($882.80)	($818.73)
743213	$0.13	$2,430.86	$2,430.73	($852.94)	($818.73)
743214	$0.13	$3,073.01	$3,072.88	($1,078.27)	($818.73)
743215	$0.13	$2,358.95	$2,358.82	($827.71)	($818.73)
743216	$0.13	$2,179.07	$2,178.94	($764.59)	($764.59)
743217	$0.00	$0.00	$0.00	$0.00	$0.00

Appendix D-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2796880	$13.68	$3,509.19	$3,495.51	($1,226.58)	($986.96)
2796881	$13.68	$2,655.90	$2,642.22	($927.16)	($927.16)
2796882	$13.68	$4,421.37	$4,407.69	($1,546.66)	($986.96)
2796883	$13.68	$3,727.30	$3,713.62	($1,303.11)	($986.96)
2796884	$13.68	$4,748.37	$4,734.69	($1,661.40)	($986.96)
2796885	$13.68	$3,746.38	$3,732.70	($1,309.81)	($986.96)
2796886	$13.68	$0.00	$0.00	$0.00	$0.00
2796887	$13.68	$3,252.36	$3,238.68	($1,136.45)	($901.91)
2796888	$13.68	$3,960.64	$3,946.96	($1,384.99)	($986.96)
2796889	$13.68	$3,110.81	$3,097.13	($1,086.78)	($986.96)
2796890	$13.68	$5,344.29	$5,330.61	($1,870.51)	($986.96)
2796891	$13.68	$3,543.09	$3,529.41	($1,238.47)	($986.96)
2796892	$13.68	$3,425.81	$3,412.13	($1,197.32)	($986.96)
2796893	$13.68	$5,473.35	$5,459.67	($1,915.80)	($986.96)
2796894	$13.68	$3,437.24	$3,423.56	($1,201.33)	($986.96)
2796895	$13.68	$3,801.48	$3,787.80	($1,329.14)	($986.96)
2796896	$13.68	$4,058.37	$4,044.69	($1,419.28)	($986.96)
2796897	$13.68	$3,489.28	$3,475.60	($1,219.59)	($986.96)
2796898	$13.68	$3,703.53	$3,689.85	($1,294.77)	($986.96)
2796899	$13.68	$3,005.66	$2,991.98	($1,049.89)	($986.96)
2796900	$13.68	$4,917.19	$4,903.51	($1,720.64)	($986.96)
2796901	$13.68	$2,642.15	$2,628.47	($922.33)	($922.33)
2796902	$13.68	$1,698.35	$1,684.67	($591.15)	($591.15)
2796903	$13.68	$2,999.85	$2,986.17	($1,047.85)	($986.96)
2796904	$13.68	$5,203.02	$5,189.34	($1,820.94)	($986.96)
2796905	$13.68	$4,460.50	$4,446.82	($1,560.39)	($986.96)
2796906	$13.68	$3,119.82	$3,106.14	($1,089.95)	($986.96)
2796907	$13.68	$3,854.29	$3,840.61	($1,347.67)	($986.96)
2796908	$13.68	$3,659.33	$3,645.65	($1,279.26)	($986.96)
2796909	$13.68	$3,224.77	$3,211.09	($1,126.77)	($986.96)
2796910	$13.68	$4,601.07	$4,587.39	($1,609.72)	($986.96)
2796911	$13.68	$3,075.65	$3,061.97	($1,074.45)	($986.96)
2796912	$13.68	$3,366.85	$3,353.17	($1,176.63)	($986.96)
2796913	$13.68	$3,391.33	$3,377.65	($1,185.22)	($986.96)
2796914	$13.68	$3,633.24	$3,619.56	($1,270.11)	($986.96)
2796915	$13.68	$3,106.34	$3,092.66	($1,085.22)	($986.96)
2796916	$13.68	$4,955.59	$4,941.91	($1,734.12)	($986.96)
2796917	$13.68	$5,040.67	$5,026.99	($1,763.97)	($986.96)
2796918	$13.68	$3,489.28	$3,475.60	($1,219.59)	($986.96)
2796919	$13.68	$0.00	$0.00	$0.00	$0.00
2796920	$13.68	$2,763.69	$2,750.01	($964.98)	($964.98)
2796921	$13.68	$3,272.53	$3,258.85	($1,143.53)	($986.96)
2796922	$13.68	$4,319.30	$4,305.62	($1,510.84)	($986.96)
2796923	$13.68	$4,679.39	$4,665.71	($1,637.20)	($986.96)

Appendix D-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2796924	$13.68	$4,101.43	$4,087.75	($1,434.39)	($986.96)
2796925	$13.68	$2,999.19	$2,985.51	($1,047.62)	($986.96)
2796926	$13.68	$3,505.79	$3,492.11	($1,225.38)	($986.96)
2796927	$13.68	$3,086.38	$3,072.70	($1,078.21)	($986.96)
2796928	$13.68	$4,515.48	$4,501.80	($1,579.68)	($986.96)
2796929	$13.68	$3,848.16	$3,834.48	($1,345.52)	($986.96)
2796930	$13.68	$2,646.11	$2,632.43	($923.72)	($818.73)
2796931	$13.68	$2,788.69	$2,775.01	($973.75)	($818.73)
2796932	$13.68	$4,036.00	$4,022.32	($1,411.43)	($818.73)
2796933	$13.68	$3,614.44	$3,600.76	($1,263.51)	($818.73)
2796934	$13.68	$2,598.32	$2,584.64	($906.95)	($818.73)
2796935	$13.68	$2,983.77	$2,970.09	($1,042.21)	($818.73)
2796936	$13.68	$2,986.48	$2,972.80	($1,043.16)	($818.73)
2796937	$13.68	$3,025.02	$3,011.34	($1,056.68)	($818.73)
2796938	$13.68	$3,962.74	$3,949.06	($1,385.73)	($818.73)
2796939	$13.68	$3,220.57	$3,206.89	($1,125.30)	($818.73)
2796940	$13.68	$3,540.94	$3,527.26	($1,237.72)	($818.73)
2796941	$13.68	$2,944.50	$2,930.82	($1,028.43)	($818.73)
2796942	$13.68	$2,481.65	$2,467.97	($866.01)	($818.73)
2796943	$13.68	$2,725.73	$2,712.05	($951.66)	($818.73)
2796944	$13.68	$2,366.85	$2,353.17	($825.73)	($818.73)
2796945	$13.68	$3,060.77	$3,047.09	($1,069.23)	($818.73)
2796946	$0.00	$6.12	$6.12	($2.15)	$0.00
2796947	$0.00	$6.12	$6.12	($2.15)	$0.00
2796948	$0.00	$12.24	$12.24	($4.30)	$0.00
2796949	$0.00	$6.12	$6.12	($2.15)	$0.00
2796950	$0.00	$6.12	$6.12	($2.15)	$0.00
775214	$0.28	$2,719.18	$2,718.90	($954.06)	($818.73)
775215	$0.28	$1,669.74	$1,669.46	($585.81)	($585.81)
775216	$0.28	$3,054.18	$3,053.90	($1,071.61)	($818.73)
775217	$0.28	$3,412.76	$3,412.48	($1,197.44)	($818.73)
775218	$0.28	$2,200.47	$2,200.19	($772.05)	($772.05)
775219	$0.28	$1,808.22	$1,807.94	($634.41)	($634.41)
775220	$0.28	$2,822.03	$2,821.75	($990.15)	($818.73)
775221	$0.28	$2,120.75	$2,120.47	($744.07)	($744.07)
775222	$0.28	$1,453.30	$1,453.02	($509.86)	($509.86)
775223	$0.14	$1,266.71	$1,266.57	($444.44)	($409.36)
1026185	$0.14	$1,358.53	$1,358.39	($476.66)	($409.36)
775224	$0.28	$2,207.16	$2,206.88	($774.39)	($774.39)
775225	$0.28	$2,760.81	$2,760.53	($968.67)	($818.73)
775226	$0.28	$1,566.40	$1,566.12	($549.55)	($549.55)
775227	$0.28	$1,669.06	$1,668.78	($585.57)	($585.57)
775228	$0.28	$2,815.91	$2,815.63	($988.00)	($818.73)
775229	$0.28	$2,968.95	$2,968.67	($1,041.71)	($818.73)

Appendix D-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
775230	$0.28	$2,279.89	$2,279.61	($799.91)	($799.91)
775231	$0.28	$1,665.81	$1,665.53	($584.43)	($584.43)
775232	$0.28	$1,596.74	$1,596.46	($560.20)	($560.20)
775233	$0.28	$2,956.70	$2,956.42	($1,037.41)	($818.73)
775234	$0.28	$2,862.22	$2,861.94	($1,004.25)	($818.73)
775235	$0.28	$1,659.13	$1,658.85	($582.09)	($582.09)
775236	$0.28	$1,842.75	$1,842.47	($646.52)	($646.52)
775237	$0.28	$2,305.70	$2,305.42	($808.97)	($808.97)
775238	$0.28	$3,146.47	$3,146.19	($1,104.00)	($818.73)
775239	$0.28	$2,638.38	$2,638.10	($925.71)	($818.73)
775240	$0.28	$1,568.22	$1,567.94	($550.19)	($550.19)
775241	$0.28	$2,051.47	$2,051.19	($719.76)	($719.76)
775242	$0.28	$3,244.12	$3,243.84	($1,138.26)	($818.73)
775243	$0.28	$1,648.84	$1,648.56	($578.48)	($578.48)
775244	$0.28	$1,874.08	$1,873.80	($657.52)	($657.52)
775245	$0.28	$1,684.10	$1,683.82	($590.85)	($590.85)
775246	$0.00	$0.00	$0.00	$0.00	$0.00
775247	$0.28	$1,740.56	$1,740.28	($610.66)	($610.66)
775248	$0.28	$1,765.15	$1,764.87	($619.29)	($619.29)
775249	$0.28	$1,744.61	$1,744.33	($612.08)	($612.08)
775250	$0.28	$1,776.63	$1,776.35	($623.32)	($623.32)
775251	$0.00	$0.00	$0.00	$0.00	$0.00
775252	$0.28	$1,768.34	$1,768.06	($620.41)	($620.41)
775253	$0.28	$1,753.13	$1,752.85	($615.07)	($615.07)
775254	$0.00	$0.00	$0.00	$0.00	$0.00
775255	$0.28	$1,557.87	$1,557.59	($546.56)	($546.56)
775256	$0.28	$1,790.35	$1,790.07	($628.13)	($628.13)
775257	$0.28	$1,765.10	$1,764.82	($619.27)	($619.27)
775266	$0.28	$2,378.04	$2,377.76	($834.36)	($818.73)
775267	$0.28	$1,581.99	$1,581.71	($555.02)	($555.02)
775268	$0.28	$1,661.95	$1,661.67	($583.08)	($583.08)
775269	$0.28	$2,324.96	$2,324.68	($815.73)	($815.73)
775270	$0.28	$1,950.51	$1,950.23	($684.34)	($684.34)
775271	$0.28	$1,655.86	$1,655.58	($580.94)	($580.94)
775272	$0.28	$2,689.98	$2,689.70	($943.82)	($818.73)
775273	$0.28	$1,655.86	$1,655.58	($580.94)	($580.94)
775274	$0.28	$1,665.98	$1,665.70	($584.49)	($584.49)
775275	$0.28	$1,538.29	$1,538.01	($539.69)	($539.69)
775276	$0.28	$2,744.91	$2,744.63	($963.09)	($818.73)
775277	$0.28	$1,900.45	$1,900.17	($666.77)	($666.77)
775278	$0.14	$690.33	$690.19	($242.19)	($242.19)
1040778	$0.14	$782.16	$782.02	($274.41)	($274.41)
775279	$0.28	$1,669.66	$1,669.38	($585.78)	($585.78)
775280	$0.28	$3,060.77	$3,060.49	($1,073.93)	($818.73)

Appendix D-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
775281	$0.28	$1,669.74	$1,669.46	($585.81)	($585.81)
775282	$0.28	$1,669.74	$1,669.46	($585.81)	($585.81)
775283	$0.28	$1,655.86	$1,655.58	($580.94)	($580.94)
775284	$0.28	$2,809.79	$2,809.51	($985.86)	($818.73)
775285	$0.28	$3,256.66	$3,256.38	($1,142.66)	($818.73)
775286	$0.28	$1,564.51	$1,564.23	($548.89)	($548.89)
775287	$0.28	$1,669.85	$1,669.57	($585.85)	($585.85)
775288	$0.28	$1,588.52	$1,588.24	($557.31)	($557.31)
775289	$0.28	$1,669.74	$1,669.46	($585.81)	($585.81)
775290	$0.28	$1,654.17	$1,653.89	($580.35)	($580.35)
775291	$0.28	$2,830.61	$2,830.33	($993.16)	($818.73)
775292	$0.28	$1,669.85	$1,669.57	($585.85)	($585.85)
775293	$0.28	$1,572.47	$1,572.19	($551.68)	($551.68)
775294	$0.28	$3,121.99	$3,121.71	($1,095.41)	($818.73)
775295	$0.28	$1,973.19	$1,972.91	($692.29)	($692.29)
775296	$0.28	$1,669.74	$1,669.46	($585.81)	($585.81)
775297	$0.28	$1,692.92	$1,692.64	($593.95)	($593.95)
775298	$0.28	$2,744.83	$2,744.55	($963.06)	($818.73)
775299	$0.28	$3,012.15	$3,011.87	($1,056.86)	($818.73)
775300	$0.28	$2,830.61	$2,830.33	($993.16)	($818.73)
775301	$0.28	$2,541.22	$2,540.94	($891.62)	($818.73)
775302	$0.28	$1,938.59	$1,938.31	($680.15)	($680.15)
775303	$0.28	$1,966.75	$1,966.47	($690.03)	($690.03)
775304	$0.28	$1,690.22	$1,689.94	($593.00)	($593.00)
775305	$0.28	$1,836.95	$1,836.67	($644.49)	($644.49)
775306	$0.28	$2,207.05	$2,206.77	($774.35)	($774.35)
775307	$0.28	$1,676.18	$1,675.90	($588.07)	($588.07)
775308	$0.28	$1,565.35	$1,565.07	($549.18)	($549.18)
775309	$0.28	$1,938.46	$1,938.18	($680.11)	($680.11)
775310	$0.28	$2,172.24	$2,171.96	($762.14)	($762.14)
775311	$0.28	$2,207.16	$2,206.88	($774.39)	($774.39)
775312	$0.28	$1,938.46	$1,938.18	($680.11)	($680.11)
775313	$0.28	$1,669.74	$1,669.46	($585.81)	($585.81)
775314	$0.28	$3,099.62	$3,099.34	($1,087.56)	($818.73)
775315	$0.28	$2,907.73	$2,907.45	($1,020.22)	($818.73)
775316	$0.28	$3,875.57	$3,875.29	($1,359.84)	($818.73)
775317	$0.28	$3,226.05	$3,225.77	($1,131.92)	($818.73)
775318	$0.28	$2,809.17	$2,808.89	($985.64)	($818.73)
775319	$0.28	$3,084.93	$3,084.65	($1,082.40)	($818.73)
775320	$0.28	$3,011.80	$3,011.52	($1,056.74)	($818.73)
775321	$0.28	$2,268.83	$2,268.55	($796.03)	($796.03)
775322	$0.28	$2,768.52	$2,768.24	($971.37)	($818.73)
775323	$0.28	$2,809.79	$2,809.51	($985.86)	($818.73)
775324	$0.28	$3,232.17	$3,231.89	($1,134.07)	($818.73)

Appendix D-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
775325	$0.28	$3,522.13	$3,521.85	($1,235.82)	($818.73)
775326	$0.28	$2,820.81	$2,820.53	($989.72)	($818.73)
775327	$0.28	$2,782.22	$2,781.94	($976.18)	($818.73)
775328	$0.28	$3,372.97	$3,372.69	($1,183.48)	($818.73)
775329	$0.28	$3,115.86	$3,115.58	($1,093.26)	($818.73)
775340	$0.28	$3,734.14	$3,733.86	($1,310.21)	($818.73)
775341	$0.28	$3,201.57	$3,201.29	($1,123.33)	($818.73)
775342	$0.28	$2,931.93	$2,931.65	($1,028.72)	($818.73)
775343	$0.28	$2,755.42	$2,755.14	($966.78)	($818.73)
775344	$0.28	$3,186.93	$3,186.65	($1,118.19)	($818.73)
775345	$0.28	$3,317.87	$3,317.59	($1,164.14)	($818.73)
775346	$0.28	$2,564.93	$2,564.65	($899.94)	($818.73)
775347	$0.28	$2,499.69	$2,499.41	($877.04)	($818.73)
775348	$0.28	$3,140.35	$3,140.07	($1,101.85)	($818.73)
775349	$0.28	$2,558.80	$2,558.52	($897.78)	($818.73)
775350	$0.28	$2,736.33	$2,736.05	($960.08)	($818.73)
775351	$0.28	$2,774.53	$2,774.25	($973.48)	($818.73)
775352	$0.28	$2,664.07	$2,663.79	($934.72)	($818.73)
775353	$0.28	$3,590.86	$3,590.58	($1,259.93)	($818.73)
775354	$0.28	$3,170.96	$3,170.68	($1,112.59)	($818.73)
775355	$0.28	$2,782.35	$2,782.07	($976.23)	($818.73)
775356	$0.28	$2,834.27	$2,833.99	($994.45)	($818.73)
775357	$0.28	$2,858.76	$2,858.48	($1,003.04)	($818.73)
775358	$0.28	$3,124.91	$3,124.63	($1,096.43)	($818.73)
775359	$0.28	$3,415.82	$3,415.54	($1,198.51)	($818.73)
775360	$0.28	$2,234.36	$2,234.08	($783.94)	($783.94)
775361	$0.28	$3,060.77	$3,060.49	($1,073.93)	($818.73)
775362	$0.28	$4,081.24	$4,080.96	($1,432.01)	($818.73)
775363	$0.28	$2,571.05	$2,570.77	($902.08)	($818.73)
775364	$0.28	$2,938.34	$2,938.06	($1,030.96)	($818.73)
775365	$0.28	$2,938.79	$2,938.51	($1,031.12)	($818.73)
775366	$0.28	$2,693.48	$2,693.20	($945.04)	($818.73)
775367	$0.28	$3,024.04	$3,023.76	($1,061.04)	($818.73)
775368	$0.28	$4,074.58	$4,074.30	($1,429.67)	($818.73)
775369	$0.28	$2,448.62	$2,448.34	($859.12)	($818.73)
775370	$0.28	$3,250.54	$3,250.26	($1,140.52)	($818.73)
775371	$0.28	$3,054.65	$3,054.37	($1,071.78)	($818.73)
775372	$0.28	$3,359.57	$3,359.29	($1,178.77)	($818.73)
775373	$0.28	$2,552.51	$2,552.23	($895.58)	($818.73)
775374	$0.28	$3,456.59	$3,456.31	($1,212.82)	($818.73)
775375	$0.28	$3,507.64	$3,507.36	($1,230.73)	($818.73)
775376	$0.28	$3,170.48	$3,170.20	($1,112.42)	($818.73)
775377	$0.28	$3,509.86	$3,509.58	($1,231.51)	($818.73)
775378	$0.28	$3,092.82	$3,092.54	($1,085.17)	($818.73)

Appendix D-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
775379	$0.28	$3,048.53	$3,048.25	($1,069.63)	($818.73)
775380	$0.28	$3,024.04	$3,023.76	($1,061.04)	($818.73)
775381	$0.34	$3,192.23	$3,191.89	($1,120.03)	($986.96)
775382	$0.34	$3,171.57	$3,171.23	($1,112.78)	($986.96)
775383	$0.34	$3,585.60	$3,585.26	($1,258.07)	($986.96)
775384	$0.34	$3,296.42	$3,296.08	($1,156.59)	($986.96)
775385	$0.34	$3,567.72	$3,567.38	($1,251.79)	($986.96)
775386	$0.34	$2,736.33	$2,735.99	($960.06)	($960.06)
775387	$0.34	$3,140.35	$3,140.01	($1,101.83)	($986.96)
775388	$0.34	$2,840.39	$2,840.05	($996.57)	($986.96)
775389	$0.34	$3,060.77	$3,060.43	($1,073.90)	($986.96)
775390	$0.34	$2,810.62	$2,810.28	($986.13)	($986.13)
775391	$0.34	$3,446.43	$3,446.09	($1,209.23)	($986.96)
775392	$0.34	$3,299.51	$3,299.17	($1,157.68)	($986.96)
775393	$0.34	$4,101.38	$4,101.04	($1,439.05)	($986.96)
775394	$0.34	$3,757.42	$3,757.08	($1,318.36)	($986.96)
775395	$0.34	$3,030.16	$3,029.82	($1,063.16)	($986.96)
775396	$0.34	$3,550.49	$3,550.15	($1,245.75)	($986.96)
775397	$0.34	$3,244.42	$3,244.08	($1,138.35)	($986.96)
775398	$0.34	$3,079.13	$3,078.79	($1,080.35)	($986.96)
775399	$0.34	$3,477.03	$3,476.69	($1,219.97)	($986.96)
775400	$0.34	$3,444.49	$3,444.15	($1,208.55)	($986.96)
775401	$0.34	$3,366.85	$3,366.51	($1,181.31)	($986.96)
775402	$0.34	$3,568.86	$3,568.52	($1,252.19)	($986.96)
775403	$0.34	$3,495.40	$3,495.06	($1,226.42)	($986.96)
775404	$0.34	$2,871.00	$2,870.66	($1,007.31)	($986.96)
775405	$0.34	$3,548.76	$3,548.42	($1,245.14)	($986.96)
775406	$0.34	$3,770.87	$3,770.53	($1,323.08)	($986.96)
775407	$0.34	$3,446.43	$3,446.09	($1,209.23)	($986.96)
775408	$0.34	$3,692.98	$3,692.64	($1,295.75)	($986.96)
775409	$0.34	$3,679.05	$3,678.71	($1,290.86)	($986.96)
775410	$0.34	$3,146.26	$3,145.92	($1,103.90)	($986.96)
775411	$0.34	$3,825.96	$3,825.62	($1,342.41)	($986.96)
775412	$0.34	$3,085.26	$3,084.92	($1,082.50)	($986.96)
775413	$0.34	$3,192.06	$3,191.72	($1,119.97)	($986.96)
775414	$0.34	$4,254.90	$4,254.56	($1,492.93)	($986.96)
775415	$0.34	$3,129.12	$3,128.78	($1,097.89)	($986.96)
775416	$0.34	$2,360.45	$2,360.11	($828.16)	($828.16)
775417	$0.34	$3,887.78	$3,887.44	($1,364.10)	($986.96)
775418	$0.34	$3,485.83	$3,485.49	($1,223.06)	($986.96)
775419	$0.34	$2,439.29	$2,438.95	($855.83)	($855.83)
775420	$0.34	$2,962.83	$2,962.49	($1,039.54)	($986.96)
775421	$0.34	$2,915.69	$2,915.35	($1,023.00)	($986.96)
775422	$0.34	$3,975.31	$3,974.97	($1,394.82)	($986.96)

Appendix D-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
775423	$0.34	$3,030.16	$3,029.82	($1,063.16)	($986.96)
775424	$0.34	$2,939.59	$2,939.25	($1,031.38)	($986.96)
775425	$0.34	$4,197.15	$4,196.81	($1,472.66)	($986.96)
775426	$0.34	$3,357.17	$3,356.83	($1,177.91)	($986.96)
775427	$0.34	$3,416.43	$3,416.09	($1,198.71)	($986.96)
775428	$0.34	$3,109.25	$3,108.91	($1,090.92)	($986.96)
775429	$0.34	$2,944.46	$2,944.12	($1,033.09)	($986.96)
775430	$0.34	$3,253.41	$3,253.07	($1,141.50)	($986.96)
775431	$0.34	$3,651.28	$3,650.94	($1,281.11)	($986.96)
775432	$0.34	$2,525.14	$2,524.80	($885.95)	($885.95)
775433	$0.34	$3,262.78	$3,262.44	($1,144.79)	($986.96)
775434	$0.34	$3,786.97	$3,786.63	($1,328.73)	($986.96)
775435	$0.34	$3,531.06	$3,530.72	($1,238.93)	($986.96)
775436	$0.34	$3,539.17	$3,538.83	($1,241.78)	($986.96)
775437	$0.34	$0.00	$0.00	$0.00	$0.00
775438	$0.34	$3,621.94	$3,621.60	($1,270.82)	($986.96)
775439	$0.34	$3,832.22	$3,831.88	($1,344.61)	($986.96)
775440	$0.34	$3,932.13	$3,931.79	($1,379.67)	($986.96)
775441	$0.34	$2,867.66	$2,867.32	($1,006.14)	($986.96)
775442	$0.34	$3,185.02	$3,184.68	($1,117.50)	($986.96)
775443	$0.34	$3,668.61	$3,668.27	($1,287.20)	($986.96)
775444	$0.34	$3,158.71	$3,158.37	($1,108.27)	($986.96)
775445	$0.34	$4,082.93	$4,082.59	($1,432.58)	($986.96)
775446	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**$990.99**	**$1,801,901.02**	**$1,800,938.12**	**($631,949.19)**	**($526,021.34)**

APPENDIX E
PHASE #2 ASSESSMENT ROLL – 2024-25

Appendix E
Assessment Roll Summary - Phase #2
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2762469	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762470	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762471	1	60'	2	0.44	$8,652.99	$58.95	$449.88	$43.26	$34.76	$586.86
2836077				0.44	$8,652.99	$58.95	$449.88	$43.26	$34.76	$586.86
2762472	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762473	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762474	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762475	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762476	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762477	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762478	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762479	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762480	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762481	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762482	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762483	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762484	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762485	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762486	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762487	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762488	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762489	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762490	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762491	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762492	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762493	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762494	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762495	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762496	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762497	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762498	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762499	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762500	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762501	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762502	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762503	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762504	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762505	1	60'	2	0.44	$8,652.99	$58.95	$449.88	$43.26	$34.76	$586.86
2856192				0.44	$8,652.99	$58.95	$449.88	$43.26	$34.76	$586.86
2762506	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762507	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762510	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762511	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762512	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762513	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762514	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762515	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762516	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762517	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762518	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762519	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762520	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762521	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762522	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762523	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762524	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762525	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762526	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762527	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762528	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762529	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762530	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762531	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762532	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762533	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762534	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762535	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762536	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762537	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762538	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762539	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762540	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762541	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762542	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762543	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72

Appendix E
Assessment Roll Summary - Phase #2
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2762544	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762545	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762546	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762547	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762548	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762549	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762550	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762551	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762552	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762553	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2762554	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2767315	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767316	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767317	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767318	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767319	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767320	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767321	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767322	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767323	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767324	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767325	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767326	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767327	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767328	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767329	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767330	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767331	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767332	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767333	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767334	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767335	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767336	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767337	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767338	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767339	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767340	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767341	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767342	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767343	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767344	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767345	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767346	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767347	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767348	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767349	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767350	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767351	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767352	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767353	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767354	1	70'	1	0.50	$9,832.94	$66.99	$511.23	$49.16	$39.51	$666.88
2819581				0.50	$9,832.94	$66.99	$511.23	$49.16	$39.51	$666.88
2767355	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767356	1	60'	2	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2767357	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767358	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767359	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767360	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767361	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767362	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767363	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767364	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767365	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767366	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767367	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767368	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767369	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767370	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767371	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767372	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767373	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767374	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767375	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767376	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767377	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77

Appendix E
Assessment Roll Summary - Phase #2
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2767378	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767379	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2767380	1	70'	1	1.00	$19,665.88	$133.98	$1,022.45	$98.33	$79.01	$1,333.77
2767381	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
743021	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743022	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743023	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743024	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743025	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743026	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743027	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743028	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743029	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743030	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743031	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743032	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743033	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743034	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743035	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743036	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743037	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743038	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743039	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743040	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743041	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743042	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
743043	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
743044	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743045	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743046	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743047	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743048	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743049	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743050	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
743051	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743052	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743053	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743054	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743055	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743056	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743057	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743058	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743059	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743060	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743061	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743062	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743063	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743064	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743065	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743066	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743067	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743068	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743069	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743070	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743071	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743072	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743073	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743074	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743075	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743076	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743077	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743078	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743079	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743080	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743081	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743082	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743083	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743084	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743085	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743086	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743087	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743088	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743089	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743090	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743091	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72

Appendix E
Assessment Roll Summary - Phase #2
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
743092	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743093	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743094	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743095	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743096	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743097	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
743098	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743099	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743100	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743101	1	50'	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
743102	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743103	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743104	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743105	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743106	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743107	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743108	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743109	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743110	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743111	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743112	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743113	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743114	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743115	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743116	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743117	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743118	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743119	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743120	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743121	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743122	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743123	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743124	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743125	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743126	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743127	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743128	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743129	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743130	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743131	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743132	1	50'	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
743133	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743134	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743135	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743136	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743137	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743138	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743139	1	50'	3	0.37	$7,178.05	$48.90	$373.20	$35.89	$28.84	$486.83
1033512				0.37	$7,178.05	$48.90	$373.20	$35.89	$28.84	$486.83
743140	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743141	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743142	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743143	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743144	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743145	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743146	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743147	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743148	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743149	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743150	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743151	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743152	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743153	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743154	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
743155	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
743156	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743157	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743158	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743159	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743160	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743161	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743162	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743163	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743164	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743165	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65

Appendix E
Assessment Roll Summary - Phase #2
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
743166	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743167	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743168	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743169	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743170	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743171	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743172	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743173	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743174	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743175	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743176	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743177	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743178	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743179	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743180	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743181	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743182	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743183	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743184	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743185	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743186	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
743187	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743188	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743189	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743190	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743191	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743192	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743193	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743194	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743195	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743196	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
743197	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
743198	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743199	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743200	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743201	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743202	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743203	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743204	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743205	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743206	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743207	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743208	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743209	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743210	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743211	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743212	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743213	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743214	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743215	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743216	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
743217	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2796880	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796881	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796882	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796883	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796884	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796885	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796886	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796887	1	60'	2	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2796888	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796889	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796890	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796891	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796892	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796893	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796894	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796895	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796896	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796897	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796898	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796899	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796900	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796901	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796902	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72

Appendix E
Assessment Roll Summary - Phase #2
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Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2796903	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796904	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796905	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796906	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796907	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796908	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796909	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796910	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796911	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796912	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796913	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796914	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796915	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796916	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796917	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796918	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796919	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796920	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796921	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796922	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796923	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796924	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796925	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796926	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796927	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796928	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796929	1	60'	2	0.88	$17,305.98	$117.90	$899.76	$86.53	$69.53	$1,173.72
2796930	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
2796931	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
2796932	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
2796933	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
2796934	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
2796935	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
2796936	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
2796937	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
2796938	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
2796939	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
2796940	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
2796941	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
2796942	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
2796943	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
2796944	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
2796945	1	50'	3	0.73	$14,356.09	$97.80	$746.39	$71.78	$57.68	$973.65
2796946	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2796947	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2796948	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2796949	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2796950	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**403**			**335.88**	**$6,605,376.48**	**$45,000.00**	**$343,421.71**	**$33,026.88**	**$26,538.00**	**$447,986.59**

APPENDIX F
PHASE #3 ASSESSMENT ROLL – 2024-25

Appendix F
Assessment Roll Summary - Phase #3
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
775214	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775215	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775216	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775217	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775218	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775219	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775220	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775221	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775222	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775223	1	50'	3	0.37	$7,855.81	$55.71	$311.53	$39.28	$60.31	$466.83
1026185				0.37	$7,855.81	$55.71	$311.53	$39.28	$60.31	$466.83
775224	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775225	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775226	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775227	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775228	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775229	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775230	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775231	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775232	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775233	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775234	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775235	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775236	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775237	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775238	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775239	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775240	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775241	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775242	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775243	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775244	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775245	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775246	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
775247	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775248	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775249	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775250	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775251	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
775252	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775253	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775254	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
775255	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775256	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775257	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775266	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775267	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775268	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775269	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775270	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775271	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775272	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775273	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775274	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775275	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775276	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775277	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775278	1	50'	3	0.37	$7,855.81	$55.71	$311.53	$39.28	$60.31	$466.83
1040778				0.37	$7,855.81	$55.71	$311.53	$39.28	$60.31	$466.83
775279	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775280	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775281	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775282	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775283	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775284	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775285	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775286	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775287	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775288	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775289	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775290	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775291	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775292	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775293	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775294	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66

Appendix F
Assessment Roll Summary - Phase #3
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
775295	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775296	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775297	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775298	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775299	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775300	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775301	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775302	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775303	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775304	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775305	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775306	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775307	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775308	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775309	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775310	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775311	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775312	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775313	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775314	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775315	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775316	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775317	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775318	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775319	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775320	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775321	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775322	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775323	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775324	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775325	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775326	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775327	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775328	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775329	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775340	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775341	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775342	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775343	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775344	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775345	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775346	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775347	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775348	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775349	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775350	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775351	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775352	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775353	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775354	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775355	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775356	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775357	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775358	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775359	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775360	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775361	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775362	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775363	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775364	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775365	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775366	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775367	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775368	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775369	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775370	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775371	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775372	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775373	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775374	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775375	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775376	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775377	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775378	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775379	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66

Appendix F
Assessment Roll Summary - Phase #3
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
775380	1	50'	3	0.73	$15,711.63	$111.43	$623.05	$78.56	$120.62	$933.66
775381	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775382	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775383	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775384	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775385	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775386	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775387	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775388	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775389	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775390	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775391	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775392	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775393	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775394	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775395	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775396	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775397	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775398	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775399	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775400	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775401	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775402	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775403	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775404	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775405	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775406	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775407	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775408	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775409	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775410	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775411	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775412	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775413	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775414	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775415	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775416	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775417	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775418	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775419	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775420	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775421	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775422	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775423	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775424	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775425	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775426	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775427	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775428	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775429	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775430	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775431	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775432	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775433	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775434	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775435	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775436	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775437	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775438	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775439	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775440	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775441	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775442	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775443	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775444	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775445	1	60'	2	0.88	$18,940.04	$134.33	$751.08	$94.70	$145.40	$1,125.50
775446	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	211			**163.78**	**$3,525,000.00**	**$25,000.00**	**$139,785.63**	**$17,625.00**	**$27,060.80**	**$209,471.43**

APPENDIX G
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

ONCE RECORDED WITH THE COUNTY, PLEASE SEND A COPY TO TXPID.DISCLOSURES@MUNICAP.COM.

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE CREEKS OF LEGACY PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on April 29, 2014, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2014-17R establishing the Creeks of Legacy Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Phase #1 of the PID, pursuant to Ordinance No. 2014-26 which ordinance also approved the Creeks of Legacy Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of June 18, 2014, (the "Service and Assessment Plan and Phase #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Phases #2-3 Major Improvement Area of the PID, pursuant to Ordinance No. 2014-27 which ordinance also approved the Creeks of Legacy Public Improvement District Service and Assessment Plan and Assessment Roll related to the Phases #2-3 Major Improvement Area, dated as of June 18, 2014 (the "Service and Assessment Plan and Phases #2-3 Major Improvement Area Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #2 of the PID, pursuant to Ordinance No. 2018-08 which ordinance also approved the Creeks of Legacy Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #2, dated as of March 13, 2018 (the "Updated Service and Assessment Plan and Phase #2 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #3 of the PID, pursuant to Ordinance No. 2020-42 which ordinance also approved the Creeks of Legacy Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #3, dated as of June 9, 2020 (the "Updated Service and Assessment Plan and Phase #3 Assessment Roll") [and, together with the Service and Assessment Plan and Phase #1, Phases #2-3 Major Improvement Area, and Phase #2 Assessment Rolls, the "Updated Service and Assessment Plan and Assessment Rolls"] ; and

WHEREAS, the Updated Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1, Phases #2-3 Major Improvement Area, Phase #2, and Phase #3 Assessment Rolls (the "Assessment Rolls") attached thereto, update the Updated Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Rolls attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Creeks of Legacy Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Cross Creek Meadows PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Cross Creek Meadows Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Cross Creek Meadows Public Improvement District (the "Cross Creek Meadows PID") was created by the City on April 11, 2023 and is an approximately 245 acre master planned project located in a fast growing development area of the City generally located on the east side of County Road 87 and north of the Collin County Outer Loop, approximately 1.2 miles east of Preston Road. The Cross Creek Meadows PID will consist of residential homesites. The Cross Creek Meadows PID is expected to be developed in four phases over a four-year period. The public improvements will include road, water, sewer and storm drainage infrastructure. Upon completion, the Cross Creek Meadows PID is expected to have approximately 823 single family homes and approximately 266 “build to rent” multifamily residential units. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:

1. SAP Update Presentation
2. Cross Creek Meadows - Annual SAP Update
3. Cross Creek Meadows PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

CROSS CREEK MEADOWS
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/2024 - 8/31/2025)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

CROSS CREEK MEADOWS
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/2024 - 8/31/2025)

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APPENDIX D – PID ASSESSMENT NOTICE

I. INTRODUCTION

The Cross Creek Meadows Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on April 11, 2023 to finance certain public improvement projects for the benefit of the property in the PID.

On April 11, 2023, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2023 (Cross Creek Meadows Public Improvement District Improvement Area #1 Project) (the "Improvement Area #1 Bonds") in the aggregate principal amount of $17,966,000, and reimbursement obligations for the Improvement Area #1 Reimbursement Agreement (the "Improvement Area #1 Reimbursement Agreement") in the aggregate principal amount of $3,050,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. Both the Improvement Area #1 Bonds and the Improvement Area #1 Reimbursement Agreement are secured by the Improvement Area #1 Assessments (the "Improvement Area #1 Assessments").

Additionally, on April 11, 2023, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2023 (Cross Creek Meadows Public Improvement District Major Improvement Area Project) (the "Major Improvement Bonds") in the aggregate principal amount of $5,645,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. the Major Improvement Bonds are secured by the Major Improvement Area Assessments (the "Major Improvement Area Assessments").

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2024-25.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix D and copy of

this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

(the remainder of this page is intentionally left blank)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Improvement Area #1 Improvements Sources and Uses

The current total estimated costs of the Improvement Area #1 Improvements (including the proportional share of the Major Improvement costs) are equal to $21,425,734 which remain the same as the budget estimates included in the Service and Assessment Plan. According to Requisition #1 approved by the City on November 9, 2023, the actual costs of the Improvement Area #1 Improvements spent to date are $12,033,560. According to the Developer, there have not been line item amount revisions for the Authorized Improvements as shown in Table II-A-1 on the following page.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Improvement Area #1 Improvements, including the proportional share of the Major Improvement costs, (2) establish the PID, and (3) issue Improvement Area #1 Bonds.

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Table II-A-1

Improvement Area #1 Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget[1]	Budget Revisions[2]	Updated Budget[2]	Spent to Date[2]	Remaining to be Funded[2]
Par amount (IA #1 Bonds)	$17,966,000	$0	$17,966,000	$14,877,851	$3,088,149
Original issue discount	($149,604)	$0	($149,604)	$0	($149,604)
Assessment amount (IA #1 Reimbursement Agreement)	$3,050,000	$0	$3,050,000	$0	$3,050,000
Other funding sources	$3,403,629	$0	$3,403,629	$0	$3,403,629
Total Sources	**$24,270,025**	**$0**	**$24,270,025**	**$14,877,851**	**$9,392,174**
Uses of Funds					
Improvement Area #1 Improvements:					
Road Improvements	$7,115,252	$0	$7,115,252	$3,081,122	$4,034,130
Water Improvements	$2,365,216	$0	$2,365,216	$1,599,253	$765,962
Sanitary Sewer Improvements	$1,972,944	$0	$1,972,944	$1,749,808	$223,136
Storm Drainage Improvements	$3,530,159	$0	$3,530,159	$894,208	$2,635,951
Other Soft and Miscellaneous Costs	$749,179	$0	$749,179	$749,179	$0
Subtotal	*$15,732,749*	*$0*	*$15,732,749*	*$8,073,570*	*$7,659,179*
Major Improvements:					
Road Improvements	$1,754,862	$0	$1,754,862	$1,754,862	($0)
Water Improvements	$1,105,714	$0	$1,105,714	$1,094,435	$11,279
Sanitary Sewer Improvements	$975,162	$0	$975,162	$164,869	$810,293
Storm Drainage Improvements	$823,673	$0	$823,673	$632,259	$191,414
Other Soft and Miscellaneous Costs	$1,033,574	$0	$1,033,574	$313,566	$720,008
Subtotal	*$5,692,985*	*$0*	*$5,692,985*	*$3,959,991*	*$1,732,994*
Bond Issuance Costs:					
Cost of issuance	$865,000	$0	$865,000	$865,000	$0
Capitalized interest	$133,256	$0	$133,256	$133,256	$0
Reserve fund	$1,267,055	$0	$1,267,055	$1,267,055	$0
Administrative Expense	$40,000	$0	$40,000	$40,000	$0
Underwriter's discount	$538,980	$0	$538,980	$538,980	$0
Subtotal	*$2,844,291*	*$0*	*$2,844,291*	*$2,844,291*	*$0*
Total Uses	**$24,270,025**	**$0**	**$24,270,025**	**$14,877,851**	**$9,392,174**

1 – According to the Service and Assessment Plan approved on June 13, 2023.
2 – According to Requisition #1 approved by the City on November 9, 2023.
3 – Amounts drawn against the IA #1 Reimbursement Agreement are limited to $3,050,000. The remainder is to be paid by the Developer and approved prior to any payments from bond proceeds

Major Improvement Area Projects Sources and Uses

The current total estimated costs of the Major Improvement Area Projects are equal to $4,605,154, which remain the same as the budget estimates included in the Service and Assessment Plan. According to Requisition #1 approved by the City on November 9, 2023, the actual costs of the Major Improvement Area Projects spent to date are $3,332,155. According to the Developer, there have not been line item amount revisions for the Authorized Improvements as shown in Table II-A-2 on the following page.

Table II-A-2 on the following page summarizes the updated sources and uses of funds required to (1) construct the Major Improvement Area Projects, (2) establish the PID, and (3) issue Major Improvement Bonds.

Table II-A-2
Major Improvement Area Projects Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget[1]	Budget Revisions[2]	Updated Budget[2]	Spent to Date[2]	Remaining to be Funded[2]
Par amount	$5,645,000	$0	$5,645,000	$4,239,276	$1,405,724
Original issue discount	($3,876)	$0	($3,876)	$0	($3,876)
Total Sources	**$5,641,125**	**$0**	**$5,641,124**	**$4,239,276**	**$1,401,849**
Uses of Funds					
Major Improvements					
Road Improvements	$1,419,538	$0	$1,419,538	$1,419,538	($0)
Water Improvements	$894,431	$0	$894,431	$885,308	$9,123
Sanitary Sewer Improvements	$788,825	$0	$788,825	$133,365	$655,460
Storm Drainage Improvements	$666,284	$0	$666,284	$511,445	$154,839
Other Soft and Miscellaneous Costs	$836,076	$0	$836,076	$253,649	$582,427
Subtotal: Major Improvements	*$4,605,154*	*$0*	*$4,605,154*	*$3,203,305*	*$1,401,849*
Bond Issuance Costs					
Cost of issuance	$350,132	$0	$350,132	$350,132	$0
Capitalized interest	$47,011	$0	$47,011	$47,011	$0
Reserve fund	$419,478	$0	$419,478	$419,478	$0
Administrative Expense	$50,000	$0	$50,000	$50,000	$0
Underwriter's discount	$169,350	$0	$169,350	$169,350	$0
Subtotal: Bond Issuance Costs	*$1,035,970*	*$0*	*$1,035,970*	*$1,035,970*	*$0*
Total Uses	**$5,641,125**	**$0**	**$5,641,124**	**$4,239,276**	**$1,401,849**

1 – According to the Service and Assessment Plan approved on June 13, 2023.
2 – According to Requisition #1 approved by the City on November 9, 2023.

B. FIVE YEAR SERVICE PLAN

A service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-B-1 on the below page.

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness
2024-2030

Assessment Year Ending 09/01[1]	Improvement Area #1 Projected Annual Installments	Major Improvement Area Projected Annual Installments
2024	$1,597,285	$498,703
2025	$1,513,126	$481,279
2026	$1,566,476	$498,633
2027	$1,567,787	$498,854
2028	$1,567,233	$498,877
2029	$1,566,867	$498,701
2030	$1,567,648	$499,327
Total	**$10,946,422**	**$3,474,372**

[1]Assessment years ending 2024 through 2025 reflect actual Annual Installments and are net of applicable reserve fund income and capitalized interest. Assessment years 2026 through 2030 reflect projected Annual Installments and are subject to change.

C. ANNUAL BUDGET – IMPROVEMENT AREA #1

Improvement Area #1 - Annual Installments – 2024-25

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Improvement Area #1 Bonds and/or the execution of the Improvement Area #1 Reimbursement Agreement, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Improvement Area #1 Bonds commencing with the issuance of the Improvement Area #1 Bonds. The effective interest rate on the Improvement Area #1 Bonds is 5.35 percent and the interest rate applicable to the Improvement Area #1 Reimbursement Agreement is 6.02 percent per annum for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Improvement Area #1 Bonds (5.35 percent) plus an additional interest of one-half of one percent and the effective interest rate on the Improvement Area #1 Reimbursement Agreement (6.02 percent) are used to calculate the interest on the

Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Improvement Area #1 Annual Installments to be Collected for 2024-25

The budget for Improvement Area #1 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-C-1 on the following page.

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Table II-C-1
Budget for the Improvement Area #1 Annual Installments to be Collected for 2024-25

	Improvement Area #1 Bonds	Phase #1 Reimbursement Agreement	Total
Interest payment on March 1, 2025	$473,984	$90,661	$564,646
Interest payment on September 1, 2025	$473,984	$90,661	$564,646
Principal payment on September 1, 2025	$267,000	$41,000	$308,000
Subtotal debt service	*$1,214,969*	*$222,322*	*$1,437,291*
Administrative expenses	$41,616	$0	$41,616
Additional interest reserves	$88,555	$0	$88,555
Subtotal Expenses	*$1,345,140*	*$222,322*	*$1,567,462*
Available reserve fund income	($54,336)	$0	($54,336)
Available capitalized interest account	$0	$0	$0
Available administrative expense account	$0	$0	$0
Subtotal funds available	*($54,336)*	*$0*	*($54,336)*
Annual Installments	**$1,290,804**	**$222,322**	**$1,513,126**

Debt Service Payments

Annual Installments to be collected for principal and interest include the Improvement Area #1 Bonds' interest due on March 1, 2025 in the amount of $473,984 and on September 1, 2025 in the amount of $473,984, which equal interest on the outstanding Improvement Area #1 Bond Assessments balance of $17,711,000 for six months each and an effective interest rate of 5.35 percent. Annual Installments to be collected on the Improvement Area #1 Bonds include a principal amount of $267,000 due on September 1, 2025. As a result, total Annual Installments to be collected for the Improvement Area #1 Bonds' principal and interest in 2024-25 is equal to $1,214,969.

Additionally, Annual Installments to be collected for principal and interest include Improvement Area #1 Reimbursement Agreement interest due on March 1, 2025 in the amount of $90,661 and on September 1, 2025 in the amount of $90,661, which equal interest on the outstanding Improvement Area #1 Reimbursement Agreement Assessments balance of $3,012,000 at an effective interest rate of 6.02 percent. Improvement Area #1 Reimbursement Agreement Annual Installments to be collected include a principal amount of $41,000 due on September 1, 2025. As a result, the total Annual Installments to be collected for Improvement Area #1 Reimbursement Agreement principal and interest in 2024-25 is equal to $222,322.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-C-2 below, the total Improvement Area #1 Administrative Expenses to be collected for 2024-25 are estimated to be $41,616.

Table II-C-2
Improvement Area #1 Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$28,200
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$1,750
Contingency	$916
Total	**$41,616**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $88,555, which equals 0.5 percent interest on the outstanding collective Improvement Area #1 Bond Assessments balance of $17,711,000.

Available Administrative Expense Account

There are no funds anticipated to be available in the Administrative Expense Fund to reduce the 2024-25 PID Annual Installment.

D. ANNUAL INSTALLMENTS PER UNIT – IMPROVEMENT AREA #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement, (ii) to fund the Additional interest reserve, and (iii) to cover Administrative Expenses of Improvement Area #1. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest available.

According to the Service and Assessment Plan, 550 units representing 456.19 total Equivalent Units are estimated to be built within Improvement Area #1 of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit within Improvement Area #1 will be $3,225.65 (i.e. ($1,437,291 + $88,555 - $54,336) ÷ 456.19 = $3,225.65) and the Administrative Expenses to be collected from each Equivalent Unit will be $91.23 (i.e. $41,616 ÷ 456.19 = $91.23). As a result, the total Annual Installment to be collected

from each Equivalent Unit within Improvement Area #1 will be $3,316.88 (i.e. $3,225.65 + $91.23 = $3,316.88). The Annual Installment to be collected from each Parcel within Improvement Area #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $3,316.88 by the total estimated number of Equivalent Units for each Parcel in Improvement Area #1.

The Annual Installment due to be collected from each Land Use Class in Improvement Area #1 for 2024-25 is shown in Table II-D-1 below.

Table II-D-1
Improvement Area #1 Annual Installment Per Unit

Land Use Class	Annual Installment Per Unit	Equivalent Unit Factor	Annual Installment per Unit
60 ft	$3,316.88	1.00	$3,316.88
55 ft	$3,316.88	0.91	$3,018.36
40 ft	$3,316.88	0.60	$1,990.13

The list of Parcels within Improvement Area #1 of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Capitalized Interest Credit, the Prepayment and Delinquency Reserve, the Administrative Expenses and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix B.

E. ANNUAL BUDGET – MAJOR IMPROVEMENT AREA

Major Improvement Area - Annual Installments – 2024-25

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Major Improvement Bonds, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the Major Improvement Bonds. The effective interest rate on the Major Improvement Bonds is 6.01 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Major Improvement Bonds (6.01 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the

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

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Major Improvement Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Major Improvement Area Annual Installments to be Collected for 2024-25

The budget for the Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-E-1 below.

Table II-E-1
Budget for the Major Improvement Area Annual Installments to be Collected for 2024-25

	Major Improvement Bonds
Interest payment on March 1, 2025	$167,214
Interest payment on September 1, 2025	$167,214
Principal payment on September 1, 2025	$85,000
Subtotal debt service on bonds	*$419,428*
Administrative expenses	$52,020
Excess interest for prepayment and delinquency reserves	$27,820
Subtotal Expenses	*$499,268*
Available reserve fund income	($17,989)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($17,989)*
Annual Installments	**$481,279**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2025 in the amount of $167,214 and on September 1, 2025 in the amount of $167,214, which equal interest on the outstanding Major Improvement Area Assessments balance of $5,564,000 for six months each and an effective interest rate of 6.01 percent. Annual Installments to be collected on the Major Improvement Bonds include a principal amount of $85,000 due on September 1, 2025. As a result, the total Major Improvement Area Annual Installments to be collected for principal and interest in 2024-25 is estimated to be equal $419,428.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-E-2 below, the total Improvement Area #1 Administrative Expenses to be collected for 2024-25 are estimated to be $52,020.

Table II-E-2
Major Improvement Area Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$30,000
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$1,750
Contingency	$9,520
Total	**$52,020**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $27,820, which equals 0.5 percent interest on the outstanding collective Major Improvement Area Bond Assessments balance of $5,564,000.

Available Administrative Expense Account

There are no funds anticipated to be available in the Administrative Expense Fund to reduce the 2024-25 PID Annual Installment.

F. ANNUAL INSTALLMENTS PER UNIT – MAJOR IMPROVEMENT AREA

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Major Improvement Bonds, (ii) to fund the prepayment reserve and delinquency reserve, and (iii) to cover Administrative Expenses of the Major Improvement Area. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest.

According to the Service and Assessment Plan, 539 units representing 369.02 total Equivalent Units are estimated to be built within the Major Improvement Area of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit within the Major Improvement Area will be $1,163.24 (i.e. ($419,428 + $27,820 - $17,989) ÷ 369.02 = $1,163.24) and the Administrative Expenses to be collected from each Equivalent Unit will be $140.97 (i.e. $52,020 ÷ 369.02 = $140.97). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Major Improvement Area will be $1,304.21 (i.e. $1,163.24 + $140.97 = $1,304.21). The Annual Installment to be collected from each Parcel within the Major Improvement Area is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,304.21 by the total estimated number of Equivalent Units for each Parcel in the Major Improvement Area.

The Annual Installment due to be collected from each Land Use Class in the Major Improvement Area for 2024-25 is shown in Table II-F-1 below.

Table II-F-1
Major Improvement Area Annual Installment Per Unit

Land Use Class	Annual Installment Per Unit	Equivalent Unit Factor	Annual Installment per Unit
60 ft	$1,304.21	1.00	$1,304.21
55 ft	$1,304.21	0.91	$1,186.83
40 ft	$1,304.21	0.60	$782.53
BTR Lot	$1,304.21	0.51	$665.15

The list of Parcels within the Major Improvement Area of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Capitalized Interest Credit, the Prepayment and Delinquency Reserve, the Administrative Expenses and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix C.

G. BOND REDEMPTION RELATED UPDATES

Improvement Area #1 Bonds

The Improvement Area #1 Bonds were issued in 2023. Pursuant to Section 4.3 of the Improvement Area #1 Trust Indenture, the City reserves the right and option to redeem the Improvement Area #1 Bonds maturing on or after **September 1, 2043**, before their respective scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2033**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Improvement Area #1 Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Improvement Area #1 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Major Improvement Bonds

The Major Improvement Bonds were issued in 2023. Pursuant to Section 4.3 of the Major Improvement Area Trust Indenture, the City reserves the right and option to redeem the Major Improvement Bonds maturing on or after **September 1, 2053**, before their respective scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2033**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Major Improvement Area Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Major Improvement Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

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

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The updated Assessment Rolls are shown in Appendix B and C of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated number of Equivalent Units to be built on each newly subdivided Parcel

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

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

According to the Developer and the Collin Central Appraisal District records, the Improvement Area #1 was partially subdivided and the Assessments allocated proportionally according to Lot Type as shown in the 2024-25 Service and Assessment Plan Update. The various lots were subdivided from Parcel 1011602, 2850100, 2841779.

Table IV–A-1 below shows a summary of the assessment allocation prior to and after the subdivision of the parent parcels.

Table IV-A-1
Improvement Area #1 Parcel Subdivision

Prior to subdivision				After Subdivision						
Parent Parcel	**Projected Number of Units**	**Total Equivalent Units**	**Total Assessment**	**New Parcels**	**Lot Size**	**Number of Units**	**Equivalent Unit Factor**	**Total Equivalent Units**	**Assessment per Unit**	**Total Assessment**
1011602, 2850100, 2841779	249	237.57	$10,791,914	Various	60'	122	1.00	122.00	$45,426	$5,542,002
				Various	55'	127	0.91	115.57	$41,338	$5,249,911
Total	**249**	**237.57**	**$10,791,914**			**249**		**237.57**		**$10,791,914**

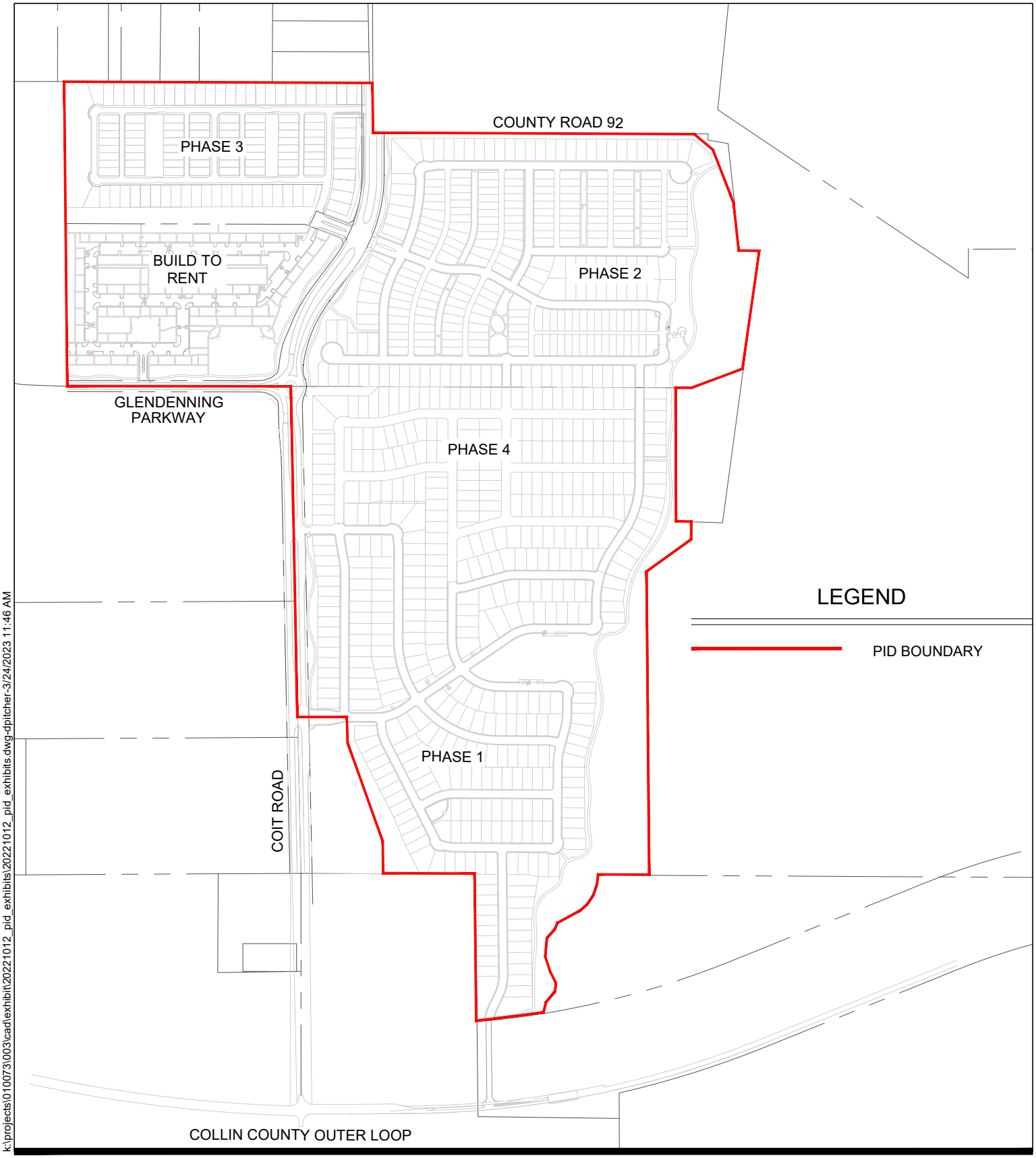
B. PREPAYMENT OF ASSESSMENTS

There have been no Assessment prepayments as of June 30, 2024.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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APPENDIX A
MAP OF CROSS CREEK MEADOWS PID



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KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

TITLE

PID BOUNDARY

PID EXHIBIT

N

0 350 700

1:700

PROJECT

CROSS CREEK MEADOWS
CELINA, TX

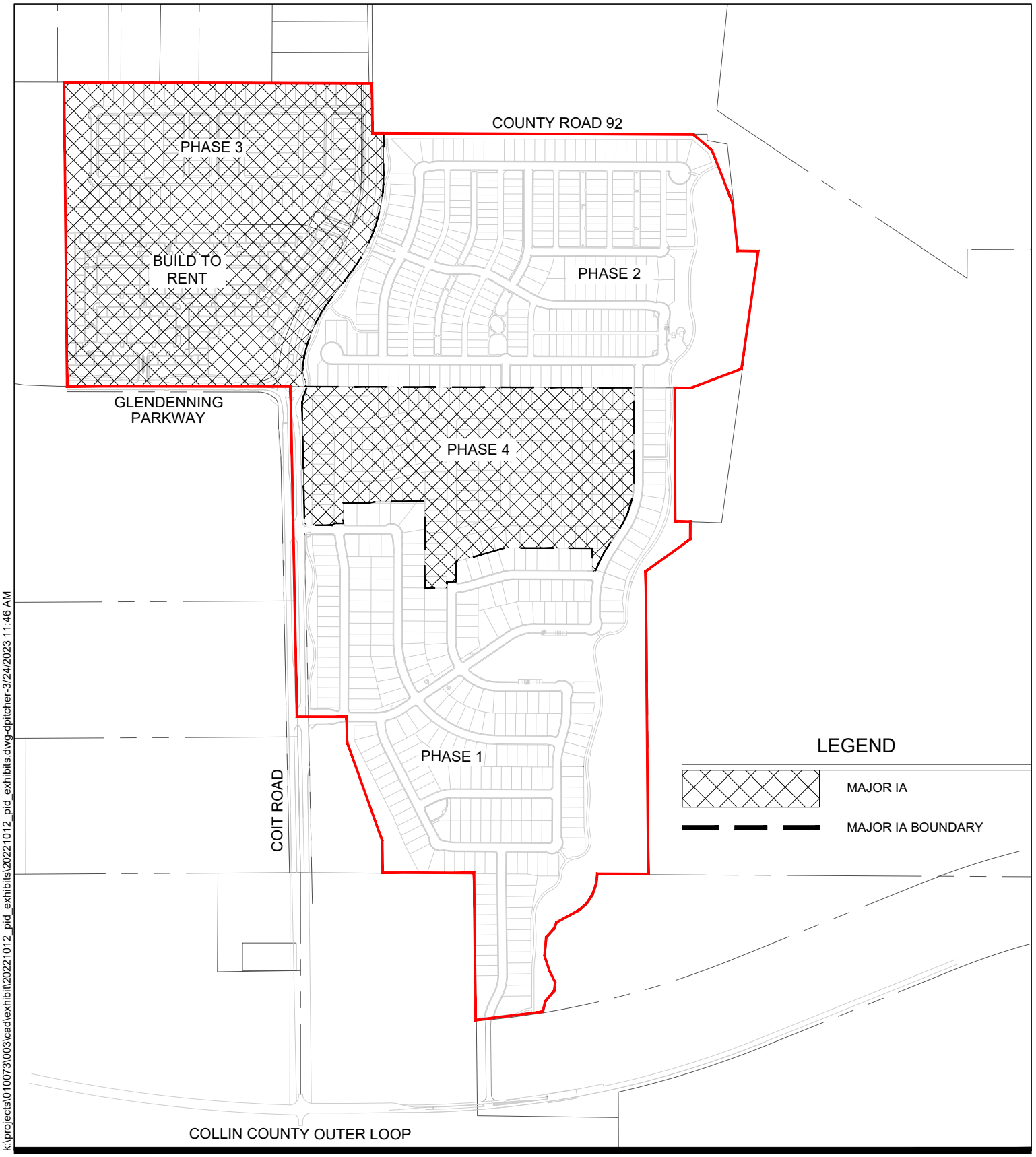
CLIENT

TAYLOR MORRISON

PROJECT NUMBER: 0100073003/002/001

SHEET:

DATE: 2022/10/05



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KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

TITLE

MAJOR IA BOUNDARY

PID EXHIBIT

N

0 350 700

1:700

PROJECT

CROSS CREEK MEADOWS
CELINA, TX

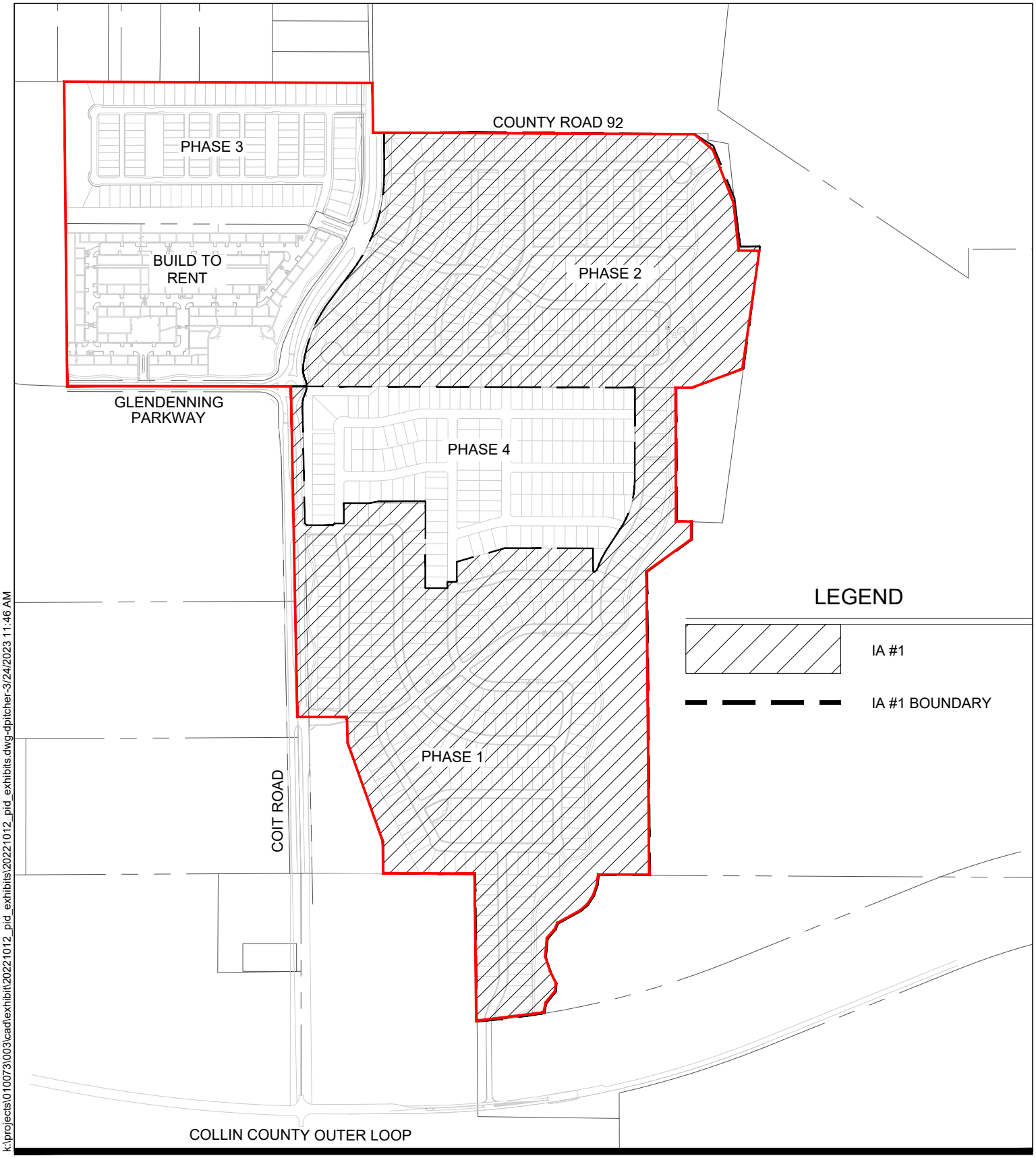
CLIENT

TAYLOR MORRISON

PROJECT NUMBER: 0100073003/002/001

SHEET:

DATE: 2022/10/05



k:\projects\0100073\003\cad\exhibit\20221012_pid_exhibits\20221012_pid_exhibits.dwg-dpitcher-3/24/2023 11:46 AM

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

TITLE

IA #1 BOUNDARY

PID EXHIBIT

N

0 350 700

1:700

PROJECT

CROSS CREEK MEADOWS
CELINA, TX

CLIENT

TAYLOR MORRISON

PROJECT NUMBER: 0100073003/002/001

SHEET:

DATE: 2022/10/05

cross creek meadows
concept plan - exhibit c

product counts

40' x 110'	±247 lots
55' x 120'	±385 lots
60' x 120'	±191 lots
total:	±823 lots

site data

existing 24" water line
existing tree preserved
100 yr flood hazard zone

vicinity map



PHASE 3
40s: ± 64 units
55s: ± 57 units
60s: ± 121 units

PHASE 2
40s: 183 units
55s: 102 units
60s: 16 units
Total: 301 units

PHASE 4
55s: 99 units
60s: 53 units
Total: 152 units

PHASE 1
55s: 127 units
60s: 122 units
Total: 249 units

OVERALL CROSS CREEK MEADOWS
40s: 247 units
55s: 385 units
60s: 191 units
Total: 823 units

BUILD TO RENT

proposed detention

STREET 'A' TRAFFIC CALMING DEVICE TO BE APPROVED BY ENGINEERING DIRECTOR

STREET 'C' TRAFFIC CALMING DEVICE TO BE APPROVED BY ENGINEERING DIRECTOR

MINIMUM 40' LANDSCAPE BUFFER

MINIMUM 25' WIDE CONNECTION

12' CONCRETE TRAIL

ALL TRAILS AND SIDEWALK TO BE CONCRETE

EXISTING AND PROPOSED 100 YEAR FLOOD LIMITS

EXISTING TREE MASS

OPEN SPACE LOT OS-1

LEVIN ROUTH SURVEY
ABSTRACT NO. 779
119.024 AC

Wilson Creek

COIT RD

PLANNER/ENGINEER
KFM ENGINEERING AND DESIGN, LLC.
3501 OLYMPUS BLVD. SUITE 100
DALLAS, TX 75019
CONTACT: NATE PARROTT, PLA
PHONE: (817) 416-4536
EMAIL: NPARROTT@KFM-LLC.COM

OWNERS
CLIFTON VAN & BRYAN JEFFERY MCKNIGHT
P.O. BOX 461
CELINA, TX 75009
CONTACT: VAN MCKNIGHT
PHONE: (940) 395-8676

C AND C LAND, LLC
4925 GREENVILLE AVE. #604
DALLAS, TX 75206
CONTACT: BRIAN CRAMER
PHONE: (214) 734-5924

BELKNAP FP, LTD.
RALPH A. BELKNAP, JR., PRESIDENT OF RKL BELKNAP, INC., A TEXAS CORPORATION ITS GENERAL PARTNER

DEVELOPER
CORSON CRAMER DEVELOPMENT
4925 GREENVILLE AVE. #604
DALLAS, TX 75206
CONTACT: BRIAN CRAMER
PHONE: (214) 734-5924

SURVEYOR
LANDPOINT INC.
6410 SOUTHWEST BLVD STE. 127
FORT WORTH, TX 76109
CONTACT: ROBERT MALLOY
PHONE: (817) 554-1805

0 100 200 400
Scale: 1"=200'

December 15, 2022

THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE

APPENDIX B
IMPROVEMENT AREA #1 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix B
Improvement Area #1 Assessment Roll Summary - 2024-25

Parcel ID	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Additional Interest Reserve	Administrative Expenses	Annual Installment
1011602	Various	218.62	$9,931,086	$147,602.88	$515,150.86	$42,438.23	$19,943.64	$725,135.61
2897748	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897749	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897750	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897751	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897752	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897753	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897754	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897755	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897756	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897757	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897758	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897759	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897760	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897761	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897762	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897763	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897764	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897765	Non-Assessed	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2897766	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897767	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897768	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897769	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897770	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897771	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897772	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897773	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897774	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897775	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897776	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897777	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897778	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897779	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897780	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897781	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897782	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897783	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897784	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897785	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897786	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897787	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897788	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897789	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897790	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897791	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897792	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897793	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897794	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897795	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897796	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897797	Non-Assessed	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2897798	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897799	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897800	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897801	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897802	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897803	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897805	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897806	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897807	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897808	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897809	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897810	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897811	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897812	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897813	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897814	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897815	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897816	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897817	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88

Appendix B
Improvement Area #1 Assessment Roll Summary - 2024-25

Parcel ID	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Additional Interest Reserve	Administrative Expenses	Annual Installment
2897818	Non-Assessed	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2897819	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897820	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897821	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897822	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897823	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897824	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897825	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897826	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897827	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897828	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897829	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897830	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897831	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897832	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897833	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897834	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897835	Non-Assessed	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2897836	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897837	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897838	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897839	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897840	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897841	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897842	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897843	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897844	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897845	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897846	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897847	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897848	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897849	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897850	Non-Assessed	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2897851	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897852	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897853	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897854	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897855	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897856	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897857	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897858	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897859	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897860	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897861	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897862	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897863	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897864	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897865	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897866	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897867	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897868	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897869	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897870	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897871	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897872	Non-Assessed	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2897873	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897874	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897875	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897876	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897877	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897878	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897879	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897880	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897881	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897882	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897883	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897884	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897885	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897886	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897887	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36

Appendix B
Improvement Area #1 Assessment Roll Summary - 2024-25

Parcel ID	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Additional Interest Reserve	Administrative Expenses	Annual Installment
2897888	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897889	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897890	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897891	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897892	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897893	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897894	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897895	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897896	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897897	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897898	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897899	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897900	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897901	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897902	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897903	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897904	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897905	Non-Assessed	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2897906	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897907	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897908	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897909	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897910	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897911	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897912	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897913	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897914	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897915	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897916	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897917	Non-Assessed	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2897918	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897919	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897920	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897921	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897922	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897923	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897924	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897925	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897926	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897927	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897928	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897929	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897930	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897931	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897932	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897933	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897934	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897935	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897936	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897937	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897938	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897939	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897940	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897941	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897942	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897943	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897944	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897945	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897946	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897947	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897948	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897949	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897950	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897951	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897952	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897953	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897954	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897955	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897956	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897957	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88

Appendix B

Improvement Area #1 Assessment Roll Summary - 2024-25

Parcel ID	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Additional Interest Reserve	Administrative Expenses	Annual Installment
2897958	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897959	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897960	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897961	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897962	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897963	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897964	Non-Assessed	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2897965	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897966	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897967	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897968	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897969	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897970	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897971	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897972	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897973	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897974	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897975	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897976	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897977	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897978	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897979	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897980	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897981	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897982	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897983	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897984	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2897985	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897986	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897987	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897988	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897989	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897990	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897991	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897992	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897993	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897994	2	0.91	$41,338	$614.39	$2,144.30	$176.65	$83.01	$3,018.36
2897995	Non-Assessed	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2897996	Non-Assessed	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2897997	Non-Assessed	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2897998	Non-Assessed	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2897999	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2898000	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2898001	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2898002	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2898003	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2898004	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2898005	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2898006	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2898007	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2898008	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2898009	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2898010	1	1.00	$45,426	$675.16	$2,356.38	$194.12	$91.23	$3,316.88
2898011	Non-Assessed	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
Total		**456.19**	**$20,723,000**	**$308,000.00**	**$1,074,955.03**	**$88,555.00**	**$41,616.00**	**$1,513,126.03**

APPENDIX C
MAJOR IMROVEMENT AREA ASSESSMENT ROLL SUMMARY – 2024-25

Appendix C

Major Improvement Area Assessment Roll Summary - 2024-25

Parcel ID	Equivalent Units	Outstanding Assessment	Principal	Interest	Additional Interest Reserve	Administrative Expenses	Annual Installment
1011586	135.66	$2,045,451	$31,247.90	$116,329.94	$10,227.25	$19,123.71	$176,928.81
2841668	90.27	$1,361,071	$20,792.78	$77,407.52	$6,805.35	$12,725.18	$117,730.83
2841779	143.09	$2,157,479	$32,959.32	$122,701.25	$10,787.39	$20,171.11	$186,619.07
Total	**369.02**	**$5,564,000**	**$85,000**	**$316,439**	**$27,820**	**$52,020**	**$481,279**

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE CROSS CREEK MEADOWS PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on April 11, 2023, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2023-31R establishing the Cross Creek Meadows Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Improvement Area #1 the PID, pursuant to Ordinance No. 2023-51 which ordinance also approved the Cross Creek Meadows Public Improvement District Service and Assessment Plan and Assessment Roll related to Improvement Area #1, dated as of June 13, 2023 (the "Service and Assessment Plan and Improvement Area #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Major Improvement Area of the PID, pursuant to Ordinance No. 2023-50 which ordinance also approved the Cross Creek Meadows Public Improvement District Service and Assessment Plan and Assessment Roll related to the Major Improvement Area, dated as of June 13, 2023 (the "Service and Assessment Plan and Major Improvement Area Assessment Roll") [and, together with the Service and Assessment Plan and Improvement Area #1 Assessment Roll, the "Service and Assessment Plan and Assessment Rolls"] ; and

WHEREAS, the Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Improvement Area #1 and the Major Improvement Area Assessment Rolls attached thereto, update the Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Cross Creek Meadows Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Edgewood Creek PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Edgewood Creek Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Edgewood Creek PID was created by the City Council pursuant to the PID Act and a resolution approved on May 12, 2020. The PID is located generally east of FM 1385, north of FM 428, and south of Mobberly Drive. The PID is anticipated to contain an estimated 847 residential units on approximately 247 acres within three phases. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. SAP Update Presentation
2. Edgewood Creek - Annual SAP Update
3. Edgewood Creek PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

EDGEWOOD CREEK
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
2024-25

AS APPROVED BY CITY COUNCIL ON:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

EDGEWOOD CREEK
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE – 2024-25

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APPENDIX D - PID ASSESSMENT NOTICE

I. INTRODUCTION

The Edgewood Creek Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on May 12, 2020 to finance certain public improvement projects for the benefit of the property in the PID.

On January 12, 2021, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2021 (Edgewood Creek Public Improvement District Phase #1 Project) (the "Phase #1 Bonds") in the aggregate principal amount of $4,465,000, and reimbursement obligations for the Phase #1 Reimbursement Agreement (the "Phase #1 Reimbursement Agreement") in the aggregate principal amount of $4,494,757 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. Both the Phase #1 Bonds and the Phase #1 Reimbursement Agreement are secured by the Phase #1 Assessments (the "Phase #1 Assessments").

Additionally, on January 12, 2021, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2021 (Edgewood Creek Public Improvement District Phases #2-3 Major Improvement Project) (the "Phases #2-3 Major Improvement Bonds") in the aggregate principal amount of $3,460,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. the Phases #2-3 Major Improvement Bonds are secured by the Phases #2-3 Assessments (the "Phases #2-3 Assessments").

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2024-25.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix D and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or

a part of the PID us located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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

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

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Improvements Sources and Uses

The current total estimated costs of the Phase #1 Improvements (including the proportional share of the Major Improvement costs) are equal to $8,959,757, which remain the same as the budget estimates included in the Service and Assessment Plan. According to the Developer, there have been line item amount revisions for the Authorized Improvements as shown in Table II-A-1 on the following page.

According to the City, the Phase #1 Improvements were completed and accepted April 11, 2023.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements, including the proportional share of the Major Improvement costs, (2) establish the PID, and (3) issue Phase #1 Bonds.

For additional Phase #1 development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/P2405628

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Table II-A-1
Phase #1 Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget	Budget Revisions[1]	Updated Budget[1]	Spent to Date[1]	Remaining to be Funded
Par amount	$4,465,000	$11,698	$4,476,698	$4,476,698	$0
Other funding sources	$4,494,756	$37,054	4,531,810	$4,525,058	$6,753
Total Sources	**$8,959,756**	**$48,753**	**$9,008,509**	**$9,001,756**	**$6,753**
Uses of Funds					
Major Improvements					
Road Improvements	$216,777	$328,726	$545,503	$538,750	$6,753
Water Improvements	$111,240	($11,124)	$100,116	$100,116	$0
Sanitary Sewer Improvements	$107,962	$10,147	$118,109	$118,109	$0
Storm Drainage Improvements	$177,686	$37,806	$215,492	$215,492	$0
Landscaping & Retaining Walls	$395,098	($92,825)	$302,273	$302,273	$0
Other Soft and Miscellaneous Costs	$413,380	($233,547)	$179,833	$179,833	$0
Subtotal: Major Improvements	*$1,422,143*	*$39,183*	*$1,461,326*	*$1,454,573*	*$6,753*
Phase #1 Improvements					
Roadway Improvements	$2,068,568	$16,995	$2,085,563	$2,085,563	$0
Water Improvements	$549,505	$2,719	$552,224	$552,224	$0
Wastewater Improvements	$799,170	$0	$799,170	$799,170	$0
Storm Drainage Improvements	$779,297	$109	$779,406	$779,406	$0
Other Soft and Miscellaneous Costs	$2,334,275	($10,254)	$2,324,021	$2,324,021	$0
Subtotal: Phase #1 Improvements	**$6,530,815**	**$9,569**	**$6,540,384**	**$6,540,384**	**$0**
Bond Issuance Costs					
Capitalized interest	$296,721	$0	$296,721	$296,721	$0
Reserve fund	$283,063	$0	$283,063	$283,063	$0
Administrative expense fund	$35,000	$0	$35,000	$35,000	$0
Other Bond Issuance Costs	$392,015	$0	$392,015	$392,015	$0
Subtotal: Bond Issuance Costs	$1,006,798	$0	$1,006,798	$1,006,798	$0
Total Uses	**$8,959,756**	**$48,753**	**$9,008,509**	**$9,001,756**	**$6,753**

[1]According to Edgewood Creek's Draw Request #22 as approved by the City on October 11, 2023.

Phases #2-3 Major Improvements Sources and Uses

The current total estimated costs of the Phases #2-3 Major Improvements are equal to $3,460,000, which remain the same as the budget estimates included in the Service and Assessment Plan. According to the Developer, there have been line item amount revisions for the Authorized Improvements as shown in Table II-A-2 on the following page.

Table II-A-2 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phases #2-3 Major Improvements, (2) establish the PID, and (3) issue Phases #2-3 Major Improvement Bonds. For additional Phase #2-3 Major Improvement development-related information, refer to the link on the following page.

https://emma.msrb.org/IssueView/Details/P2405621

Table II-A-2
Phases #2-3 Major Improvements Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget	Budget Revisions[1]	Updated Budget[1]	Spent to Date[1]	Remaining to be Funded
Par amount	$3,460,000	$0	$3,460,000	$3,460,000	$0
Other funding sources	$0	$18,063	$18,063	$18,063	$0
Total Sources	**$3,460,000**	**$18,063**	**$3,478,063**	**$3,478,063**	**$0**
Uses of Funds					
Major Improvements					
Road Improvements	$393,223	$270,596	$663,819	$663,819	$0
Water Improvements	$201,785	($20,179)	$181,606	$181,606	$0
Sanitary Sewer Improvements	$195,838	($19,379)	$176,459	$176,459	$0
Storm Drainage Improvements	$322,314	$64,517	$386,831	$386,831	$0
Landscaping & Retaining Walls	$716,690	($216,461)	$500,229	$500,229	$0
Other Soft and Miscellaneous Costs	$749,852	($61,031)	$688,821	$688,821	$0
Subtotal: Major Improvements	*$2,579,702*	*$18,063*	*$2,597,765*	*$2,597,765*	*$0*
Capitalized interest	$287,708	$0	$287,708	$287,708	$0
Reserve fund	$247,350	$0	$247,350	$247,350	$0
Administrative expense fund	$35,000	$0	$35,000	$35,000	$0
Other Bond Issuance Costs	$310,240	$0	$310,240	$310,240	$0
Subtotal: Bond Issuance Costs	$880,298	$0	$880,298	$880,298	$0
Total Uses	**$3,460,000**	**$18,063**	**$3,478,063**	**$3,478,063**	**$0**

[1]According to Edgewood Creek's Draw Request #22 as approved by the City on October 11, 2023.

B. Five Year Service Plan

A service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-B-1 on the following page.

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness
2022-2030

Assessment Year Ending 09/01[1]	Phase #1 Projected Annual Installments	Phases #2-3 Projected Annual Installments
2022-24	$1,546,505	$642,463
2025	$588,858	$285,016
2026	$618,321	$300,710
2027	$615,582	$297,793
2028	$618,674	$299,891
2029	$619,841	$301,741
2030	$621,629	$298,346
Total	**$5,229,409**	**$2,425,960**

1 - Assessment years ending 2022 through 2025 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and TIRZ Credits. Assessment years 2025 through 2030 reflect projected Annual Installments and are subject to change.

C. Status of Development

According to the City, 180 building permits have been issued for the PID as of June 1, 2024, representing 59.80 percent of the Phase #1 Assessments. As of the same date, 150 certificates of occupancy have been issued for the Phase #1 assessments of the PID.

See Table II-C-1 below for the status of completed homes within Phase #1 of the PID as of June 1, 2024.

Table II-C-1
Completed Homes – Phase #1

Status	Cumulative as of September 30, 2023	Cumulative as of June 1, 2024
Completed Homes[1]	12	150

1 - According to the City report of Certificates of Occupancy issued as of June 1, 2024.

According to the City, 0 building permits have been issued for the Major Improvement Area PID as of June 1, 2024. As of the same date, 0 certificates of occupancy have been issued for the Major Improvement Area of the PID.

D. ANNUAL BUDGET – PHASE #1

Phase #1 - Annual Installments – 2024-25

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Bonds and/or the execution of the Phase #1 Reimbursement Agreement, of which twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 Bonds commencing with the issuance of the Phase #1 Bonds. The effective interest rate on the Phase #1 Bonds is 4.25 percent and the interest rate applicable to the Phase #1 Reimbursement Agreement is 4.57 percent per annum for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1 Bonds (4.25 percent) plus an additional interest of one-half of one percent and the effective interest rate on the Phase #1 Reimbursement Agreement (4.57 percent) are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such TIRZ No. 12 incremental taxes available to the PID (the TIRZ Annual Credit Amount), capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1 Bonds and Phase #1 Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Phase #1 Annual Installments to be Collected for 2024-25

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-D-1 on the following page.

Table II-D-1

Budget for the Phase #1 Annual Installments to be Collected for 2024-25

	Phase #1 Bonds	Phase #1 Reimbursement Agreement	Total
Interest payment on March 1, 2025	$90,944	$95,084	$186,028
Interest payment on September 1, 2025	$90,944	$95,084	$186,028
Principal payment on September 1, 2025	$100,000	$82,000	$182,000
Subtotal debt service	*$281,888*	*$272,168*	*$554,055*
Administrative expenses	$19,161	$18,651	$37,813
Excess interest for prepayment and delinquency reserves	$21,375	$0	$21,375
Subtotal Expenses	*$322,424*	*$290,819*	*$613,243*
Available TIRZ annual credit amount	($12,891)	$0	($12,891)
Available reserve fund income	($11,493)	$0	($11,493)
Available capitalized interest account	$0	$0	$0
Available administrative expense account	$0	$0	$0
Subtotal funds available	*($24,385)*	*$0*	*($24,385)*
Annual Installments	**$298,039**	**$290,819**	**$588,858**

Debt Service Payments

Annual Installments to be collected for principal and interest include the Phase #1 Bonds' interest due on March 1, 2025 in the amount of $90,944 and on September 1, 2025 in the amount of $90,944, which equal interest on the outstanding Phase #1 Bond Assessments balance of $4,275,000 for six months each and an effective interest rate of 4.25 percent. Phase #1 Bond Annual Installments to be collected include a principal amount of $100,000 due on September 1, 2025. As a result, total Annual Installments to be collected for the Phase #1 Bonds' principal and interest in 2024-25 is equal to $281,888.

Additionally, Annual Installments to be collected for principal and interest include Phase #1 Reimbursement Agreement interest due on March 1, 2025 in the amount of $95,084 and on September 1, 2025 in the amount of $95,084, which equal interest on the outstanding Phase #1 Reimbursement Agreement Assessments balance of $4,161,215 for six months each and an effective interest rate of 4.57 percent. Phase #1 Reimbursement Agreement Annual Installments to be collected include a principal amount of $82,000 due on September 1, 2025. As a result, total Annual Installments to be collected for Phase #1 Reimbursement Agreement principal and interest in 2024-25 is equal to $272,168.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-D-2 below, the total Phase #1 administrative expenses to be collected for 2024-25 are estimated to be $37,813.

Table II-D-2
Phase #1 Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$6,000
Administrator	$25,763
Trustee	$2,750
Auditor	$2,000
Contingency	$1,300
Total	**$37,813**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $21,375, which equals 0.5 percent interest on the outstanding collective Phase #1 Bond Assessments balance of $4,275,000.

Available TIRZ Credit

According to the City, there have been TIRZ incremental revenues collected in 2023 in the total amount of $12,891 that are available to be used as a TIRZ Credit in 2024-25 for the respective Parcels within Phase #1. This TIRZ Credit amount is allocated based upon the amount of TIRZ increment generated by each Parcel within Phase #1 and each Parcel that has an outstanding Phase #1 Assessment balance as of September 1, 2024. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. The 2024-25 TIRZ Annual Credit was applied proportionally to each Parcel based on anticipated number of units for each parcel as provided by the Developer. As a result, the TIRZ credit obligation for Phase #1 is $12,891 as shown in Appendix B-2 of this report.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Phase #1 Reserve Fund was $294,556, which includes the Bond Reserve Requirement of $283,063 and an excess balance of $11,493. Pursuant to Section 6.7(e) of the Phase #1 Bond Trust Indenture the excess balance of $11,493 should be transferred to the Phase #1 Principal & Interest Account and used to pay interest on the Phase #1 Bonds on the next interest payment date. As a result, $11,493 is available to pay a portion of the Phase #1 Bonds debt service.

Available Capitalized Interest Account

As of May 31, 2024, and in accordance with Section 6.4(c) of the Trust Indenture, all Capitalized Interest funds have been fully expended. As a result, there is no credit available to reduce the Phase #1 2024-25 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the available balance for administrative expenses was $36,996. $36,996 is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phase #1 2024-25 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT – PHASE #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #1 Bonds and Phase #1 Reimbursement Agreement, (ii) to fund the prepayment reserve and delinquency reserve, and (iii) to cover Administrative Expenses of Phase #1. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest available.

According to the Service and Assessment Plan, 301 units are estimated to be built within Phase #1 of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each unit within Phase #1 will be $1,873.54 (i.e. ($554,055 + $21,375 - $11,493) ÷ 301 = $1,873.54 and the Administrative Expenses to be collected from each unit will be $125.62 (i.e. $37,813 ÷ 301 = $125.62). As a result, the total Annual Installment to be collected from each unit within Phase #1 will be $1,999.17 (i.e. $1,873.54 + $125.62 = $1,999.17). The Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each unit of $1,991.17 by the total estimated number of units for each Parcel in Phase #1, less the applicable TIRZ Credit, if any.

The Annual Installment due to be collected from each Land Use Class in Phase #1 for 2024-25 is shown in Table II-E-1 below.

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

Land Use Class	Annual Installment Per Unit
50 Ft Lots	$1,999.17

The list of Parcels within Phase #1 of the PID, the estimated number of units to be developed on the current residential Parcels, the Outstanding Assessment, the annual principal and interest, the Additional Interest Reserve, the Administrative Expenses, the TIRZ Credit and the Annual

Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix B-1.

F. ANNUAL BUDGET – PHASES #2-3 MAJOR IMPROVEMENT AREA

Phases #2-3 Major Improvement - Annual Installments – 2024-25

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Phases #2-3 Major Improvement Bonds, of which twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the Phases #2-3 Major Improvement Bonds. The effective interest rate on the Phases #2-3 Major Improvement Bonds is 5.29 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phases #2-3 Major Improvement Bonds (5.29 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phases #2-3 Major Improvement Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Phases #2-3 Major Improvement Annual Installments to be Collected for 2024-25

The budget for Phases #2-3 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-F-1 on the following page.

Table II-F-1
Budget for the Phases #2-3 Major Improvement Annual Installments to be Collected for 2024-25

	Phase #2-3 Major Improvement Bonds
Interest payment on March 1, 2025	$88,088
Interest payment on September 1, 2025	$88,088
Principal payment on September 1, 2025	$70,000
Subtotal debt service on bonds	*$246,175*
Administrative expenses	$37,845
Excess interest for prepayment and delinquency reserves	$16,650
Subtotal Expenses	*$300,670*
Available TIRZ annual credit amount	($5,611)
Available reserve fund income	($10,043)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($15,654)*
Annual Installments	**$285,016**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2025 in the amount of $88,088 and on September 1, 2025 in the amount of $88,088, which equal interest on the outstanding Phases #2-3 Major Improvement Assessments balance of $3,330,000 for six months each and an effective interest rate of 5.28 percent. Phases #2-3 Bond Annual Installments to be collected include a principal amount of $70,000 due on September 1, 2025. As a result, total Phases #2-3 Major Improvement Annual Installments to be collected for principal and interest in 2024-25 is estimated to be equal to $246,175.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown on Table II-F-2 on the following page, the total Phases #2-3 Major Improvement administrative expenses to be collected for 2024-25 are estimated to be $37,845.

Table II-F-2
Phases #2-3 Major Improvement Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$6,000
Administrator	$25,295
Trustee	$2,750
Auditor	$2,000
Contingency	$1,800
Total	**$37,845**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $16,650, which equals 0.5 percent interest on the outstanding collective Phases #2-3 Major Improvement Bond Assessments balance of $3,330,000.

Available TIRZ Credit

According to the City, there have been TIRZ incremental revenues collected in 2023 in the total amount of $5,611 that are available to be used as a TIRZ Credit in 2024-25 for the respective Parcels within Phases #2-3. This TIRZ Credit amount is allocated based upon the amount of TIRZ increment generated by each Parcel within Phases #2-3 and each Parcel that has an outstanding Phases #2-3 Assessment balance as of September 1, 2024. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. The 2024-25 TIRZ Annual Credit was applied to each Parcel proportionally based on anticipated number of units for each parcel as provided by the Developer. As a result, the TIRZ credit obligation for Phases #2-3 is $5,611 as shown in Appendix C-2 of this report.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Phases #2-3 Major Improvement Reserve Fund was $257,393, which includes the Bond Reserve Requirement of $247,350 and an excess balance of $10,043. Pursuant to Section 6.7(e) of the Phases #2-3 Major Improvement Bond Trust Indenture the excess balance of $10,043 should be transferred to the Phases #2-3 Major Improvement Principal & Interest Account and used to pay interest on the Phases #2-3 Major Improvement Bonds on the next interest payment date. As a result, $10,043 is available to pay a portion of the Phases #2-3 Major Improvement Bonds debt service.

Available Capitalized Interest Account

As of May 31, 2024, and in accordance with Section 6.4(c) of the Trust Indenture, all Capitalized Interest funds have been fully expended. As a result, there is no credit to reduce the Phases #2-3 Major Improvement 2024-25 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the available balance for administrative expenses was $64,575. $64,575 is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there is no available credit to reduce the Phases #2-3 Major Improvement 2024-25 Annual Installment.

G. Annual Installments per Unit – Phases #2-3 Major Improvement

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phases #2-3 Major Improvement Bonds, (ii) to fund the prepayment reserve and delinquency reserve, and (iii) to cover Administrative Expenses of the Phases #2-3 Major Improvement Area. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest.

According to the Service and Assessment Plan, 546 units are estimated to be built within the Phases #2-3 of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each unit within Phases #2-3 will be $462.97 (i.e. ($246,175 + $16,650 - $10,043) ÷ 546 = $462.97) and the Administrative Expenses to be collected from each unit will be $69.31 (i.e. $37,845 ÷ 546 = $69.31). As a result, the total Annual Installment to be collected from each unit within Phases #2-3 will be $532.28 (i.e. $462.97 + $69.31 = $532.28). The Annual Installment to be collected from each Parcel within Phases #2-3 is calculated by multiplying the Annual Installment for each unit of $532.28 by the total estimated number of units for each Parcel in Phases #2-3, less the applicable TIRZ Credit, if any.

The Annual Installment due to be collected from each Land Use Class in Phases #2-3 for 2024-25 is shown in Table II-G-1 below.

Table II-G-1
Phases #2-3 Major Improvement Annual Installment Per Unit

Land Use Class	Annual Installment Per Unit
50 Ft Lots	$532.28

The list of Parcels within Phases #2-3 of the PID, the estimated number of units to be developed on the current residential Parcels, the Outstanding Assessment, the annual principal and interest, the Additional Interest Reserve, the Administrative Expenses, the TIRZ Credit and the Annual

Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

H. BOND REDEMPTION RELATED UPDATES

Phase #1 Bonds

The Phase #1 Bonds were issued in 2021. Pursuant to Section 4.3 of the Phase #1 Trust Indenture, the City reserves the right and option to redeem the Phase #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2031,** such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Phase #1 Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phases #2-3 Major Improvement Bonds

The Phases #2-3 Major Improvement Bonds were issued in 2021. Pursuant to Section 4.3 of the Phases #2-3 Major Improvement Trust Indenture, the City reserves the right and option to redeem the Phases #2-3 Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2031,** such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Phases #2-3 Major Improvement Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phases #2-3 Major Improvement Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

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

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The updated Assessment Rolls are shown in Appendix B-1 and C-1 of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated number of units to be built on each newly subdivided Parcel

D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

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

According to Collin Central Appraisal District records, the Phase #1 Parcels 960071, 52621, and 52672 were subdivided into 301 residential lots in 2023. The Phase #1 Assessments for the parent parcels was allocated to the 301 residential lots as shown in Table IV-A-1 on the following page.

Table IV-A-1
Phase #1 Subdivision

Prior to Subdivision			After Subdivision				
Parent Parcel	**Estimated No. of Units**	**Phase #1 Assessment**	**New Parcels**	**Lot Type**	**No. of Units**	**Phase #1 Assessment Per Unit**	**Total Phase #1 Assessment**
960071	139	$3,895,794					
52621	140	$3,923,821	Various	50 Ft Lots	301	$28,027	$8,436,215
52672	22	$616,600					
Total	**301**	**$8,436,215**			**301**		**$8,436,215**

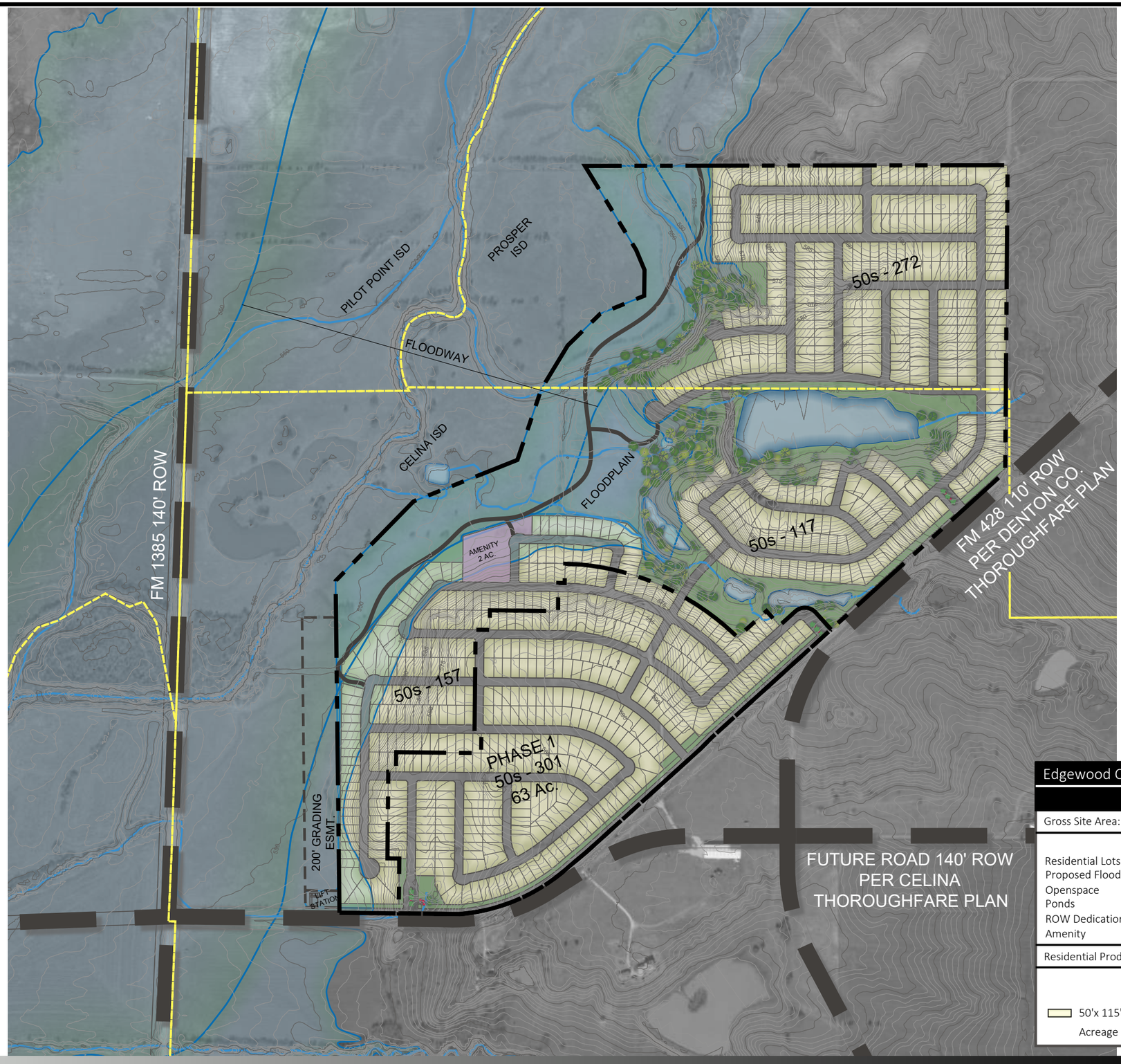
B. PREPAYMENT OF ASSESSMENTS

There have been no Assessment prepayments as of June 30, 2024.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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APPENDIX A
PID MAP



Edgewood Creek Concept Plan 19

DATA TABLE

Gross Site Area:		247 +/-
	Acres	Gross %
Residential Lots	165	67%
Proposed Floodplain	45	18%
Openspace	24	10%
Ponds	9	3%
ROW Dedication	2	1%
Amenity	2	1%

Residential Product Type:

	PHASE 1	FUTURE PHASE	TOTAL
50'x 115' Lot	301	546	847
Acreage	63	184	247

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING

EDGEWOOD CREEK DEVELOPMENT
CELINA ETJ, DENTON COUNTY, TEXAS

SCALE: 1"=600'

DATE: AUGUST 2020

S:\2019\201913.00 Edgewood Creek\CAD\EXHIBITS\201913001 P19 Edgewood Creek Concept Plan 08032020.dwg Aug 17, 2020 - 4:25 pm chancock

APPENDIX B-1
PHASE #1 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix B-1
Phase #1 Assessment Roll Summary - 2024-25

Parcel	No. of units	Lot Size	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1020232	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020233	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020234	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020235	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020236	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020237	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020238	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020239	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020240	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020241	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020242	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020243	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020244	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020245	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020246	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020247	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020248	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020249	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020250	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020251	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020252	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020253	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020254	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020255	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020256	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020257	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020258	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020259	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020260	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020261	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020262	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020263	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020264	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020265	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020266	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020267	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020268	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020269	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020270	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020271	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020272	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020273	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020274	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020275	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020276	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020277	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020278	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020279	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020280	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020281	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020282	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020283	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020284	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020285	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020286	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020287	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020288	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020289	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020290	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020291	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34

Appendix B-1
Phase #1 Assessment Roll Summary - 2024-25

Parcel	No. of units	Lot Size	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1020292	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020293	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020294	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020295	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020296	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020297	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020298	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020299	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020300	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020301	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020302	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020303	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020304	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020305	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020306	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020307	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020308	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020309	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020310	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020311	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020312	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020313	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020314	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020315	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020316	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020317	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020318	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020319	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020320	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020321	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020322	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020323	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020324	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020325	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020326	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020327	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020328	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020329	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020330	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020331	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020332	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020333	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020334	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020335	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020336	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020337	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020338	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020339	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020340	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020341	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020342	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020343	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020344	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020345	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020346	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020347	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020348	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020349	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020350	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020351	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020352	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020353	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34

Appendix B-1
Phase #1 Assessment Roll Summary - 2024-25

Parcel	No. of units	Lot Size	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1020354	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020355	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020356	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020357	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020358	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020359	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020360	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020361	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020362	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020363	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020364	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020365	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020366	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020367	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020368	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020369	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020370	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020371	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020372	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020373	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020374	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020375	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020376	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020377	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020378	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020379	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020380	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020381	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020382	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020383	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020384	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020385	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020386	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020387	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020388	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020389	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020390	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020391	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020392	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020393	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020394	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020395	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020396	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020397	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020398	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020399	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020400	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020401	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1020402	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1020403	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1020404	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020405	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020406	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020407	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020408	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020409	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020410	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020411	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020412	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020413	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020414	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020415	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34

Appendix B-1
Phase #1 Assessment Roll Summary - 2024-25

Parcel	No. of units	Lot Size	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1020416	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020417	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020418	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020419	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020420	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020421	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020422	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020423	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020424	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020425	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020426	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020427	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020428	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020429	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020430	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020431	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020432	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020433	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020434	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020435	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020436	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020437	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020438	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020439	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020440	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020441	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020442	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020443	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020444	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020445	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020446	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020447	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020448	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020449	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020450	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020451	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020452	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020453	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020454	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020455	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020456	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020457	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020458	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020459	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020460	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020461	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020462	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020463	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020464	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020465	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020466	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020467	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020468	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020469	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020470	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020471	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020472	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020473	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020474	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020475	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020476	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020477	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34

Appendix B-1
Phase #1 Assessment Roll Summary - 2024-25

Parcel	No. of units	Lot Size	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1020478	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020479	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020480	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020481	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020482	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020483	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020484	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020485	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020486	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020487	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020488	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020489	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020490	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020491	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020492	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020493	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020494	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020495	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020496	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020497	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020498	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020499	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020500	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020501	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020502	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020503	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020504	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020505	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020506	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020507	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020508	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020509	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020510	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020511	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020512	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020513	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020514	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020515	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020516	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020517	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020518	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020519	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1020520	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1020521	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1020522	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1020523	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1020524	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020525	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020526	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020527	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020528	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020529	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020530	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020531	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020532	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020533	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020534	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020535	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020536	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020537	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020538	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
1020539	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34

Appendix B-1
Phase #1 Assessment Roll Summary - 2024-25

Parcel	No. of units	Lot Size	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1020540	1	50	$28,027	$604.65	$1,197.88	$71.01	$125.62	($42.83)	$1,956.34
	301		**$8,436,214.80**	**$182,000.00**	**$360,561.78**	**$21,375.00**	**$37,812.50**	**($12,891.46)**	**$588,857.82**

APPENDIX B-2
PHASE #1 TIRZ CREDIT CALCULATION – 2024-25

Appendix B-2
Phase #1 TIRZ Credit Calculation - 2024-25

Parcel	Base Year Taxes Paid	2023 Taxes Paid[1]	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
1020232	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020233	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020234	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020235	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020236	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020237	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020238	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020239	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020240	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020241	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020242	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020243	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020244	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020245	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020246	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020247	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020248	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020249	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020250	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020251	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020252	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020253	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020254	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020255	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020256	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020257	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020258	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020259	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020260	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020261	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020262	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020263	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020264	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020265	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020266	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020267	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020268	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020269	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020270	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020271	$0.00	$91.13	$91.13	($42.83)	($42.83)

Appendix B-2
Phase #1 TIRZ Credit Calculation - 2024-25

Parcel	Base Year Taxes Paid	2023 Taxes Paid[1]	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
1020272	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020273	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020274	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020275	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020276	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020277	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020278	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020279	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020280	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020281	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020282	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020283	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020284	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020285	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020286	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020287	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020288	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020289	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020290	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020291	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020292	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020293	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020294	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020295	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020296	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020297	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020298	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020299	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020300	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020301	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020302	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020303	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020304	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020305	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020306	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020307	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020308	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020309	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020310	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020311	$0.00	$91.13	$91.13	($42.83)	($42.83)

Appendix B-2
Phase #1 TIRZ Credit Calculation - 2024-25

Parcel	Base Year Taxes Paid	2023 Taxes Paid[1]	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
1020312	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020313	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020314	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020315	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020316	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020317	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020318	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020319	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020320	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020321	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020322	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020323	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020324	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020325	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020326	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020327	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020328	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020329	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020330	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020331	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020332	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020333	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020334	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020335	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020336	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020337	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020338	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020339	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020340	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020341	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020342	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020343	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020344	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020345	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020346	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020347	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020348	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020349	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020350	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020351	$0.00	$91.13	$91.13	($42.83)	($42.83)

Appendix B-2
Phase #1 TIRZ Credit Calculation - 2024-25

Parcel	Base Year Taxes Paid	2023 Taxes Paid[1]	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
1020352	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020353	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020354	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020355	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020356	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020357	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020358	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020359	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020360	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020361	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020362	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020363	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020364	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020365	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020366	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020367	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020368	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020369	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020370	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020371	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020372	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020373	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020374	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020375	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020376	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020377	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020378	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020379	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020380	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020381	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020382	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020383	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020384	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020385	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020386	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020387	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020388	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020389	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020390	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020391	$0.00	$91.13	$91.13	($42.83)	($42.83)

Appendix B-2
Phase #1 TIRZ Credit Calculation - 2024-25

Parcel	Base Year Taxes Paid	2023 Taxes Paid[1]	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
1020392	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020393	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020394	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020395	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020396	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020397	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020398	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020399	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020400	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020401	$0.00	$0.00	$0.00	$0.00	$0.00
1020402	$0.00	$0.00	$0.00	$0.00	$0.00
1020403	$0.00	$0.00	$0.00	$0.00	$0.00
1020404	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020405	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020406	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020407	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020408	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020409	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020410	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020411	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020412	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020413	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020414	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020415	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020416	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020417	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020418	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020419	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020420	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020421	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020422	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020423	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020424	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020425	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020426	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020427	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020428	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020429	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020430	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020431	$0.00	$91.13	$91.13	($42.83)	($42.83)

Appendix B-2
Phase #1 TIRZ Credit Calculation - 2024-25

Parcel	Base Year Taxes Paid	2023 Taxes Paid[1]	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
1020432	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020433	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020434	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020435	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020436	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020437	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020438	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020439	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020440	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020441	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020442	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020443	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020444	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020445	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020446	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020447	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020448	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020449	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020450	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020451	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020452	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020453	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020454	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020455	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020456	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020457	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020458	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020459	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020460	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020461	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020462	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020463	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020464	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020465	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020466	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020467	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020468	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020469	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020470	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020471	$0.00	$91.13	$91.13	($42.83)	($42.83)

Appendix B-2
Phase #1 TIRZ Credit Calculation - 2024-25

Parcel	Base Year Taxes Paid	2023 Taxes Paid[1]	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
1020472	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020473	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020474	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020475	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020476	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020477	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020478	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020479	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020480	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020481	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020482	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020483	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020484	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020485	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020486	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020487	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020488	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020489	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020490	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020491	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020492	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020493	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020494	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020495	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020496	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020497	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020498	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020499	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020500	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020501	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020502	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020503	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020504	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020505	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020506	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020507	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020508	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020509	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020510	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020511	$0.00	$91.13	$91.13	($42.83)	($42.83)

Appendix B-2
Phase #1 TIRZ Credit Calculation - 2024-25

Parcel	Base Year Taxes Paid	2023 Taxes Paid[1]	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
1020512	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020513	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020514	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020515	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020516	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020517	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020518	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020519	$0.00	$0.00	$0.00	$0.00	$0.00
1020520	$0.00	$0.00	$0.00	$0.00	$0.00
1020521	$0.00	$0.00	$0.00	$0.00	$0.00
1020522	$0.00	$0.00	$0.00	$0.00	$0.00
1020523	$0.00	$0.00	$0.00	$0.00	$0.00
1020524	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020525	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020526	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020527	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020528	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020529	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020530	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020531	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020532	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020533	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020534	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020535	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020536	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020537	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020538	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020539	$0.00	$91.13	$91.13	($42.83)	($42.83)
1020540	$0.00	$91.13	$91.13	($42.83)	($42.83)
309	**$0.00**	**$27,428.64**	**$27,428.64**	**($12,891.46)**	**($12,891.46)**

1- Taxes paid do not Include penalty and interest.

APPENDIX C-1
PHASES #2-3 MAJOR IMROVEMENT ASSESSMENT ROLL SUMMARY – 2024-25

Appendix C-1
Phases #2-3 Assessment Roll Summary - 2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
960071	105	50	1	$413,382	$8,690	$20,623	$2,067	$4,698	($696.50)	$35,382
960118	33	50	1	$401,566	$8,441.33	$20,033.91	$2,007.83	$4,563.75	($676.59)	$34,370.23
52672	139	50	1	$1,239,583	$26,057.31	$61,842.11	$6,197.92	$14,087.70	($2,088.54)	$106,096.49
960214	269	50	1	$1,275,468	$26,811.64	$63,632.38	$6,377.34	$14,495.52	($2,149.00)	$109,167.88
Total	**546**			**$3,330,000**	**$70,000.00**	**$166,131.81**	**$16,650.00**	**$37,845.00**	**($5,610.64)**	**$285,016.17**

APPENDIX C-2
PHASES #2-3 MAJOR IMPROVEMENT TIRZ CREDIT CALCULATION – 2024-25

Appendix C-2

Phases #2-3 Major Improvement TIRZ Credit Calculation - 2024-25

Parcel	Base Year Taxes Paid	2023 Taxes Paid1	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
960071	$0.00	$7,763.95	$7,763.95	($3,649.05)	($3,649.05)
960118	$0.00	$5.55	$5.55	($2.61)	($2.61)
52672	$0.00	$4,150.42	$4,150.42	($1,950.70)	($1,950.70)
960214	$0.00	$17.61	$17.61	($8.28)	($8.28)
Total	**$0.00**	**$11,937.52**	**$11,937.52**	**($5,610.64)**	**($5,610.64)**

1- Taxes paid do not Include penalty and interest.

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on May 12, 2020, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2020-33R establishing the Edgewood Creek Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Phase #1 the PID, pursuant to Ordinance No. 2021-02 which ordinance also approved the Edgewood Creek Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of January 12, 2021 (the "Service and Assessment Plan and Phase #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Phases #2-3 Major Improvement Area of the PID, pursuant to Ordinance No. 2021-03 which ordinance also approved the Edgewood Creek Public Improvement District Service and Assessment Plan and Assessment Roll related to the Phases #2-3 Major Improvement Area, dated as of January 12, 2021 (the "Service and Assessment Plan and Phases #2-3 Major Improvement Area Assessment Roll") [and, together with the Service and Assessment Plan and Phase #1 Assessment Roll, the "Service and Assessment Plan and Assessment Rolls"] ; and

WHEREAS, the Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1 and the Phases #2-3 Major Improvement Area Assessment Rolls attached thereto, update the Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Edgewood Creek Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Phase #1 and the Phases #2-3 Major Improvement Area Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST: APPROVED:

_____ _____

City Secretary Mayor

APPROVED AS TO FORM:

_____

City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Glen Crossing PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Glen Crossing Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Glen Crossing PID was created by the City Council pursuant to the PID Act and a resolution approved on April 12, 2016. The PID is located generally south of W Glendenning Parkway, east of S Celina Parkway, and north of the Collin County Outer Loop. The PID is anticipated to contain an estimated 356 residential units on approximately 109 acres within multiple phases. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. SAP Update Presentation
2. Glen Crossing PID - Annual Service Plan Update
3. Glen Crossing PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

GLEN CROSSING
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 - 8/31/25)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

GLEN CROSSING
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 – 8/31/25)

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APPENDIX E - PID ASSESSMENT NOTICE

I. INTRODUCTION

The G Bar 7 Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on April 12, 2016 to finance certain public improvement projects for the benefit of the property in the PID. On June 14, 2016, the City of Celina (the "City") passed and approved Resolution No. 2016-31R changing the name of the PID to the Glen Crossing Public Improvement District.

On July 12, 2016, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2016 (Glen Crossing Public Improvement District Phase #1 Project) (the "Phase #1A Bonds") in the aggregate principal amount of $3,550,000, The Phase #1A were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. In addition, reimbursement obligations for the Phase #1 Reimbursement Agreement in the aggregate principal amount of $2,175,000 were secured by Special Assessments.

On November 13, 2018, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (Glen Crossing Public Improvement District Phase #1B Project) (the "Phase #1B Bonds") in the aggregate principal amount of $1,800,000 to fully reimburse the Developer for the unpaid balance of the Phase #1 Reimbursement Agreement. In addition, on November 13, 2018, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (Glen Crossing Public Improvement District Phase #2 Project) (the "Phase #2 Bonds") in the aggregate principal amount of $6,945,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Phase #2 the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. On November 13, 2018, the City approved an amended and restated Service and Assessment Plan pursuant to Ordinance No. 2018-62 in conjunction with the issuance of the Phase #1B and Phase #2 Bonds (the "Amended and Restated Service and Assessment Plan"). Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Amended and Restated Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted an assessment roll for Phase #1 of the PID (the "Phase #1 Assessment Roll") identifying the assessments on each Parcel of Phase #1 Assessed Property and an assessment roll for Phase #2 (the "Phase #2 Assessment Roll"), based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Phase #1 Assessment Roll and Phase #2 Assessment Roll for 2024-25.

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

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

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

Capitalized terms not defined herein shall have the meanings assigned to such terms in the Amended and Restated Service and Assessment Plan.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phases #1 Sources and Uses

There have been no changes reported by the Developer to the revised estimated costs of the Authorized Improvements shown in the Amended and Restated Service and Assessment Plan for Phase #1.

According to the City, the Phase #1 Improvements were completed and accepted by the City on October 4, 2017. Table II-A on the following page summarizes the sources and uses of funds required to (1) construct the Phase #1 Improvements, (2) establish the PID, and (3) issue Phase #1 Bonds. The actual costs spent to date of the Phase #1 Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2020. For additional Phase #1 development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/EP372917

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

Sources of Funds	Authorized Improvements (PID)[1]	Other Improvements (Non-PID)[1]	Total Amounts	Actual Amount[2]	Variance
Phase #1 Bonds par amount	$3,550,000	$0	$3,550,000	$3,550,000	$0
Phase #1B Bonds par amount	$2,175,000	$0	$2,175,000	$2,175,000	$0
Subtotal	$5,725,000	$0	$5,725,000	$5,725,000	$0
Other funding sources - Phase #1 Improvements	$1,120,468	$0	$1,120,468	$1,120,468	$0
Total Sources for Phase #1 Improvements	$6,845,468	$0	$6,845,468	$6,845,468	$0
Other funding sources - City Improvements	$0	$1,482,648	$1,482,648	$1,482,648	$0
Other funding sources – Private Improvements and Ag reserve	$0	$1,271,213	$1,271,213	$1,271,213	$0
Total Sources	**$6,845,468**	**$2,753,861**	**$9,599,329**	**$9,599,329**	**$0**
Uses of Funds					
Authorized Improvements - Phase #1 Improvements					
Road improvements	$1,501,138	$0	$1,501,138	$1,501,138	$0
Water distribution system improvements	$572,950	$0	$572,950	$572,950	$0
Sanitary sewer improvements	$691,366	$0	$691,366	$691,366	$0
Storm drainage improvements	$1,377,040	$0	$1,377,040	$1,377,040	$0
Parks and open space improvements	$512,950	$0	$512,950	$512,950	$0
Other soft and miscellaneous costs	$1,303,524	$0	$1,303,524	$1,303,524	$0
Subtotal	$5,958,968	$0	$5,958,968	$5,958,968	$0
City Improvements					
Road improvements	$0	$160,000	$160,000	$160,000	$0
Water distribution system improvements	$0	$280,060	$280,060	$280,060	$0
Sanitary sewer improvements	$0	$753,258	$753,258	$753,258	$0
Other soft and miscellaneous costs	$0	$289,330	$289,330	$289,330	$0
Subtotal	$0	$1,482,648	$1,482,648	$1,482,648	$0
Private Improvements					
City debt issuance fee	$0	$226,850	$226,850	$226,850	$0
NonBQ fee	$0	$40,310	$40,310	$40,310	$0
Other private improvements	$0	$999,053	$999,053	$999,053	$0
Subtotal	$0	$1,266,213	$1,266,213	$1,266,213	$0
Costs of issuance					
Capitalized interest	$181,785	$0	$181,785	$181,785	$0
Reserve fund	$237,195	$0	$237,195	$237,195	$0
Ag exemption foreclosure reserve	$0	$5,000	$5,000	$5,000	$0
PID establishment/operation & other costs of issuance	$361,020	$0	$361,020	$361,020	$0
Underwriter's discount	$106,500	$0	$106,500	$106,500	$0
Subtotal	$886,500	$5,000	$891,500	$891,500	$0
Total Uses	**$6,845,468**	**$2,753,861**	**$9,599,329**	**$9,599,329**	**$0**

1 – According to the Service and Assessment Plan passed and adopted on July 12, 2016.
2 – According to the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2020.

Phases #2 Sources and Uses

There have been no changes reported by the Developer to the revised estimated costs of the Authorized Improvements shown in the Amended and Restated Service and Assessment Plan for Phase #.

According to the Developer's Quarterly Improvement Implementation Report for Phase #2 dated as of June 30, 2021, the Phase #2A Improvements have been substantially completed and were accepted in July 2020 and the Phase #2B Improvements have been substantially completed and were accepted in June 2021.

Table II-B below summarizes the sources and uses of funds required to (1) construct the Phase #2 Improvements, (2) establish the PID, and (3) issue the Phases #2 Bonds. The actual costs spent to date for the Phase #2 Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2021. For additional Phase #2 development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/ES391262

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Table II-B
Updated Sources and Uses – Phase #2

Sources of Funds	Authorized Improvements (PID)[1]	Other Improvements (Non-PID)[1]	Total Amounts[1]	Actual Amount[2]	Variance
Phase #2 Bonds par amount	$6,945,000	$0	$6,945,000	$6,945,000	$0
Subtotal	$6,945,000	$0	$6,945,000	$6,945,000	$0
Other funding sources - Phase #2 Improvements	$1,782,649	$0	$1,782,649	$1,782,649	$0
Total Sources for Phase #2 Improvements	$8,727,649	$0	$8,727,649	$8,727,649	$0
Other funding sources - City Improvements	$0	$1,984,201	$1,984,201	$1,984,201	$0
Other funding sources – Private Improvements and Ag reserve	$0	$5,000	$5,000	$5,000	$0
Total Sources	**$8,727,649**	**$1,989,201**	**$10,716,850**	**$10,716,850**	**$0**
Uses of Funds					
Authorized Improvements - Phase #2 Improvements					
Road improvements	$2,408,192	$0	$2,408,192	$2,408,192	$0
Water distribution system improvements	$425,441	$0	$425,441	$425,441	$0
Sanitary sewer improvements	$367,092	$0	$367,092	$367,092	$0
Storm drainage improvements	$1,602,124	$0	$1,602,124	$1,602,124	$0
Parks and open space improvements	$936,851	$0	$936,851	$936,851	$0
Other soft and miscellaneous costs	$1,607,116	$0	$1,607,116	$1,607,116	$0
Subtotal	$7,346,816	$0	$7,346,816	$7,346,816	$0
City Improvements					
Road improvements	$0	$983,420	$983,420	$983,420	$0
Water distribution system improvements	$0	$0	$0	$0	$0
Sanitary sewer improvements	$0	$252,544	$252,544	$252,544	$0
Trail system improvements	$0	$314,193	$314,193	$314,193	$0
Other soft and miscellaneous costs	$0	$434,044	$434,044	$434,044	$0
Subtotal	$0	$1,984,201	$1,984,201	$1,984,201	$0
Private Improvements					
City debt issuance fee	$0	$0	$0	$0	$0
NonBQ fee	$0	$0	$0	$0	$0
Other private improvements	$0	$0	$0	$0	$0
Subtotal	$0	$0	$0	$0	$0
Costs of issuance					
Capitalized interest	$283,720	$0	$283,720	$283,720	$0
Reserve fund	$508,763	$0	$508,763	$508,763	$0
Ag exemption foreclosure reserve	$0	$5,000	$5,000	$5,000	$0
PID establishment/operation & other costs of issuance	$380,000	$0	$380,000	$380,000	$0
Underwriter's discount	$208,350	$0	$208,350	$208,350	$0
Subtotal	$1,380,833	$5,000	$1,385,833	$1,385,833	$0
Total Uses	**$8,727,649**	**$1,989,201**	**$10,716,850**	**$10,716,850**	**$0**

1 – According to the Amended and Restated Service and Assessment Plan
2 – According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years. All of the Authorized Improvements are expected to be built within a period of five years. The anticipated budgets for the Authorized Improvements are shown in Section II.A of this report and the Annual Installments expected to be collected for these costs is shown by Table II-C below.

Table II-C
Projected Annual Installments (2018-2030)

Assessment Year ending 09/01[1]	Phase #1 Projected Annual Installments	Phase #2 Projected Annual Installments
2018-2024	$2,298,955	$2,600,466
2025	$218,060	$306,251
2026	$422,120	$573,405
2027	$426,942	$571,124
2028	$426,305	$573,586
2029	$424,879	$571,517
2030	$427,917	$571,080
Total	**$4,645,179**	**$5,767,429**

1 – Assessment years ending 2018 through 2025 reflect actual Annual Installments and are net of applicable reserve fund income, TIRZ credits, and capitalized interest. Assessment years 2026 through 2030 reflect projected Annual Installments, not inclusive of applicable credits, and are subject to change.

C. Status of Development

According to the City, building permits have been issued for parcels representing, in the aggregate, greater than 95 percent of the Special Assessment levied within Phase #1. As a result, the number of new homes completed in Phase #1 during the current fiscal year and the number of total new homes completed are no longer required to be reported in this Annual Service Plan Update pursuant to Section 4 of the Phase #1 Bonds Continuing Disclosure Agreement of the Issuer.

According to the City, building permits have been issued for parcels representing, in the aggregate, greater than 95 percent of the Special Assessment levied within Phase #2. As a result, the number of new homes completed in Phase #2 during the current fiscal year and the number of total new homes completed are no longer required to be reported in this Annual Service Plan Update pursuant to Section 4 of the Phase #2 Bonds Continuing Disclosure Agreement of the Issuer.

D. ANNUAL BUDGET – PHASE #1

Phase #1 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1A Bonds and/or execution of the Phase #1 Reimbursement Agreement, of which twenty-two (22) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1A Bonds commencing with the issuance of the Phase #1A Bonds. The effective interest rate on the Phase #1A Bonds is 4.99 percent and the interest rate applicable to the Phase #1B Bonds is 5.37 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1A Bonds and Phase #1B Bonds (4.99 percent and 5.37 percent, respectively) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such the TIRZ Credit, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1A Bonds and Phase #1B Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

Phase #1 Annual Installments to be collected for 2024-25

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-D on the following page.

Table II-D
Budget for the Phase #1 Annual Installments
to be Collected for 2024-25

Descriptions	Phase #1A Bonds	Phase #1B Bonds	Total
Interest payment on March 1, 2025	$75,914	$43,049	$118,962
Interest payment on September 1, 2025	$75,914	$43,049	$118,962
Principal payment on September 1, 2025	$80,000	$40,000	$120,000
Subtotal debt service on bonds	*$231,827*	*$126,098*	*$357,925*
Administrative Expenses	$31,969	$16,849	$48,818
Excess Interest for Prepayment and Delinquency Reserves	$15,205	$8,014	$23,219
Subtotal Expenses	*$279,001*	*$150,961*	*$429,962*
Available TIRZ Credit	($129,071)	($68,027)	($197,098)
Available reserve fund credit	($9,694)	($5,109)	($14,803)
Available capitalized interest account	$0	$0	$0
Available Administrative Expense account	$0	$0	$0
Subtotal funds available	*($138,765)*	*($73,136)*	*($211,901)*
Annual Installments	**$140,236**	**$77,824**	**$218,060**

Debt Service Payments

Annual Installments to be collected for principal and interest on the Phase #1A Bonds include interest due on March 1, 2025 in the amount of $75,914 and on September 1, 2025 in the amount of $75,914, which equal interest on the outstanding Assessments balance of $3,041,043, for six months each at an effective interest rate of 4.99 percent. Annual Installments to be collected include a principal amount of $80,000 due on September 1, 2025. As a result, total principal and interest due for the Phase #1A Bonds in 2024-25 is estimated to be $231,827.

Annual Installments to be collected for principal and interest on the Phase #1B Bonds include interest due on March 1, 2025 in the amount of $43,049 and September 1, 2025 in the amount of $43,049, which equal interest on the outstanding Assessments balance of $1,602,791 for six months each at an effective interest rate of 5.37 percent. Annual Installments to be collected include a principal amount of $40,000 due on September 1, 2025. As a result, total principal and interest due for the Phase #1B Bonds in 2024-25 is estimated to be $126,098.

Administrative Expenses

Administrative expenses for Phase #1 include the City, Administrator, Trustee, auditor, dissemination agent, and contingency. As shown in Table II-E on the following page, the total administrative expenses to be collected for 2024-25 are estimated to be $48,818.

Table II-E
Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$6,000
Administrator	$33,200
Trustee	$5,500
Auditor	$2,000
Dissemination Agent	$1,750
Contingency	$368
Total	**$48,818**

Excess Interest for Prepayment and Delinquency Reserve

Phase #1A Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $15,205, which equals 0.5 percent interest on the outstanding Phase #1A Bonds balance of $3,041,043. Phase #1B Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $8,014, which equals 0.5 percent interest on the outstanding Phase #1B Bonds balance of $1,602,791. The total Annual Installment amount to be collected for excess interest for prepayment and delinquency reserves is $23,219.

Available TIRZ Credit

According to the City, there have been TIRZ incremental revenues collected in 2023 in the total amount of $197,098 that are available to be used as a TIRZ Credit in 2024-25 for the respective Parcels within Phase #1. This TIRZ Credit amount is allocated based upon the amount of TIRZ increment generated by each Parcel within Phase #1 and each Parcel that has an outstanding Phase #1 Assessment balance as of September 1, 2024. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. As a result, the TIRZ credit obligation for Phase #1 is $195,234 as shown in Appendix C-2 of this report.

Available Reserve Fund Credit

As of May 31, 2024, the balance in the Phase #1 Reserve Fund was $379,378, which includes the Bond Reserve Requirement of $364,575 and an excess balance of $14,803. Pursuant to Section 6.7 (d) of the Phase #1A Bond Trust Indenture and Section 6.8 (d) of the Phase #1B Bond Trust Indenture, the excess balance of $14,803 should be transferred to the Phase #1 Principal & Interest Account and used to pay interest on the Phase #1 Bonds on the next interest payment date. As a result, $14,803 is available to reduce the Phase #1 2024-25 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no credit to reduce the Phase #1 2024-25 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the balance in the Administrative Expense Fund was $40,000. The current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Phase #1 2024-25 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT - PHASE #1

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #1A Bonds and Phase #1B Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of Phase #1.

According to the Service and Assessment Plan, 159 units representing 143.02 total Equivalent Units are built within Phase #1 of the PID. One 50' Lot has prepaid a portion of its Phase #1A Assessment balance as of May 31, 2024. As a result, the outstanding Phase #1A total Equivalent Units are 142.32 (143.02 – 0.70 = 142.32). Accordingly, the net principal, interest, prepayment reserve, and delinquency reserve portion of Annual Installment to be collected from each Equivalent Unit for Phase #1A will be $1,667.66 (i.e. ($231,827 + $15,205 – $9,694) ÷ 142.32 = $1,667.66).

According to the Service and Assessment Plan, 159 units representing 143.02 total Equivalent Units are built within Phase #1 of the PID. One 50' Lot has prepaid a portion of its Phase #1B Assessment balance as of May 31, 2024. As a result, the outstanding Phase #1B total Equivalent Units are 142.45 (143.02 – 0.57 = 142.45). Accordingly, the net principal, interest, prepayment reserve, and delinquency reserve portion of Annual Installment to be collected from each Equivalent Unit for Phase #1B will be $905.60 (i.e. ($126,098 + $8,014 - $5,109) ÷ 142.45 = $905.60).

The combined net principal, interest, prepayment and delinquency reserve portion of Annual Installment to be collected from each Equivalent Unit for Phase #1 will be $2,573.26 ($1,667.66 + $905.60 = $2,573.26).

Administrative Expenses will continue to be collected from all Parcels with an outstanding Assessment balance based on each Parcel's original Equivalent Unit. Administrative Expenses to be collected from each Equivalent Unit for Phase #1 will be $341.34 (i.e. $48,818 ÷ 143.02 = $341.34).

As a result, the total Annual Installment to be collected from each Equivalent Unit for Phase #1 will be $2,914.60 (i.e. $2,573.26 + $341.34 = $2,914.60). The Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each equivalent unit of $2,914.60 by the total estimated number of equivalent units for each Parcel in Phase #1, less the applicable TIRZ Credit, if any, as shown in Appendix C-2.

The Annual Installment due to be collected from each Land Use Class in Phase #1 for 2024-25 is shown in Table II-F below.

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

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (60' Lot)	$2,914.60	1.00	$2,914.60
Lot Type 2 (50' Lot)	$2,914.60	0.83	$2,419.12

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

The list of Parcels within Phase #1 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

F. Annual Budget – Phase #2

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #2 Bonds, of which twenty-three (23) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #2 Bonds commencing with the issuance of the Phase #2 Bonds. The effective interest rate on the Phase #2 Bonds is 5.63 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #2 Bonds (5.63 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #2 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

Phase #2 Annual Installments to be collected for 2024-25

The budget for Phase #2 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-G below.

Table II-G
Budget for the Phase #2 Annual Installments to be Collected for 2024-25

Descriptions	Phase #2 Bonds
Interest payment on March 1, 2025	$177,254
Interest payment on September 1, 2025	$177,254
Principal payment on September 1, 2025	$139,000
Subtotal debt service on bonds	*$493,508*
Administrative Expenses	$45,046
Excess Interest for Prepayment and Delinquency Reserves	$31,465
Subtotal Expenses	*$570,019*
Available TIRZ Credit	($239,623)
Available reserve fund credit	($24,145)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($263,768)*
Annual Installments	**$306,251**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2025 in the amount of $177,254 and on September 1, 2025 in the amount of $177,254, which equal interest on the outstanding Phase #2 Assessments balance of $6,293,000 for six months each and an effective interest rate of 5.63 percent. Annual Installments to be collected include a principal amount of $139,000 due on September 1, 2025. As a result, total debt service due for Phase #2 for principal and interest in 2024-25 is estimated to be equal to $493,508.

Administrative Expenses

Administrative expenses include the City, Administrator, Trustee, auditor, dissemination agent and contingency fees. As shown in Table II-H below, the total Phases #2 administrative expenses to be collected for 2024-25 are estimated to be $45,046.

Table II-H
Administrative Budget Breakdown

Description	2024-25Estimated Budget
City	$6,000
Administrator	$31,100
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$1,750
Contingency	$1,446
Total	**$45,046**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $31,465 which equals 0.5 percent interest on the outstanding Phase #2 Assessments balance of $6,293,000.

Available TIRZ Credit

According to the City, there have been TIRZ incremental revenues collected in 2023 in the total amount of $239,623 that are available to be used as a TIRZ Credit in 2024-25 for the respective Parcels within Phase #2. This TIRZ Credit amount is allocated based upon the amount of TIRZ increment generated by each Parcel within Phase #2 and each Parcel that has an outstanding Phase #2 Assessment balance as of September 1, 2024. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. As a result, the TIRZ credit obligation for Phase #2 is $239,623 as shown in Appendix D-2 of this report.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Phase #1 Reserve Fund was $530,785, which includes the Bond Reserve Requirement of $506,640 and an excess balance of $24,145. Pursuant to Section 6.7 (d) of the Phase #2 Bond Trust Indenture, the excess balance of $24,145 should be transferred to the Phase #2 Principal & Interest Account and used to pay interest on the Phase #2 Bonds on the next interest payment date. As a result, $24,145 is available to reduce the Phase #2 2024-25 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no credit to reduce the Phase #2 2024-25 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the balance in the Administrative Expense Fund was $56,519. The current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Phase #2 2024-25 Annual Installment.

G. Annual Installments Per Unit - Phase #2

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #2 Bonds, to fund the Prepayment Reserve and Delinquency reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of Phase #2.

According to the Developer, 197 units representing 177.79 total Equivalent Units are estimated to be built within Phase #2 of the PID. One 60' Lot has prepaid a portion of its Phase #2 Assessment balance as of May 31, 2024. As a result, the outstanding Phase #2 total Equivalent Units are 177.03 (177.79 – 0.76 = 177.03). Accordingly, the net principal, interest, prepayment reserve, and delinquency reserve portion of Annual Installment to be collected from each Equivalent Unit will be $2,829.01 (i.e. ($493,508 + $31,465 - $24,145) ÷ 177.03 = $2,829.01).

Administrative Expenses will continue to be collected from all Parcels with an outstanding Assessment balance based on each Parcel's original Equivalent Unit. Administrative Expenses to be collected from each Equivalent Unit for Phase #2 will be $253.37 (i.e. $45,046 ÷ 177.79 = $253.37).

As a result, the total Annual Installment to be collected from each Equivalent Unit for Phase #2 will be $3,082.38 (i.e. $2,829.01 + $253.37 = $3,082.38). The Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each equivalent unit of $3,082.38 by the total estimated number of equivalent units for each Parcel in Phase #2, less the applicable TIRZ Credit, if any, as shown in Appendix D-2.

The Annual Installment due to be collected from each Land Use Class in Phase #2 for 2024-25 is shown in Table II-I below.

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

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (60' Lot)	$3,082.38	1.00	$3,082.38
Lot Type 2 (50' Lot)	$3,082.38	0.83	$2,558.38

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

The list of Parcels within Phase #2 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

H. Bond Redemption Related Updates

Phase #1A Bonds

The Phase #1A Bonds were issued in August 2016. Pursuant to Section 4.3 of the Trust Indenture relating to the Phase #1A Bonds, the City reserves the right and option to redeem the Phase #1A Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2026**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1A Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phase #1B Bonds

The issuance of the Phase #1B Bonds was approved in November 2018. Pursuant to Section 4.4 of the Trust Indenture relating to the Phase #1B Bonds, the City reserves the right and option to redeem the Phase #1B Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1B Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phase #2 Bonds

The issuance of the Phase #2 Bonds was approved in November 2018. Pursuant to Section 4.3 of the Trust Indenture relating to the Phase #2 Bonds, the City reserves the right and option to redeem the Phase #2 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #2 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

This method of assessing property, as updated in prior Annual Service and Assessment Plan Updates, has not been changed and Assessed Property will continue to be assessed as provided for in the Amended and Restated Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The summary of updated Assessment Rolls is shown in Appendix C-1 and D-1 of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated Equivalent Units to be built on each newly subdivided Parcel
D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

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

According to the Developer and Collin Central Appraisal District, the Phase #1 plat was recorded on February 20, 2018. Phase #1 was completely subdivided in 2018.

According to the Developer and Collin Central Appraisal District, 119 Lots in Phase #2A were subdivided from Parcel 2739465 in Phase #2 of the PID in 2021. The final plat was recorded in November of 2020 and the Assessments were allocated proportionally according to Lot Type.

According to the Developer and Collin Central Appraisal District, 78 Lots in Phase #2B were subdivided from Parcel 2739465 in Phase #2 of the PID in 2021. The final plat recorded in June of 2021 and the Assessments were allocated proportionally according to Lot Type.

B. Prepayment of Assessments

There has been one partial Assessment prepayment within Phase #1 and one partial Assessment prepayment within Phase #2 as of May 31, 2024. See Appendix B for additional information regarding prepaid Assessments.

According to the Trustee, an extraordinary optional redemption of the Phase #1 Bonds, in the aggregate amount of $13,000, occurred July 1, 2022, based on prepaid Phase #1 Assessments received. Additionally, an extraordinary optional redemption of the Phase #1B Bonds, in the aggregate amount of $7,000, occurred July 1, 2022, based on prepaid Phase #1B Assessments received.

According to the Trustee, an extraordinary optional redemption of the Phase #2 Bonds, in the aggregate amount of $28,000, occurred July 1, 2022, based on prepaid Phase #2 Assessments received.

The complete Assessment Roll is available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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APPENDIX A
PID MAP



kirkman ENGINEERING

G Bar 7

PHASE I BOUNDARY EXHIBIT

CELINA, TX

04.01.16

GRAPHIC SCALE

0 400 800 FEET

APPENDIX B
PREPAID PARCELS

Appendix B
Prepaid Parcels

Phase	Parcel ID	Prepayment Date	Amount	Full/Partial
Phase #1	2768005	7/26/2019	$21,166	Partial
Phase #2	2822404	11/29/2021	$28,000	Partial

APPENDIX C-1
PHASE #1 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix C-1
Assessment Roll Summary - Phase #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Phase 1A Outstanding Equivalent Units	Phase 1B Outstanding Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
2767929	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($219.42)	$2,695.18
2767931	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,557.03)	$1,357.57
2767932	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,071.67)	$1,842.93
2767933	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,620.98)	$1,293.62
2767934	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,319.05)	$1,595.55
2767935	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,150.39)	$1,764.21
2767936	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,622.92)	$1,291.67
2767937	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,548.23)	$1,366.36
2767938	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,562.67)	$1,351.93
2767939	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,549.07)	$1,365.53
2767940	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,194.08)	$1,225.03
2767941	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,350.79)	$1,068.33
2767942	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,453.86)	$965.26
2767943	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,070.86)	$1,348.25
2767944	1	50	2	0.42	0.42	0.42	$13,537.11	$349.81	$650.41	$67.69	$141.65	($467.96)	$741.60
2827394				0.42	0.42	0.42	$13,537.11	$349.81	$650.41	$67.69	$141.65	($542.67)	$666.89
2767945	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($976.95)	$1,442.16
2767946	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,154.03)	$1,265.09
2767947	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,118.73)	$1,300.39
2767948	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,075.34)	$1,343.78
2767949	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($951.62)	$1,467.50
2767950	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,095.19)	$1,323.92
2767951	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,515.96)	$903.16
2767952	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,301.35)	$1,117.76
2767953	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,054.96)	$1,364.16
2767954	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($802.49)	$1,616.62
2767955	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,414.09)	$1,005.02
2767956	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,355.89)	$1,063.23
2767957	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,658.92)	$1,255.68
2767958	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,031.02)	$1,883.58
2767959	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,208.27)	$1,706.33
2767960	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,398.50)	$1,516.10
2767961	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,271.96)	$1,147.15
2767962	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,272.47)	$1,146.65
2767963	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,119.56)	$1,299.55
2767964	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,215.69)	$1,203.42
2767965	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($706.04)	$1,713.07
2767966	0	0	Non-Assessed	0.00	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2767967	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,586.43)	$1,328.16
2767968	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($870.19)	$1,548.92
2767969	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,358.59)	$1,060.52
2767970	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,422.93)	$996.19
2767971	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,057.54)	$1,361.57
2767972	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,285.85)	$1,133.26
2767973	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,158.27)	$1,260.84
2767974	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,447.21)	$971.90
2767975	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,359.34)	$1,059.78
2767976	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,331.25)	$1,087.86
2767977	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,111.02)	$1,308.09
2767978	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,189.33)	$1,229.78
2767979	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($996.63)	$1,422.49
2767980	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,294.38)	$1,124.74
2767981	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($815.32)	$1,603.79
2767982	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,460.42)	$1,454.18
2767983	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,390.30)	$1,524.30
2767984	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,271.51)	$1,643.08
2767985	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,354.38)	$1,560.22
2767986	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,334.90)	$1,579.69
2767987	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,169.56)	$1,745.04
2767988	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	$0.00	$2,914.60
2767989	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,450.20)	$1,464.40
2767990	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,521.35)	$1,393.24
2767991	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,353.82)	$1,560.77
2767992	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,341.47)	$1,573.13
2767993	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,646.53)	$1,268.07
2767994	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,531.68)	$1,382.92
2767995	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,265.26)	$1,649.34
2767996	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,380.25)	$1,534.35
2767997	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,224.41)	$1,690.19
2767998	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,570.08)	$1,344.52
2767999	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,345.48)	$1,569.11
2768000	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,318.49)	$1,596.10
2768001	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,607.12)	$1,307.48
2768002	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,114.72)	$1,799.87
2768003	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,304.64)	$1,609.96
2768004	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,166.11)	$1,253.01
2768005	1	50	2	0.83	0.13	0.26	$5,661.00	$144.97	$275.67	$28.30	$283.31	($732.26)	$0.00
2768006	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,245.31)	$1,173.80
2768007	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,169.26)	$1,249.85
2768008	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,189.99)	$1,229.13
2768009	1	50	2	0.42	0.42	0.42	$13,537.11	$349.81	$650.41	$67.69	$141.65	($406.41)	$803.15
2818347				0.42	0.42	0.42	$13,537.11	$349.81	$650.41	$67.69	$141.65	($533.40)	$676.16
2768010	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,238.91)	$1,180.21
2768011	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,363.01)	$1,056.11
2768012	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,176.76)	$1,242.35
2768013	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,269.88)	$1,644.71
2768014	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,350.76)	$1,563.83
2768015	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,278.08)	$1,636.52
2768016	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,295.58)	$1,123.53
2768017	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,165.66)	$1,253.45
2768018	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,100.79)	$1,318.33
2768019	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,090.53)	$1,328.59
2768020	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($818.61)	$1,600.51
2768021	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($897.68)	$1,521.43
2768022	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,251.20)	$1,167.92

Appendix C-1
Assessment Roll Summary - Phase #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Phase 1A Outstanding Equivalent Units	Phase 1B Outstanding Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
2768023	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,272.47)	$1,146.65
2768024	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,181.12)	$1,237.99
2768025	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,288.96)	$1,130.15
2768026	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,131.74)	$1,287.38
2768027	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,267.61)	$1,151.50
2768028	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,192.63)	$1,226.49
2768029	1	50	2	0.42	0.42	0.42	$13,537.11	$349.81	$650.41	$67.69	$141.65	($410.87)	$798.69
2811676				0.42	0.42	0.42	$13,537.11	$349.81	$650.41	$67.69	$141.65	($538.76)	$670.80
2768030	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,113.30)	$1,305.82
2768031	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,304.31)	$1,114.81
2768032	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,110.30)	$1,308.82
2768033	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,242.75)	$1,176.36
2768034	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,202.35)	$1,216.76
2768035	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,237.95)	$1,181.17
2768036	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,026.86)	$1,392.25
2768037	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,106.04)	$1,313.07
2768038	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,442.91)	$976.21
2768039	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,437.29)	$981.82
2768040	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,377.54)	$1,041.58
2768041	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,152.27)	$1,266.85
2768042	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,289.17)	$1,129.95
2768043	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,381.67)	$1,037.44
2768044	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	$0.00	$2,419.12
2768045	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($846.19)	$1,572.92
2768046	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,249.86)	$1,169.25
2768047	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,345.10)	$1,074.01
2768048	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,185.28)	$1,233.83
2768049	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($804.68)	$1,614.44
2768050	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,596.37)	$822.75
2768051	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,499.58)	$919.54
2768052	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($789.22)	$1,629.90
2768053	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,254.79)	$1,164.32
2768054	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,242.00)	$1,177.11
2768055	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,354.65)	$1,064.47
2768056	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,369.26)	$1,049.86
2768057	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,201.23)	$1,217.89
2768058	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,287.82)	$1,131.29
2768059	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,281.63)	$1,137.48
2768060	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,362.35)	$1,056.77
2768061	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,250.53)	$1,168.59
2768062	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,283.52)	$1,135.60
2768063	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,107.50)	$1,311.62
2768064	1	50	2	0.83	0.83	0.83	$27,074.22	$699.62	$1,300.81	$135.37	$283.31	($1,157.55)	$1,261.57
2768065	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,622.26)	$1,292.34
2768066	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,298.05)	$1,616.55
2768067	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,584.58)	$1,330.02
2768068	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,150.45)	$1,764.15
2768069	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,304.19)	$1,610.40
2768070	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,347.74)	$1,566.86
2768071	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,371.28)	$1,543.31
2768072	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,354.31)	$1,560.29
2768073	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,456.68)	$1,457.92
2768074	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,484.60)	$1,430.00
2768075	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,108.27)	$1,806.33
2768076	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,061.56)	$1,853.03
2768077	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,587.82)	$1,326.78
2768078	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,373.83)	$1,540.77
2768079	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,510.77)	$1,403.83
2768080	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,348.79)	$1,565.81
2768081	0	0	Non-Assessed	0.00	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2768082	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,385.35)	$1,529.24
2768083	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,268.40)	$1,646.20
2768084	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,377.12)	$1,537.48
2768085	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,340.88)	$1,573.72
2768086	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,687.22)	$1,227.37
2768087	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,335.09)	$1,579.51
2768088	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,187.86)	$1,726.74
2768089	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,308.76)	$1,605.84
2768090	1	60	1	1.00	1.00	1.00	$32,619.54	$842.92	$1,567.24	$163.10	$341.34	($1,082.83)	$1,831.77
2768091	0	0	Non-Assessed	0.00	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2768092	0	0	Non-Assessed	0.00	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2768093	0	0	Non-Assessed	0.00	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2768094	0	0	Non-Assessed	0.00	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2768095	0	0	Non-Assessed	0.00	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2768096	0	0	Non-Assessed	0.00	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2768097	0	0	Non-Assessed	0.00	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	159			**143.02**	**142.32**	**142.45**	**$4,643,834.06**	**$120,000.00**	**$223,121.86**	**$23,219.17**	**$48,817.78**	**($197,098.39)**	**$218,060.42**

APPENDIX C-2
PHASE #1 TIRZ CALCULATION – 2024-25

Appendix C-2
Phase #1 TIRZ Credit Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2767929	$0.11	$493.40	$493.29	($219.42)	($219.42)
2767931	$0.11	$3,500.63	$3,500.52	($1,557.03)	($1,557.03)
2767932	$0.11	$2,409.43	$2,409.32	($1,071.67)	($1,071.67)
2767933	$0.11	$3,644.40	$3,644.29	($1,620.98)	($1,620.98)
2767934	$0.11	$2,965.59	$2,965.48	($1,319.05)	($1,319.05)
2767935	$0.11	$2,586.41	$2,586.30	($1,150.39)	($1,150.39)
2767936	$0.11	$3,648.77	$3,648.66	($1,622.92)	($1,622.92)
2767937	$0.11	$3,480.85	$3,480.74	($1,548.23)	($1,548.23)
2767938	$0.11	$3,513.31	$3,513.20	($1,562.67)	($1,562.67)
2767939	$0.11	$3,482.72	$3,482.61	($1,549.07)	($1,549.07)
2767940	$0.09	$2,684.63	$2,684.54	($1,194.08)	($1,194.08)
2767941	$0.09	$3,036.93	$3,036.84	($1,350.79)	($1,350.79)
2767942	$0.09	$3,268.65	$3,268.56	($1,453.86)	($1,453.86)
2767943	$0.09	$2,407.61	$2,407.52	($1,070.86)	($1,070.86)
2767944	$0.05	$1,052.12	$1,052.07	($467.96)	($467.96)
2827394	$0.05	$1,220.08	$1,220.03	($542.67)	($542.67)
2767945	$0.09	$2,196.48	$2,196.39	($976.95)	($976.95)
2767946	$0.09	$2,594.58	$2,594.49	($1,154.03)	($1,154.03)
2767947	$0.09	$2,515.22	$2,515.13	($1,118.73)	($1,118.73)
2767948	$0.09	$2,417.67	$2,417.58	($1,075.34)	($1,075.34)
2767949	$0.09	$2,139.52	$2,139.43	($951.62)	($951.62)
2767950	$0.09	$2,462.31	$2,462.22	($1,095.19)	($1,095.19)
2767951	$0.09	$3,408.27	$3,408.18	($1,515.96)	($1,515.96)
2767952	$0.09	$2,925.79	$2,925.70	($1,301.35)	($1,301.35)
2767953	$0.09	$2,371.85	$2,371.76	($1,054.96)	($1,054.96)
2767954	$0.09	$1,804.26	$1,804.17	($802.49)	($802.49)
2767955	$0.09	$3,179.26	$3,179.17	($1,414.09)	($1,414.09)
2767956	$0.09	$3,048.40	$3,048.31	($1,355.89)	($1,355.89)
2767957	$0.11	$3,729.70	$3,729.59	($1,658.92)	($1,658.92)
2767958	$0.11	$2,318.04	$2,317.93	($1,031.02)	($1,031.02)
2767959	$0.11	$2,716.54	$2,716.43	($1,208.27)	($1,208.27)
2767960	$0.11	$3,144.22	$3,144.11	($1,398.50)	($1,398.50)
2767961	$0.09	$2,859.72	$2,859.63	($1,271.96)	($1,271.96)
2767962	$0.09	$2,860.85	$2,860.76	($1,272.47)	($1,272.47)
2767963	$0.09	$2,517.09	$2,517.00	($1,119.56)	($1,119.56)
2767964	$0.09	$2,733.21	$2,733.12	($1,215.69)	($1,215.69)
2767965	$0.09	$1,587.42	$1,587.33	($706.04)	($706.04)
2767966	$0.00	$6.12	$6.12	($2.72)	$0.00
2767967	$0.11	$3,566.73	$3,566.62	($1,586.43)	($1,586.43)
2767968	$0.09	$1,956.46	$1,956.37	($870.19)	($870.19)
2767969	$0.09	$3,054.48	$3,054.39	($1,358.59)	($1,358.59)
2767970	$0.09	$3,199.12	$3,199.03	($1,422.93)	($1,422.93)

Appendix C-2
Phase #1 TIRZ Credit Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2767971	$0.09	$2,377.66	$2,377.57	($1,057.54)	($1,057.54)
2767972	$0.09	$2,890.95	$2,890.86	($1,285.85)	($1,285.85)
2767973	$0.09	$2,604.12	$2,604.03	($1,158.27)	($1,158.27)
2767974	$0.09	$3,253.72	$3,253.63	($1,447.21)	($1,447.21)
2767975	$0.09	$3,056.15	$3,056.06	($1,359.34)	($1,359.34)
2767976	$0.09	$2,993.02	$2,992.93	($1,331.25)	($1,331.25)
2767977	$0.09	$2,497.89	$2,497.80	($1,111.02)	($1,111.02)
2767978	$0.09	$2,673.95	$2,673.86	($1,189.33)	($1,189.33)
2767979	$0.09	$2,240.71	$2,240.62	($996.63)	($996.63)
2767980	$0.09	$2,910.11	$2,910.02	($1,294.38)	($1,294.38)
2767981	$0.09	$1,833.10	$1,833.01	($815.32)	($815.32)
2767982	$0.11	$3,283.43	$3,283.32	($1,460.42)	($1,460.42)
2767983	$0.11	$3,125.78	$3,125.67	($1,390.30)	($1,390.30)
2767984	$0.11	$2,858.73	$2,858.62	($1,271.51)	($1,271.51)
2767985	$0.11	$3,045.02	$3,044.91	($1,354.38)	($1,354.38)
2767986	$0.11	$3,001.24	$3,001.13	($1,334.90)	($1,334.90)
2767987	$0.11	$2,629.51	$2,629.40	($1,169.56)	($1,169.56)
2767988	$0.11	$0.00	$0.00	$0.00	$0.00
2767989	$0.11	$3,260.44	$3,260.33	($1,450.20)	($1,450.20)
2767990	$0.11	$3,420.42	$3,420.31	($1,521.35)	($1,521.35)
2767991	$0.11	$3,043.78	$3,043.67	($1,353.82)	($1,353.82)
2767992	$0.11	$3,016.00	$3,015.89	($1,341.47)	($1,341.47)
2767993	$0.11	$3,701.83	$3,701.72	($1,646.53)	($1,646.53)
2767994	$0.11	$3,443.63	$3,443.52	($1,531.68)	($1,531.68)
2767995	$0.11	$2,844.67	$2,844.56	($1,265.26)	($1,265.26)
2767996	$0.11	$3,103.19	$3,103.08	($1,380.25)	($1,380.25)
2767997	$0.11	$2,752.83	$2,752.72	($1,224.41)	($1,224.41)
2767998	$0.11	$3,529.96	$3,529.85	($1,570.08)	($1,570.08)
2767999	$0.11	$3,025.03	$3,024.92	($1,345.48)	($1,345.48)
2768000	$0.11	$2,964.35	$2,964.24	($1,318.49)	($1,318.49)
2768001	$0.11	$3,613.23	$3,613.12	($1,607.12)	($1,607.12)
2768002	$0.11	$2,506.23	$2,506.12	($1,114.72)	($1,114.72)
2768003	$0.11	$2,933.20	$2,933.09	($1,304.64)	($1,304.64)
2768004	$0.09	$2,621.73	$2,621.64	($1,166.11)	($1,166.11)
2768005	$0.09	$1,881.54	$1,881.45	($836.87)	($732.26)
2768006	$0.09	$2,799.81	$2,799.72	($1,245.31)	($1,245.31)
2768007	$0.09	$2,628.83	$2,628.74	($1,169.26)	($1,169.26)
2768008	$0.09	$2,675.42	$2,675.33	($1,189.99)	($1,189.99)
2768009	$0.05	$913.73	$913.68	($406.41)	($406.41)
2818347	$0.05	$1,199.23	$1,199.18	($533.40)	($533.40)
2768010	$0.09	$2,785.40	$2,785.31	($1,238.91)	($1,238.91)
2768011	$0.09	$3,064.41	$3,064.32	($1,363.01)	($1,363.01)

Appendix C-2
Phase #1 TIRZ Credit Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2768012	$0.09	$2,645.69	$2,645.60	($1,176.76)	($1,176.76)
2768013	$0.11	$2,855.06	$2,854.95	($1,269.88)	($1,269.88)
2768014	$0.11	$3,036.90	$3,036.79	($1,350.76)	($1,350.76)
2768015	$0.11	$2,873.49	$2,873.38	($1,278.08)	($1,278.08)
2768016	$0.09	$2,912.82	$2,912.73	($1,295.58)	($1,295.58)
2768017	$0.09	$2,620.74	$2,620.65	($1,165.66)	($1,165.66)
2768018	$0.09	$2,474.88	$2,474.79	($1,100.79)	($1,100.79)
2768019	$0.09	$2,451.82	$2,451.73	($1,090.53)	($1,090.53)
2768020	$0.09	$1,840.49	$1,840.40	($818.61)	($818.61)
2768021	$0.09	$2,018.26	$2,018.17	($897.68)	($897.68)
2768022	$0.09	$2,813.04	$2,812.95	($1,251.20)	($1,251.20)
2768023	$0.09	$2,860.85	$2,860.76	($1,272.47)	($1,272.47)
2768024	$0.09	$2,655.49	$2,655.40	($1,181.12)	($1,181.12)
2768025	$0.09	$2,897.94	$2,897.85	($1,288.96)	($1,288.96)
2768026	$0.09	$2,544.47	$2,544.38	($1,131.74)	($1,131.74)
2768027	$0.09	$2,849.94	$2,849.85	($1,267.61)	($1,267.61)
2768028	$0.09	$2,681.36	$2,681.27	($1,192.63)	($1,192.63)
2768029	$0.05	$923.76	$923.71	($410.87)	($410.87)
2811676	$0.05	$1,211.28	$1,211.23	($538.76)	($538.76)
2768030	$0.09	$2,503.01	$2,502.92	($1,113.30)	($1,113.30)
2768031	$0.09	$2,932.44	$2,932.35	($1,304.31)	($1,304.31)
2768032	$0.09	$2,496.27	$2,496.18	($1,110.30)	($1,110.30)
2768033	$0.09	$2,794.05	$2,793.96	($1,242.75)	($1,242.75)
2768034	$0.09	$2,703.22	$2,703.13	($1,202.35)	($1,202.35)
2768035	$0.09	$2,783.25	$2,783.16	($1,237.95)	($1,237.95)
2768036	$0.09	$2,308.69	$2,308.60	($1,026.86)	($1,026.86)
2768037	$0.09	$2,486.70	$2,486.61	($1,106.04)	($1,106.04)
2768038	$0.09	$3,244.04	$3,243.95	($1,442.91)	($1,442.91)
2768039	$0.09	$3,231.41	$3,231.32	($1,437.29)	($1,437.29)
2768040	$0.09	$3,097.07	$3,096.98	($1,377.54)	($1,377.54)
2768041	$0.09	$2,590.62	$2,590.53	($1,152.27)	($1,152.27)
2768042	$0.09	$2,898.40	$2,898.31	($1,289.17)	($1,289.17)
2768043	$0.09	$3,106.37	$3,106.28	($1,381.67)	($1,381.67)
2768044	$0.09	$0.00	$0.00	$0.00	$0.00
2768045	$0.09	$1,902.50	$1,902.41	($846.19)	($846.19)
2768046	$0.09	$2,810.03	$2,809.94	($1,249.86)	($1,249.86)
2768047	$0.09	$3,024.15	$3,024.06	($1,345.10)	($1,345.10)
2768048	$0.09	$2,664.85	$2,664.76	($1,185.28)	($1,185.28)
2768049	$0.09	$1,809.17	$1,809.08	($804.68)	($804.68)
2768050	$0.09	$3,589.05	$3,588.96	($1,596.37)	($1,596.37)
2768051	$0.09	$3,371.44	$3,371.35	($1,499.58)	($1,499.58)
2768052	$0.09	$1,774.41	$1,774.32	($789.22)	($789.22)

Appendix C-2
Phase #1 TIRZ Credit Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2768053	$0.09	$2,821.12	$2,821.03	($1,254.79)	($1,254.79)
2768054	$0.09	$2,792.36	$2,792.27	($1,242.00)	($1,242.00)
2768055	$0.09	$3,045.61	$3,045.52	($1,354.65)	($1,354.65)
2768056	$0.09	$3,078.46	$3,078.37	($1,369.26)	($1,369.26)
2768057	$0.09	$2,700.69	$2,700.60	($1,201.23)	($1,201.23)
2768058	$0.09	$2,895.38	$2,895.29	($1,287.82)	($1,287.82)
2768059	$0.09	$2,881.46	$2,881.37	($1,281.63)	($1,281.63)
2768060	$0.09	$3,062.92	$3,062.83	($1,362.35)	($1,362.35)
2768061	$0.09	$2,811.53	$2,811.44	($1,250.53)	($1,250.53)
2768062	$0.09	$2,885.70	$2,885.61	($1,283.52)	($1,283.52)
2768063	$0.09	$2,489.97	$2,489.88	($1,107.50)	($1,107.50)
2768064	$0.09	$2,602.49	$2,602.40	($1,157.55)	($1,157.55)
2768065	$0.11	$3,647.28	$3,647.17	($1,622.26)	($1,622.26)
2768066	$0.11	$2,918.38	$2,918.27	($1,298.05)	($1,298.05)
2768067	$0.11	$3,562.56	$3,562.45	($1,584.58)	($1,584.58)
2768068	$0.11	$2,586.55	$2,586.44	($1,150.45)	($1,150.45)
2768069	$0.11	$2,932.20	$2,932.09	($1,304.19)	($1,304.19)
2768070	$0.11	$3,030.09	$3,029.98	($1,347.74)	($1,347.74)
2768071	$0.11	$3,083.03	$3,082.92	($1,371.28)	($1,371.28)
2768072	$0.11	$3,044.87	$3,044.76	($1,354.31)	($1,354.31)
2768073	$0.11	$3,275.02	$3,274.91	($1,456.68)	($1,456.68)
2768074	$0.11	$3,337.78	$3,337.67	($1,484.60)	($1,484.60)
2768075	$0.11	$2,491.72	$2,491.61	($1,108.27)	($1,108.27)
2768076	$0.11	$2,386.72	$2,386.61	($1,061.56)	($1,061.56)
2768077	$0.11	$3,569.85	$3,569.74	($1,587.82)	($1,587.82)
2768078	$0.11	$3,088.75	$3,088.64	($1,373.83)	($1,373.83)
2768079	$0.11	$3,396.62	$3,396.51	($1,510.77)	($1,510.77)
2768080	$0.11	$3,032.46	$3,032.35	($1,348.79)	($1,348.79)
2768081	$0.00	$21.42	$21.42	($9.53)	$0.00
2768082	$0.11	$3,114.66	$3,114.55	($1,385.35)	($1,385.35)
2768083	$0.11	$2,851.72	$2,851.61	($1,268.40)	($1,268.40)
2768084	$0.11	$3,096.15	$3,096.04	($1,377.12)	($1,377.12)
2768085	$0.11	$3,014.67	$3,014.56	($1,340.88)	($1,340.88)
2768086	$0.11	$3,793.33	$3,793.22	($1,687.22)	($1,687.22)
2768087	$0.11	$3,001.66	$3,001.55	($1,335.09)	($1,335.09)
2768088	$0.11	$2,670.66	$2,670.55	($1,187.86)	($1,187.86)
2768089	$0.11	$2,942.46	$2,942.35	($1,308.76)	($1,308.76)
2768090	$0.11	$2,434.52	$2,434.41	($1,082.83)	($1,082.83)
2768091	$0.00	$6.12	$6.12	($2.72)	$0.00
2768092	$0.00	$6.12	$6.12	($2.72)	$0.00
2768093	$0.00	$6.12	$6.12	($2.72)	$0.00
2768094	$0.00	$6.12	$6.12	($2.72)	$0.00

Appendix C-2
Phase #1 TIRZ Credit Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2768095	$0.00	$6.12	$6.12	($2.72)	$0.00
2768096	$0.00	$6.12	$6.12	($2.72)	$0.00
2768097	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**$15.66**	**$443,431.78**	**$443,416.32**	**($197,231.58)**	**($197,098.39)**

APPENDIX D-1
PHASE #2 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix D-1
Assessment Roll Summary - Phase #2
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
2822211	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,403.98)	$1,678.40
2822214	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,330.41)	$1,227.97
2822216	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,171.98)	$1,386.40
2822217	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,281.03)	$1,277.35
2822218	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,091.03)	$1,467.35
2822219	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,070.06)	$1,488.32
2822220	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,246.99)	$1,311.39
2822221	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,186.74)	$1,371.64
2822222	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($843.40)	$1,714.98
2822223	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,205.57)	$1,352.81
2822224	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,092.52)	$1,465.86
2822225	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,059.77)	$1,498.61
2822226	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,167.86)	$1,390.52
2822227	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,322.40)	$1,235.98
2822228	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,256.01)	$1,302.37
2822229	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,323.16)	$1,235.21
2822232	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,181.10)	$1,377.28
2822233	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,100.64)	$1,457.74
2822234	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($990.05)	$1,568.33
2822235	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,224.20)	$1,334.18
2822236	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,345.39)	$1,212.99
2822237	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,238.58)	$1,319.80
2822238	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,176.34)	$1,382.04
2822239	1	50	2	0.42	0.42	$14,752.07	$325.84	$774.44	$73.76	$105.15	($631.31)	$647.88
2849432				0.42	0.42	$14,752.07	$325.84	$774.44	$73.76	$105.15	($575.41)	$703.78
2822240	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2822245	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,471.06)	$1,611.32
2822247	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,411.03)	$1,671.35
2822248	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,100.39)	$1,982.00
2822249	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,259.12)	$1,823.27
2822250	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,298.98)	$1,783.41
2822251	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,468.20)	$1,614.18
2822252	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,319.07)	$1,763.32
2822253	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($968.28)	$2,114.10
2822254	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2822255	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,462.06)	$1,620.33
2822257	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,238.32)	$1,844.07
2822258	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,253.67)	$1,828.71
2822259	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,354.18)	$1,728.20
2822260	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,175.12)	$1,907.27
2822261	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,376.19)	$1,706.20
2822262	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,334.28)	$1,748.11
2822263	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,213.20)	$1,869.19
2822264	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,359.57)	$1,722.81
2822276	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,277.24)	$1,281.14
2822286	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,175.84)	$1,382.54
2822287	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,302.48)	$1,255.90
2822288	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,205.57)	$1,352.81
2822289	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,348.55)	$1,209.83
2822290	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,279.29)	$1,279.09
2822291	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,048.41)	$1,509.97
2822292	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,361.18)	$1,197.20
2822293	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,328.77)	$1,229.61
2822294	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,306.06)	$1,252.32
2822295	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,038.51)	$1,519.86
2822310	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,143.75)	$1,414.63
2822311	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,176.62)	$1,381.76
2822312	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($963.98)	$1,594.40
2822313	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,300.01)	$1,258.37
2822314	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($205.18)	$2,877.20
2822329	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,462.44)	$1,619.95
2822330	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,420.19)	$1,662.19
2822331	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,286.85)	$1,795.54
2822332	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,441.60)	$1,640.78
2822333	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($806.16)	$2,276.22
2822334	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,517.19)	$1,565.20
2822337	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,515.15)	$1,567.23
2822338	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,355.58)	$1,726.80
2822339	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,387.14)	$1,695.24
2822340	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,396.98)	$1,685.40
2822341	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,360.45)	$1,721.94
2822342	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,379.54)	$1,702.84
2822343	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,592.05)	$1,490.34
2822344	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,450.03)	$1,632.36
2822345	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,013.83)	$2,068.55
2822346	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,355.80)	$1,726.59
2822354	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2822355	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,231.10)	$1,851.29
2822356	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,129.38)	$1,953.01
2822357	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,460.36)	$1,622.02
2822358	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,258.19)	$1,824.20
2822359	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,286.64)	$1,271.74
2822360	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,108.86)	$1,449.52
2822361	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,349.67)	$1,208.71
2822362	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,181.10)	$1,377.28
2822363	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,143.75)	$1,414.63
2822364	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,177.82)	$1,380.56
2822365	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,092.27)	$1,466.11
2822366	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,297.62)	$1,260.76
2822367	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2822368	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,143.75)	$1,414.63
2822369	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,171.60)	$1,386.78
2822370	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,341.65)	$1,216.73
2822371	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,020.92)	$1,537.46
2822372	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($948.10)	$1,610.27
2822373	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,186.18)	$1,372.20
2822374	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,378.11)	$1,180.26
2822375	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,307.30)	$1,251.08
2822376	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,093.52)	$1,464.86
2822377	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($952.18)	$1,606.20
2822378	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,259.22)	$1,299.15
2822379	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,151.79)	$1,406.59
2822380	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,273.61)	$1,284.77
2822381	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,082.18)	$1,476.20
2822382	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,077.85)	$1,480.53
2822383	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,268.48)	$1,289.90
2822384	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,098.47)	$1,459.91
2822385	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2822387	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,345.12)	$1,213.26

Appendix D-1
Assessment Roll Summary - Phase #2
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
2822388	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,290.64)	$1,267.74
2822389	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,235.87)	$1,322.51
2822390	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,185.22)	$1,373.16
2822391	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,082.18)	$1,476.20
2822392	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($913.63)	$1,644.75
2822393	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($163.49)	$2,394.89
2822394	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,200.69)	$1,357.69
2822395	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,230.28)	$1,328.10
2822396	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2822397	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,406.65)	$1,675.74
2822400	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,201.71)	$1,880.67
2822401	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,361.73)	$1,720.65
2822402	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,368.58)	$1,713.80
2822403	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,399.39)	$1,682.99
2822404	1	60	1	1.00	0.24	$8,617.33	$190.34	$452.38	$43.09	$253.37	($939.18)	$0.00
2822405	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,279.07)	$1,803.32
2822406	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,165.02)	$1,917.37
2841024	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,230.90)	$1,327.48
2841025	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,521.53)	$1,036.85
2841026	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($626.29)	$1,932.09
2841027	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($216.34)	$2,342.04
2841028	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($292.49)	$2,789.89
2841029	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,522.02)	$1,560.37
2841030	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,071.26)	$2,011.12
2841031	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,731.67)	$1,350.71
2841032	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,704.99)	$1,377.40
2841033	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,263.78)	$1,818.61
2841034	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,024.76)	$2,057.63
2841035	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,456.88)	$1,625.50
2841036	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,541.08)	$1,541.31
2841037	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,555.82)	$1,526.57
2841038	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($955.25)	$2,127.13
2841039	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($741.43)	$2,340.96
2841040	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,459.68)	$1,622.71
2841041	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,545.66)	$1,536.72
2841042	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($768.37)	$2,314.01
2841043	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	$0.00	$3,082.38
2841044	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,495.23)	$1,587.15
2841046	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,471.06)	$1,611.33
2841047	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,578.36)	$1,504.02
2841048	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,538.03)	$1,544.35
2841049	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,533.35)	$1,549.04
2841050	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,039.43)	$2,042.95
2841051	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($669.53)	$2,412.85
2841052	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,560.13)	$1,522.25
2841053	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,599.90)	$1,482.48
2841054	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($688.96)	$2,393.43
2841055	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($665.13)	$2,417.25
2841056	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,368.80)	$1,713.58
2841057	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,163.75)	$1,918.64
2841058	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,658.60)	$1,423.78
2841059	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,457.81)	$1,624.57
2841060	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,366.18)	$1,716.20
2841061	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,538.63)	$1,543.75
2841062	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($818.82)	$2,263.56
2841063	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($701.98)	$2,380.40
2841064	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,554.61)	$1,527.77
2841065	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,348.49)	$1,209.89
2841067	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,318.60)	$1,239.78
2841068	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($640.28)	$1,918.10
2841069	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($702.44)	$1,855.93
2841070	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,149.59)	$1,408.79
2841071	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,320.97)	$1,237.41
2841072	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,332.76)	$1,225.62
2841073	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2841074	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,495.68)	$1,062.70
2841076	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($796.56)	$1,761.82
2841077	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($908.91)	$1,649.47
2841078	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,527.66)	$1,030.72
2841079	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,442.00)	$1,116.38
2841080	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,446.22)	$1,112.16
2841081	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($663.02)	$1,895.36
2841082	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($834.80)	$1,723.58
2841083	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,020.82)	$1,537.56
2841084	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,458.60)	$1,099.77
2841085	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,318.60)	$1,239.78
2841086	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($640.28)	$1,918.10
2841087	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,393.40)	$1,164.98
2841088	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,484.58)	$1,073.80
2841089	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,185.28)	$1,373.10
2841090	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,429.88)	$1,128.50
2841091	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,441.43)	$1,116.95
2841092	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,318.76)	$1,239.62
2841093	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,421.41)	$1,136.97
2841094	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,175.22)	$1,383.16
2841095	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,332.46)	$1,225.92
2841096	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,567.31)	$991.07
2841097	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,479.19)	$1,079.19
2841098	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,328.31)	$1,230.07
2841099	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,336.52)	$1,221.86
2841100	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,391.76)	$1,166.62
2841101	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($777.55)	$1,780.83
2841102	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,280.70)	$1,277.68
2841103	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,506.29)	$1,052.09
2841104	1	50	2	0.83	0.83	$29,504.14	$651.69	$1,548.87	$147.52	$210.30	($1,151.44)	$1,406.94
2841105	1	60	1	1.00	1.00	$35,547.16	$785.17	$1,866.11	$177.74	$253.37	($1,535.29)	$1,547.10
	197			**177.79**	**177.03**	**$6,293,000.00**	**$139,000.00**	**$330,362.44**	**$31,465.00**	**$45,046.50**	**($239,622.68)**	**$306,251.26**

APPENDIX D-2
PHASE #2 TIRZ CREDIT CALCULATION – 2024-25

Appendix D-2
Phase #2 TIRZ Credit Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2822211	$125.85	$3,282.28	$3,156.43	($1,403.98)	($1,403.98)
2822214	$125.85	$3,116.88	$2,991.03	($1,330.41)	($1,330.41)
2822216	$125.85	$2,760.69	$2,634.84	($1,171.98)	($1,171.98)
2822217	$125.85	$3,005.87	$2,880.02	($1,281.03)	($1,281.03)
2822218	$125.85	$2,578.70	$2,452.85	($1,091.03)	($1,091.03)
2822219	$125.85	$2,531.56	$2,405.71	($1,070.06)	($1,070.06)
2822220	$125.85	$2,929.33	$2,803.48	($1,246.99)	($1,246.99)
2822221	$125.85	$2,793.87	$2,668.02	($1,186.74)	($1,186.74)
2822222	$125.85	$2,021.98	$1,896.13	($843.40)	($843.40)
2822223	$125.85	$2,836.22	$2,710.37	($1,205.57)	($1,205.57)
2822224	$125.85	$2,582.05	$2,456.20	($1,092.52)	($1,092.52)
2822225	$125.85	$2,508.43	$2,382.58	($1,059.77)	($1,059.77)
2822226	$125.85	$2,751.44	$2,625.59	($1,167.86)	($1,167.86)
2822227	$125.85	$3,098.88	$2,973.03	($1,322.40)	($1,322.40)
2822228	$125.85	$2,949.62	$2,823.77	($1,256.01)	($1,256.01)
2822229	$125.85	$3,100.59	$2,974.74	($1,323.16)	($1,323.16)
2822232	$125.85	$2,781.19	$2,655.34	($1,181.10)	($1,181.10)
2822233	$125.85	$2,600.30	$2,474.45	($1,100.64)	($1,100.64)
2822234	$125.85	$2,351.68	$2,225.83	($990.05)	($990.05)
2822235	$125.85	$2,878.10	$2,752.25	($1,224.20)	($1,224.20)
2822236	$125.85	$3,150.55	$3,024.70	($1,345.39)	($1,345.39)
2822237	$125.85	$2,910.42	$2,784.57	($1,238.58)	($1,238.58)
2822238	$125.85	$2,770.50	$2,644.65	($1,176.34)	($1,176.34)
2822239	$62.93	$1,482.23	$1,419.30	($631.31)	($631.31)
2849432	$62.93	$1,356.56	$1,293.63	($575.41)	($575.41)
2822240	$0.00	$12.24	$12.24	($5.44)	$0.00
2822245	$125.85	$3,433.09	$3,307.24	($1,471.06)	($1,471.06)
2822247	$125.85	$3,298.13	$3,172.28	($1,411.03)	($1,411.03)
2822248	$125.85	$2,599.74	$2,473.89	($1,100.39)	($1,100.39)
2822249	$125.85	$2,956.60	$2,830.75	($1,259.12)	($1,259.12)
2822250	$125.85	$3,046.21	$2,920.36	($1,298.98)	($1,298.98)
2822251	$125.85	$3,426.67	$3,300.82	($1,468.20)	($1,468.20)
2822252	$125.85	$3,091.38	$2,965.53	($1,319.07)	($1,319.07)
2822253	$125.85	$2,302.75	$2,176.90	($968.28)	($968.28)
2822254	$0.00	$12.24	$12.24	($5.44)	$0.00
2822255	$125.85	$3,412.85	$3,287.00	($1,462.06)	($1,462.06)
2822257	$125.85	$2,909.84	$2,783.99	($1,238.32)	($1,238.32)
2822258	$125.85	$2,944.36	$2,818.51	($1,253.67)	($1,253.67)
2822259	$125.85	$3,170.33	$3,044.48	($1,354.18)	($1,354.18)
2822260	$125.85	$2,767.75	$2,641.90	($1,175.12)	($1,175.12)
2822261	$125.85	$3,219.80	$3,093.95	($1,376.19)	($1,376.19)
2822262	$125.85	$3,125.57	$2,999.72	($1,334.28)	($1,334.28)
2822263	$125.85	$2,853.36	$2,727.51	($1,213.20)	($1,213.20)
2822264	$125.85	$3,182.44	$3,056.59	($1,359.57)	($1,359.57)
2822276	$125.85	$2,997.34	$2,871.49	($1,277.24)	($1,277.24)
2822286	$125.85	$2,769.38	$2,643.53	($1,175.84)	($1,175.84)

Appendix D-2
Phase #2 TIRZ Credit Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2822287	$125.85	$3,054.09	$2,928.24	($1,302.48)	($1,302.48)
2822288	$125.85	$2,836.22	$2,710.37	($1,205.57)	($1,205.57)
2822289	$125.85	$3,157.66	$3,031.81	($1,348.55)	($1,348.55)
2822290	$125.85	$3,001.95	$2,876.10	($1,279.29)	($1,279.29)
2822291	$125.85	$2,482.89	$2,357.04	($1,048.41)	($1,048.41)
2822292	$125.85	$3,186.06	$3,060.21	($1,361.18)	($1,361.18)
2822293	$125.85	$3,113.20	$2,987.35	($1,328.77)	($1,328.77)
2822294	$125.85	$3,062.14	$2,936.29	($1,306.06)	($1,306.06)
2822295	$125.85	$2,460.64	$2,334.79	($1,038.51)	($1,038.51)
2822310	$125.85	$2,697.23	$2,571.38	($1,143.75)	($1,143.75)
2822311	$125.85	$2,771.12	$2,645.27	($1,176.62)	($1,176.62)
2822312	$125.85	$2,293.08	$2,167.23	($963.98)	($963.98)
2822313	$125.85	$3,048.53	$2,922.68	($1,300.01)	($1,300.01)
2822314	$125.85	$587.14	$461.29	($205.18)	($205.18)
2822329	$125.85	$3,413.70	$3,287.85	($1,462.44)	($1,462.44)
2822330	$125.85	$3,318.73	$3,192.88	($1,420.19)	($1,420.19)
2822331	$125.85	$3,018.94	$2,893.09	($1,286.85)	($1,286.85)
2822332	$125.85	$3,366.86	$3,241.01	($1,441.60)	($1,441.60)
2822333	$125.85	$1,938.26	$1,812.41	($806.16)	($806.16)
2822334	$125.85	$3,536.79	$3,410.94	($1,517.19)	($1,517.19)
2822337	$125.85	$3,532.22	$3,406.37	($1,515.15)	($1,515.15)
2822338	$125.85	$3,173.47	$3,047.62	($1,355.58)	($1,355.58)
2822339	$125.85	$3,244.42	$3,118.57	($1,387.14)	($1,387.14)
2822340	$125.85	$3,266.55	$3,140.70	($1,396.98)	($1,396.98)
2822341	$125.85	$3,184.41	$3,058.56	($1,360.45)	($1,360.45)
2822342	$125.85	$3,227.34	$3,101.49	($1,379.54)	($1,379.54)
2822343	$125.85	$3,705.09	$3,579.24	($1,592.05)	($1,592.05)
2822344	$125.85	$3,385.80	$3,259.95	($1,450.03)	($1,450.03)
2822345	$125.85	$2,405.15	$2,279.30	($1,013.83)	($1,013.83)
2822346	$125.85	$3,173.96	$3,048.11	($1,355.80)	($1,355.80)
2822354	$0.00	$12.24	$12.24	($5.44)	$0.00
2822355	$125.85	$2,893.61	$2,767.76	($1,231.10)	($1,231.10)
2822356	$125.85	$2,664.92	$2,539.07	($1,129.38)	($1,129.38)
2822357	$125.85	$3,409.04	$3,283.19	($1,460.36)	($1,460.36)
2822358	$125.85	$2,954.51	$2,828.66	($1,258.19)	($1,258.19)
2822359	$125.85	$3,018.47	$2,892.62	($1,286.64)	($1,286.64)
2822360	$125.85	$2,618.78	$2,492.93	($1,108.86)	($1,108.86)
2822361	$125.85	$3,160.18	$3,034.33	($1,349.67)	($1,349.67)
2822362	$125.85	$2,781.19	$2,655.34	($1,181.10)	($1,181.10)
2822363	$125.85	$2,697.23	$2,571.38	($1,143.75)	($1,143.75)
2822364	$125.85	$2,773.82	$2,647.97	($1,177.82)	($1,177.82)
2822365	$125.85	$2,581.49	$2,455.64	($1,092.27)	($1,092.27)
2822366	$125.85	$3,043.16	$2,917.31	($1,297.62)	($1,297.62)
2822367	$0.00	$12.24	$12.24	($5.44)	$0.00
2822368	$125.85	$2,697.23	$2,571.38	($1,143.75)	($1,143.75)
2822369	$125.85	$2,759.85	$2,634.00	($1,171.60)	($1,171.60)

Appendix D-2
Phase #2 TIRZ Credit Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2822370	$125.85	$3,142.14	$3,016.29	($1,341.65)	($1,341.65)
2822371	$125.85	$2,421.08	$2,295.23	($1,020.92)	($1,020.92)
2822372	$125.85	$2,257.38	$2,131.53	($948.10)	($948.10)
2822373	$125.85	$2,792.63	$2,666.78	($1,186.18)	($1,186.18)
2822374	$125.85	$3,224.13	$3,098.28	($1,378.11)	($1,378.11)
2822375	$125.85	$3,064.92	$2,939.07	($1,307.30)	($1,307.30)
2822376	$125.85	$2,584.30	$2,458.45	($1,093.52)	($1,093.52)
2822377	$125.85	$2,266.55	$2,140.70	($952.18)	($952.18)
2822378	$125.85	$2,956.84	$2,830.99	($1,259.22)	($1,259.22)
2822379	$125.85	$2,715.30	$2,589.45	($1,151.79)	($1,151.79)
2822380	$125.85	$2,989.19	$2,863.34	($1,273.61)	($1,273.61)
2822381	$125.85	$2,558.80	$2,432.95	($1,082.18)	($1,082.18)
2822382	$125.85	$2,549.08	$2,423.23	($1,077.85)	($1,077.85)
2822383	$125.85	$2,977.65	$2,851.80	($1,268.48)	($1,268.48)
2822384	$125.85	$2,595.44	$2,469.59	($1,098.47)	($1,098.47)
2822385	$0.00	$12.24	$12.24	($5.44)	$0.00
2822387	$125.85	$3,149.94	$3,024.09	($1,345.12)	($1,345.12)
2822388	$125.85	$3,027.46	$2,901.61	($1,290.64)	($1,290.64)
2822389	$125.85	$2,904.34	$2,778.49	($1,235.87)	($1,235.87)
2822390	$125.85	$2,790.46	$2,664.61	($1,185.22)	($1,185.22)
2822391	$125.85	$2,558.80	$2,432.95	($1,082.18)	($1,082.18)
2822392	$125.85	$2,179.87	$2,054.02	($913.63)	($913.63)
2822393	$125.85	$493.40	$367.55	($163.49)	($163.49)
2822394	$125.85	$2,825.25	$2,699.40	($1,200.69)	($1,200.69)
2822395	$125.85	$2,891.77	$2,765.92	($1,230.28)	($1,230.28)
2822396	$0.00	$12.24	$12.24	($5.44)	$0.00
2822397	$125.85	$3,288.28	$3,162.43	($1,406.65)	($1,406.65)
2822400	$125.85	$2,827.54	$2,701.69	($1,201.71)	($1,201.71)
2822401	$125.85	$3,187.30	$3,061.45	($1,361.73)	($1,361.73)
2822402	$125.85	$3,202.70	$3,076.85	($1,368.58)	($1,368.58)
2822403	$125.85	$3,271.96	$3,146.11	($1,399.39)	($1,399.39)
2822404	$125.85	$2,968.28	$2,842.43	($1,264.31)	($939.18)
2822405	$125.85	$3,001.45	$2,875.60	($1,279.07)	($1,279.07)
2822406	$125.85	$2,745.04	$2,619.19	($1,165.02)	($1,165.02)
2841024	$127.70	$2,895.01	$2,767.31	($1,230.90)	($1,230.90)
2841025	$127.70	$3,548.41	$3,420.71	($1,521.53)	($1,521.53)
2841026	$127.70	$1,535.72	$1,408.02	($626.29)	($626.29)
2841027	$127.70	$614.08	$486.38	($216.34)	($216.34)
2841028	$127.70	$785.28	$657.58	($292.49)	($292.49)
2841029	$127.70	$3,549.50	$3,421.80	($1,522.02)	($1,522.02)
2841030	$127.70	$2,536.11	$2,408.41	($1,071.26)	($1,071.26)
2841031	$127.70	$4,020.85	$3,893.15	($1,731.67)	($1,731.67)
2841032	$127.70	$3,960.86	$3,833.16	($1,704.99)	($1,704.99)
2841033	$127.70	$2,968.93	$2,841.23	($1,263.78)	($1,263.78)
2841034	$127.70	$2,431.56	$2,303.86	($1,024.76)	($1,024.76)
2841035	$127.70	$3,403.07	$3,275.37	($1,456.88)	($1,456.88)

Appendix D-2
Phase #2 TIRZ Credit Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2841036	$127.70	$3,592.35	$3,464.65	($1,541.08)	($1,541.08)
2841037	$127.70	$3,625.49	$3,497.79	($1,555.82)	($1,555.82)
2841038	$127.70	$2,275.30	$2,147.60	($955.25)	($955.25)
2841039	$127.70	$1,794.58	$1,666.88	($741.43)	($741.43)
2841040	$127.70	$3,409.35	$3,281.65	($1,459.68)	($1,459.68)
2841041	$127.70	$3,602.66	$3,474.96	($1,545.66)	($1,545.66)
2841042	$127.70	$1,855.16	$1,727.46	($768.37)	($768.37)
2841043	$127.70	$0.00	$0.00	$0.00	$0.00
2841044	$127.70	$3,489.28	$3,361.58	($1,495.23)	($1,495.23)
2841046	$127.70	$3,434.94	$3,307.24	($1,471.06)	($1,471.06)
2841047	$127.70	$3,676.18	$3,548.48	($1,578.36)	($1,578.36)
2841048	$127.70	$3,585.51	$3,457.81	($1,538.03)	($1,538.03)
2841049	$127.70	$3,574.98	$3,447.28	($1,533.35)	($1,533.35)
2841050	$127.70	$2,464.56	$2,336.86	($1,039.43)	($1,039.43)
2841051	$127.70	$1,632.95	$1,505.25	($669.53)	($669.53)
2841052	$127.70	$3,635.20	$3,507.50	($1,560.13)	($1,560.13)
2841053	$127.70	$3,724.61	$3,596.91	($1,599.90)	($1,599.90)
2841054	$127.70	$1,676.62	$1,548.92	($688.96)	($688.96)
2841055	$127.70	$1,623.05	$1,495.35	($665.13)	($665.13)
2841056	$127.70	$3,205.04	$3,077.34	($1,368.80)	($1,368.80)
2841057	$127.70	$2,744.04	$2,616.34	($1,163.75)	($1,163.75)
2841058	$127.70	$3,856.57	$3,728.87	($1,658.60)	($1,658.60)
2841059	$127.70	$3,405.16	$3,277.46	($1,457.81)	($1,457.81)
2841060	$127.70	$3,199.15	$3,071.45	($1,366.18)	($1,366.18)
2841061	$127.70	$3,586.86	$3,459.16	($1,538.63)	($1,538.63)
2841062	$127.70	$1,968.58	$1,840.88	($818.82)	($818.82)
2841063	$127.70	$1,705.90	$1,578.20	($701.98)	($701.98)
2841064	$127.70	$3,622.79	$3,495.09	($1,554.61)	($1,554.61)
2841065	$127.70	$3,159.38	$3,031.68	($1,348.49)	($1,348.49)
2841067	$127.70	$3,092.18	$2,964.48	($1,318.60)	($1,318.60)
2841068	$127.70	$1,567.18	$1,439.48	($640.28)	($640.28)
2841069	$127.70	$1,706.94	$1,579.24	($702.44)	($702.44)
2841070	$127.70	$2,712.21	$2,584.51	($1,149.59)	($1,149.59)
2841071	$127.70	$3,097.50	$2,969.80	($1,320.97)	($1,320.97)
2841072	$127.70	$3,124.01	$2,996.31	($1,332.76)	($1,332.76)
2841073	$0.00	$6.12	$6.12	($2.72)	$0.00
2841074	$127.70	$3,490.29	$3,362.59	($1,495.68)	($1,495.68)
2841076	$127.70	$1,918.53	$1,790.83	($796.56)	($796.56)
2841077	$127.70	$2,171.11	$2,043.41	($908.91)	($908.91)
2841078	$127.70	$3,562.18	$3,434.48	($1,527.66)	($1,527.66)
2841079	$127.70	$3,369.61	$3,241.91	($1,442.00)	($1,442.00)
2841080	$127.70	$3,379.09	$3,251.39	($1,446.22)	($1,446.22)
2841081	$127.70	$1,618.31	$1,490.61	($663.02)	($663.02)
2841082	$127.70	$2,004.49	$1,876.79	($834.80)	($834.80)
2841083	$127.70	$2,422.72	$2,295.02	($1,020.82)	($1,020.82)
2841084	$127.70	$3,406.94	$3,279.24	($1,458.60)	($1,458.60)

Appendix D-2
Phase #2 TIRZ Credit Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2841085	$127.70	$3,092.18	$2,964.48	($1,318.60)	($1,318.60)
2841086	$127.70	$1,567.18	$1,439.48	($640.28)	($640.28)
2841087	$127.70	$3,260.34	$3,132.64	($1,393.40)	($1,393.40)
2841088	$127.70	$3,465.34	$3,337.64	($1,484.58)	($1,484.58)
2841089	$127.70	$2,792.44	$2,664.74	($1,185.28)	($1,185.28)
2841090	$127.70	$3,342.36	$3,214.66	($1,429.88)	($1,429.88)
2841091	$127.70	$3,368.32	$3,240.62	($1,441.43)	($1,441.43)
2841092	$127.70	$3,092.55	$2,964.85	($1,318.76)	($1,318.76)
2841093	$127.70	$3,323.32	$3,195.62	($1,421.41)	($1,421.41)
2841094	$127.70	$2,769.83	$2,642.13	($1,175.22)	($1,175.22)
2841095	$127.70	$3,123.34	$2,995.64	($1,332.46)	($1,332.46)
2841096	$127.70	$3,651.33	$3,523.63	($1,567.31)	($1,567.31)
2841097	$127.70	$3,453.22	$3,325.52	($1,479.19)	($1,479.19)
2841098	$127.70	$3,114.00	$2,986.30	($1,328.31)	($1,328.31)
2841099	$127.70	$3,132.46	$3,004.76	($1,336.52)	($1,336.52)
2841100	$127.70	$3,256.66	$3,128.96	($1,391.76)	($1,391.76)
2841101	$127.70	$1,875.79	$1,748.09	($777.55)	($777.55)
2841102	$127.70	$3,006.98	$2,879.28	($1,280.70)	($1,280.70)
2841103	$127.70	$3,514.15	$3,386.45	($1,506.29)	($1,506.29)
2841104	$127.70	$2,716.37	$2,588.67	($1,151.44)	($1,151.44)
2841105	$127.70	$3,579.34	$3,451.64	($1,535.29)	($1,535.29)
Total	**$24,936.99**	**$564,339.87**	**$539,530.58**	**($239,983.20)**	**($239,622.68)**

APPENDIX E
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

ONCE RECORDED WITH THE COUNTY, PLEASE SEND A COPY TO TXPID.DISCLOSURES@MUNICAP.COM.

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE GLEN CROSSING PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on April 12, 2016, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2016-24R establishing the Glen Crossing Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Phase #1 the PID, pursuant to Ordinance No. 2016-50 which ordinance also approved the Glen Crossing Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of July 12, 2016 (the "Service and Assessment Plan and Phase #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #2 of the PID, pursuant to Ordinance No. 2018-62 which ordinance also approved the Glen Crossing Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #2, dated as of November 15, 2018 (the "Updated Service and Assessment Plan and Phase #2 Assessment Roll") [and, together with the Service and Assessment Plan and Phase #1 Assessment Roll, the "Updated Service and Assessment Plan and Assessment Rolls"] ; and

WHEREAS, the Updated Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1 and Phases #2 Assessment Rolls attached thereto, update the Updated Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Glen Crossing Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Phase #1 and Phase #2 Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Glen Crossing West PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Glen Crossing West Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Glen Crossing West PID was created by the City Council pursuant to the PID Act and a resolution approved on May 28, 2019. The PID is located generally south of W Glendenning Parkway, east of S Celina Parkway, and north of the Collin County Outer Loop. The PID is anticipated to contain an estimated 57 residential units on approximately 29.306 acres within one phase. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. SAP Update Presentation
2. Glen Crossing West PID - Annual Service Plan Update - 2024-25
3. Glen Crossing West PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

GLEN CROSSING WEST
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 -8/31/25)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

GLEN CROSSING WEST
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 -8/31/25)

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APPENDIX A – PID MAP

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APPENDIX C –ASSESSMENT ROLL SUMMARY – 2024-25

APPENDIX D – PID ASSESSMENT NOTICE

I. INTRODUCTION

The Glen Crossing West Public Improvement District (the "PID") was created pursuant to the PID act and Resolution No. 2019-25R of the City Council (the "City Council") on May 28, 2019 to finance certain public improvement projects for the benefit of the property in the PID.

Reimbursement obligations for the PID Reimbursement Agreement, in the aggregate principal amount of $956,000 are secured by Assessments (the "Assessments").

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the Authorized Improvements to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2024-25 as shown in Appendix C. The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix D, and a copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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

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

Capitalized terms in this section not defined herein shall have the meanings assigned to such terms in the Service and Assessment Plan.

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A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Estimated Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on July 9, 2019, the initial total estimated costs of the Reimbursement Agreement Improvements were equal to $1,035,663. According to the Developer as of January 31, 2022, the actual costs of the Authorized Improvements were equal to $1,422,471, representing an increase of $386,808.

According to the City, the Authorized Improvements were completed and accepted on December 11, 2020.

Table II-A on the following page summarizes the estimated sources and uses of funds required to construct the Authorized Improvements of the PID.

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Table II-A
Estimated Sources and Uses

Sources of Funds	Authorized Improvements (PID)	Other Improvements (Non-PID)	Total Amounts	Actual Amounts[1]	Variance
PID Reimbursement Agreement	$956,000	$0	$956,000	$956,000	$0
Other funding	$79,663	$0	$79,663	$466,471	$386,808
Total Sources for Authorized Improvements	***$1,035,663***	***$0***	***$1,035,663***	***$1,422,471***	***$386,808***
Other funding sources – Private Improvements	$0	$460,149	$460,149	$520,551	$60,402
Total Sources	**$1,035,663**	**$460,149**	**$1,495,812**	**$1,943,022**	**$447,210**
Uses of Funds					
Authorized Improvements					
Road improvements	$349,919	$0	$349,919	$387,686	$37,767
Water distribution system improvements	$51,325	$0	$51,325	$65,732	$14,407
Sanitary sewer improvements	$92,621	$0	$92,621	$240,976	$148,355
Storm drainage improvements	$280,247	$0	$280,247	$118,425	($161,822)
Parks and open space improvements	$35,000	$0	$35,000	$304,391	$269,391
Other soft and miscellaneous costs	$226,551	$0	$226,551	$305,261	$78,710
Subtotal	*$1,035,663*	*$0*	*$1,035,663*	*$1,422,471*	*$386,808*
Private Improvements					
City Parks Fee	$0	$85,000	$85,000	$85,000	$0
City Technology Impact Fee	$0	$28,500	$28,500	$28,500	$0
Other private improvements	$0	$346,949	$346,949	$407,051	$60,102
Subtotal	*$0*	*$460,149*	*$460,149*	*$520,551*	*$60,402*
PID establishment/ operation	$0	$0	$0	$0	$0
Subtotal	$0	$0	$0	$0	$0
Total Uses	**$1,035,663**	**$460,149**	**$1,495,812**	**$1,943,022**	**$447,210**

1 - According to the Developer as of January 31, 2022.

Cost Variances

As stated in Table II-A above, there are improvement cost increases of $447,210. The cost increase of $447,210 related to the Authorized Improvements represents additional costs that were not originally considered within the PID budget. The remainder of the cost increase is due to increased Private Improvements associated with the PID. The increase in Authorized Improvements and Private Improvements costs were funded by the Developer.

B. Five Year Service Plan

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

The budget for the Authorized Improvements is shown in Section II.A. on the previous page, and the Annual Installments expected to be collected for those costs during the next five years are shown in Table II-B below.

Table II-B
Annual Projected Costs and Annual Projected Indebtedness (2021-2030)

Assessment Year Ending 9/01	Projected Annual Installments[1]
2021-2024	$269,743
2025	$89,718
2026	$90,082
2027	$90,389
2028	$90,638
2029	$90,828
2030	$90,961
Total	**$812,359**

[1]Assessment years ending 2021 through 2025 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and TIRZ Credits. Assessment years 2026 through 2030 reflect projected Annual Installments and are subject to change.

C. Status of Development

According to the Developer, final plats for Phase #1A and Phase #1B of the PID were recorded and recognized by Collin Central Appraisal District, (the "CCAD") on December 3, 2020 and July 14, 2021, respectively.

According to the City, fifty-five (55) building permits have been issued for the PID as of June 1, 2024, representing approximately 96.49 percent of the total fifty-seven (57) building permits expected to be issued for the PID.

According to the City, there are fifty-four (54) certificates of occupancy issued for the PID as of June 1, 2024, representing approximately 94.74 percent of the total fifty-seven (57 certificates of occupancy expected to be issued for the PID.

Table II-C on the following page summarizes the certificates of occupancy issued for the PID.

Table II-C
Completed Homes

Status	Cumulative as of September 30, 2023	During Fiscal Year as of June 1, 2024	Cumulative as of June 18, 2023
Completed Homes	53	1	54

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 1, 2024.

D. ANNUAL BUDGET

Annual Installments – 2024-25

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the earlier of (i) the recording of a final subdivision plat in the official public records of the County for the Assessed Property, (ii) upon issuance of Bonds, or (iii) the second anniversary of the date of levy of the Assessment, of which twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Reimbursement Agreement. The effective interest rate is 6.01 percent for 2024-25. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

Annual Installments to be collected for 2024-25

The budget for the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown in Table II-D on the following page.

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Table II-D
Budget for the PID Annual Installments
to be Collected for 2024-25

	Reimbursement Agreement
Interest payment on March 1, 2025	$27,556
Interest payment on September 1, 2025	$27,556
Principal payment on September 1, 2025	$14,000
Subtotal debt service	*$69,112*
Administrative expenses	$20,606
Subtotal expenses	*$89,718*
Available administrative expense funds	$0
Subtotal funds available	*$0*
Annual Installments	**$89,718**

Debt Service Payments

Annual Installments to be collected for principal and interest on the PID Reimbursement Agreement include interest due on March 1, 2025, in the amount of $27,556 and September 1, 2025, in the amount of $27,556, which equal interest on the outstanding assessment balance of $917,000 for six months each and an effective interest rate of 6.01 percent. Annual Installments to be collected on the PID Reimbursement Agreement include a principal amount of $14,000 due on September 1, 2025. As a result, the total Annual Installments to be collected for principal and interest on the PID Reimbursement Agreement in 2024-25 is estimated to be equal to $69,112.

Administrative Expenses

Administrative expenses for the PID include the City, Administrator, and contingency. As shown in Table II-E below, the total administrative expenses to be collected for 2024-25 are estimated to be $20,606.

Table II-E
Administrative Budget Breakdown

Description	2023-24 Estimated Budget
City	$6,000
Administrator	$12,000
Contingency	$2,606
Total	**$20,606**

Available Administrative Expense Account

As of May 31, 2024, the balance in the Administrative Account was $14,532. Approximately $14,532 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds available in the Administrative Account to reduce the 2024-25 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the outstanding PID Reimbursement Agreement described in the Service and Assessment Plan, and to cover Administrative Expenses of the PID.

According to the Service and Assessment Plan, 57 units are anticipated to be built within the PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each unit will be $1,212.49 (i.e. $69,112 ÷ 57 = $1,212.49) and the Administrative Expenses to be collected from each unit will be $361.51 (i.e. $20,606 ÷ 57 = $361.51). As a result, the total Annual Installment to be collected from each unit within the PID will be $1,574.00 (i.e. $1,212.49 + $361.51 = $1,574.00). shown in Appendix C for each Parcel within the PID. The Annual Installment to be collected from each Parcel is calculated by multiplying the Annual Installment for each unit of $1,574.00 by the total estimated units for each Parcel.

The Annual Installment due to be collected from each Land Use Class in the PID for 2024-25 is shown in Table II-F below.

Table II-F
Annual Installment Per Unit

Land Use Class	Annual Installment Per Unit
Lot Type 1 (50' Lot)	$1,574.00

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix C.

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III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

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

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Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The summary of updated Assessment Rolls is shown in Appendix C of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated units to be built on each newly subdivided Parcel
D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

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

According to the Developer, final plats for Phase #1A and Phase #1B of the PID were recorded and recognized by CCAD on December 3, 2020, and July 14, 2021, respectively.

According to CCAD, twelve Phase #1A Parcels were included in the 2021 certified roll and began collection for 2021-22.

According to CCAD, forty-five Phase #1B Parcels were included in the 2022 certified roll and began collection for 2022-23.

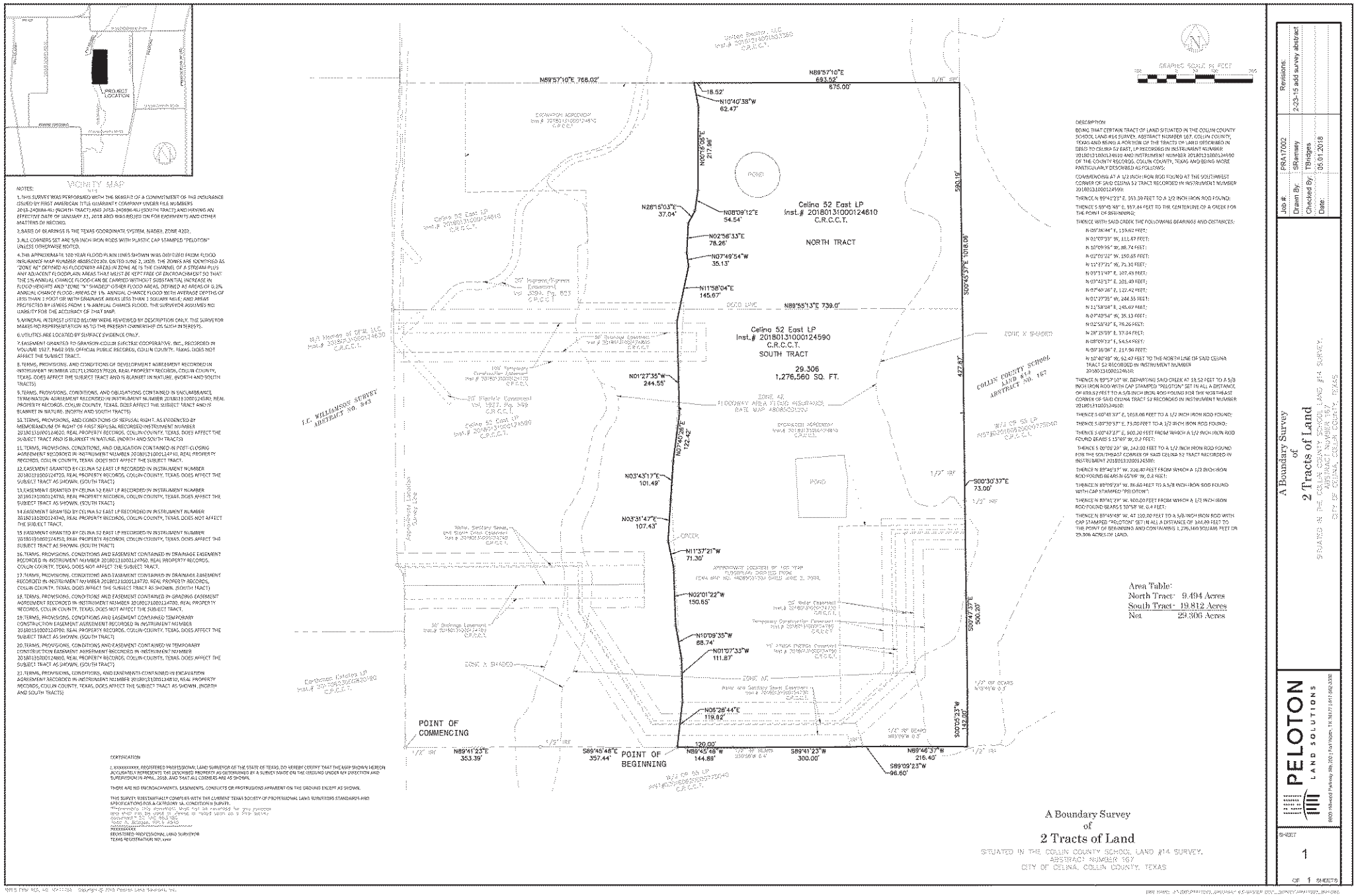
B. Prepayment of Assessments

There have been no prepayments as of June 30, 2024.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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APPENDIX A
PID MAP


VICINITY MAP
NOTES:
1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY UNDER FILE NUMBERS 2018-2409RA-NG (NORTH TRACT) AND 2018-2409RB-NG (SOUTH TRACT) AND HAVING AN EFFECTIVE DATE OF JANUARY 31, 2018 AND WAS RELIED ON FOR EASEMENTS AND OTHER MATTERS OF RECORD.
2. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202.
3. ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAP STAMPED "PELOTON" UNLESS OTHERWISE NOTED.
4. THE APPROXIMATE 100 YEAR FLOOD PLAIN LINES SHOWN WAS OBTAINED FROM FLOOD INSURANCE MAP NUMBER 48085C0120J, DATED JUNE 2, 2009. THE ZONES ARE IDENTIFIED AS "ZONE AE" DEFINED AS FLOODWAY AREAS IN ZONE AE IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS AND "ZONE "X" SHADED" OTHER FLOOD AREAS, DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1 % ANNUAL CHANCE FLOOD. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.
5. MINERAL INTEREST LISTED BELOW WERE REVIEWED BY DESCRIPTION ONLY. THE SURVEYOR MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OR SUCH INTERESTS.
6. UTILITIES ARE LOCATED BY SURFACE EVIDENCE ONLY.
7. EASEMENT GRANTED TO GRAYSON-COLLIN ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1927, PAGE 999, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT TRACT.
8. TERMS, PROVISIONS, AND CONDITIONS OF DEVELOPMENT AGREEMENT RECORDED IN INSTRUMENT NUMBER 20171129001579220, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AND IS BLANKET IN NATURE. (NORTH AND SOUTH TRACTS)
9. TERMS, PROVISIONS, CONDITIONS, AND OBLIGATIONS CONTAINED IN ENCUMBRANCE, TERMINATION AGREEMENT RECORDED IN INSTRUMENT NUMBER 20180319000124580, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AND IS BLANKET IN NATURE. (NORTH AND SOUTH TRACTS)
10. TERMS, PROVISIONS, AND CONDITIONS OF REFUSAL RIGHT, AS EVIDENCED BY MEMORANDUM OF RIGHT OF FIRST REFUSAL RECORDED INSTRUMENT NUMBER 20130131000124650, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AND IS BLANKET IN NATURE. (NORTH AND SOUTH TRACTS)
11. TERMS, PROVISIONS, CONDITIONS, AND OBLIGATION CONTAINED IN POST-CLOSING AGREEMENT RECORDED IN INSTRUMENT NUMBER 20180323000124790, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT TRACT.
12. EASEMENT GRANTED BY CELINA 52 EAST LP RECORDED IN INSTRUMENT NUMBER 20180319000124720, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AS SHOWN. (SOUTH TRACT)
13. EASEMENT GRANTED BY CELINA 52 EAST LP RECORDED IN INSTRUMENT NUMBER 20180319000124750, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AS SHOWN. (SOUTH TRACT)
14. EASEMENT GRANTED BY CELINA 52 EAST LP RECORDED IN INSTRUMENT NUMBER 20180319000124760, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT TRACT.
15. EASEMENT GRANTED BY CELINA 52 EAST LP RECORDED IN INSTRUMENT NUMBER 20180319000124750, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AS SHOWN. (SOUTH TRACT)
16. TERMS, PROVISIONS, CONDITIONS AND EASEMENT CONTAINED IN DRAINAGE EASEMENT RECORDED IN INSTRUMENT NUMBER 20180319000124760, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT TRACT.
17. TERMS, PROVISIONS, CONDITIONS AND EASEMENT CONTAINED IN DRAINAGE EASEMENT RECORDED IN INSTRUMENT NUMBER 20180319000124730, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AS SHOWN. (SOUTH TRACT)
18. TERMS, PROVISIONS, CONDITIONS AND EASEMENT CONTAINED IN GRADING EASEMENT AGREEMENT RECORDED IN INSTRUMENT NUMBER 20180319000124700, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT TRACT.
19. TERMS, PROVISIONS, CONDITIONS AND EASEMENT CONTAINED TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED IN INSTRUMENT NUMBER 20180319000124780, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AS SHOWN. (SOUTH TRACT)
20. TERMS, PROVISIONS, CONDITIONS AND EASEMENT CONTAINED IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED IN INSTRUMENT NUMBER 20180319000124800, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AS SHOWN. (SOUTH TRACT)
21. TERMS, PROVISIONS, CONDITIONS, AND EASEMENTS CONTAINED IN EXCAVATION AGREEMENT RECORDED IN INSTRUMENT NUMBER 20180319000124810, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AS SHOWN. (NORTH AND SOUTH TRACTS)
CERTIFICATION
I, XXXXXXXXXX, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN APRIL, 2018, AND THAT ALL CORNERS ARE AS SHOWN.
THERE ARE NO ENCROACHMENTS, EASEMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN.
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.
"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 52 CFR 66.1(b)
XXXXXXXXXX
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. XXXX
Celina 52 East LP Inst.# 20180131000124610 C.R.C.C.T.
NORTH TRACT
Celina 52 East LP Inst.# 20180131000124590 C.R.C.C.T.
SOUTH TRACT
29.306 1,276,560 SQ. FT.
POINT OF BEGINNING
POINT OF COMMENCING
N89°57'10"E 693.52'
N89°57'10"E 675.00'
N89°57'10"E 768.02'
N89°55'13"E 739.0'
S89°41'23"W 300.00'
S89°09'23"W 96.60'
N89°46'37"W 216.40'
N89°45'48"W 144.89'
N89°41'23"E 353.39'
S89°45'48"E 357.44'
120.00'
Area Table:
North Tract: 9.494 Acres
South Tract: 19.812 Acres
Net 29.306 Acres
DESCRIPTION
BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND #14 SURVEY, ABSTRACT NUMBER 167, COLLIN COUNTY, TEXAS AND BEING A PORTION OF THE TRACTS OF LAND DESCRIBED IN DEED TO CELINA 52 EAST, LP RECORDED IN INSTRUMENT NUMBER 20180131000124610 AND INSTRUMENT NUMBER 20180131000124590 OF THE COUNTY RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CELINA 52 TRACT RECORDED IN INSTRUMENT NUMBER 20180131000124590;
THENCE N 89°41'23" E, 353.39 FEET TO A 1/2 INCH IRON ROD FOUND;
THENCE S 89°45'48" E, 357.44 FEET TO THE CENTERLINE OF A CREEK FOR THE POINT OF BEGINNING;
THENCE WITH SAID CREEK THE FOLLOWING BEARINGS AND DISTANCES:
N 09°36'44" E, 137.62 FEET;
N 01°07'31" W, 111.87 FEET;
N 10°09'35" W, 88.74 FEET;
N 02°01'22" W, 150.85 FEET;
N 11°37'21" W, 71.30 FEET;
N 09°31'47" E, 107.43 FEET;
N 03°43'17" E, 101.49 FEET;
N 07°40'25" E, 122.42 FEET;
N 01°27'35" W, 244.55 FEET;
N 11°58'04" E, 145.67 FEET;
N 07°49'54" W, 35.13 FEET;
N 02°58'33" E, 78.26 FEET;
N 28°15'03" E, 37.04 FEET;
N 08°09'12" E, 54.54 FEET;
N 06°16'58" E, 217.96 FEET;
N 10°40'38" W, 62.47 FEET;
N 32°40'38" W, 62.47 FEET TO THE NORTH LINE OF SAID CELINA TRACT 52 RECORDED IN INSTRUMENT NUMBER 20180131000124610;
THENCE N 89°57'10" W, DEPARTING SAID CREEK AT 18.52 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET IN ALL A DISTANCE OF 693.52 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CELINA TRACT 52 RECORDED IN INSTRUMENT NUMBER 20180131000124590;
THENCE S 00°45'37" E, 1018.06 FEET TO A 1/2 INCH IRON ROD FOUND;
THENCE S 00°30'37" E, 73.00 FEET TO A 1/2 INCH IRON ROD FOUND;
THENCE S 00°43'37" E, 500.20 FEET FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 13°46' W, 0.3 FEET;
THENCE S 00°05'23" W, 142.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CELINA 52 TRACT RECORDED IN INSTRUMENT 20180131000124590;
THENCE N 89°45'37" W, 216.40 FEET FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 65°0' W, 0.8 FEET;
THENCE N 89°09'23" W, 96.60 FEET TO A 5/8 INCH IRON ROD FOUND WITH CAP STAMPED "PELOTON";
THENCE N 89°41'23" W, 300.00 FEET FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 39°8' W, 0.4 FEET;
THENCE N 89°45'48" W, AT 120.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET IN ALL A DISTANCE OF 144.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,276,560 SQUARE FEET OR 29.306 ACRES OF LAND.
A Boundary Survey of 2 Tracts of Land
SITUATED IN THE COLLIN COUNTY SCHOOL LAND #14 SURVEY, ABSTRACT NUMBER 167
CITY OF CELINA, COLLIN COUNTY, TEXAS
GRAPHIC SCALE IS FEET
Revisions: 2-23-18 add survey abstract
Job #: PRA17002
Drawn By: SRamsey
Checked By: TBridges
Date: 05.01.2018
PELOTON LAND SOLUTIONS
8600 Hillwood Parkway, Ste. 200 | Fort Worth, TX 76177 | 817.850.3330
SHEET 1 OF 1 SHEETS

APPENDIX B
PREPAID PARCELS

As of June 30, 2024, there have been no prepayments for the Glen Crossing West PID.

APPENDIX C
ASSESSMENT ROLL SUMMARY – 2024-25

Appendix C
Assessment Roll Summary
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2826032	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2826059	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2826060	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2826061	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2826062	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2826063	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2826064	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2826065	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2826066	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2826067	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2826068	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2826069	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2826070	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2826071	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2826072	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2838999	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839000	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839001	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839002	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839003	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839004	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839005	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839006	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839007	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839008	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839009	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839010	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839011	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839012	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839013	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839014	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839015	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839016	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839017	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839018	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839019	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839020	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839021	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839022	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839023	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839024	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839025	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839026	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839027	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839028	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839029	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839030	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839031	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839032	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839033	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839034	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839035	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839036	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839037	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839038	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839039	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839040	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839041	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839042	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839043	1	50	1	1.00	$16,087.72	$245.61	$966.87	$361.51	$1,574.00
2839044	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	57			**57.00**	**$917,000.00**	**$14,000.00**	**$55,111.70**	**$20,606.02**	**$89,717.72**

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE GLEN CROSSING WEST PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on May 28, 2019, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2019-25R establishing the Glen Crossing West Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 2019-24 which ordinance also approved the Glen Crossing West Public Improvement District Service and Assessment Plan and Assessment Roll (the "Service and Assessment Plan and Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Glen Crossing West Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided,

however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Harper Estates PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Harper Estates Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Harper Estates PID was created by the City Council pursuant to the PID Act and a resolution approved on August 9, 2022. The PID is located just south of County Road 129 and west of FM 2478. The PID is anticipated to contain an estimated 76 residential units on approximately 100 acres. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. SAP Update Presentation
2. Harper Estates PID - Annual SAP Update - 2024-25
3. Harper Estates PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

HARPER ESTATES
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 - 8/31/25)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

HARPER ESTATES PUBLIC IMPROVEMENT DISTRICT
ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 – 8/31/25)

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APPENDIX D – PID ASSESSMENT NOTICE

I. INTRODUCTION

Harper Estates Public Improvement District (the "PID") was created pursuant to the PID Act and Resolution No. 2022-39R of the City Council on August 9, 2022 to finance certain public improvement projects for the benefit of the property in the PID.

On February 14, 2023, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2023 (Harper Estates Public Improvement District Project) (the "PID Bonds") in the aggregate principal amount of $7,226,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan dated February 14, 2023 (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"), the Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted an assessment roll for the PID attached as Appendix G to the Service and Assessment Plan (the "Assessment Roll") identifying the Assessments on each Parcel of Assessed Property, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2024-25.

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

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

the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID Act, is entitled to terminate the contract.

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

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

(The remainder of this page is intentionally left blank.)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

The initial total estimated costs of the Authorized Improvements were equal to $6,608,989, as shown in the approved on February 14, 2023. According to the Developer, the actual costs spent to date are equal to $6,636,863 and there have been line item amount revisions for the Authorized Improvements as shown in Table II-A-1 below.

Table II-A below summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the PID Bonds. For additional development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/P2420912

Table II-A
Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget[1]	Budget Revisions[2]	Updated Budget[2]	Spent to Date[2]	Remaining to be Spent
Par amount (PID Bonds)	$7,226,000	$0	$7,226,000	$7,226,000	$0
Other funding sources	$1,369,710	$27,874	$1,397,585	$1,397,584	$0
Total Sources	**$8,595,710**	**$27,874**	**$8,623,585**	**$8,623,585**	**$0**
Uses of Funds					
Authorized Improvements:					
Roadway improvements	$2,935,919	$345,065	$3,280,983	$3,280,983	$0
Water improvements	$1,230,304	$70,602	$1,300,906	$1,300,906	$0
Storm drainage improvements	$611,855	$994,297	$1,606,152	$1,606,152	$0
Right-of-way acquisition	$1,000,000	($1,000,000)	$0	$0	$0
Soft and miscellaneous costs:	$830,911	($382,089)	$448,822	$448,822	$0
Subtotal: Authorized Improvements	*$6,608,989*	*$27,874*	*$6,636,863*	*$6,636,863*	*$0*
Bond Issuance Costs:					
Cost of issuance	$427,000	$0	$427,000	$427,000	$0
Capitalized interest	$714,019	$0	$714,019	$714,019	$0
Reserve fund	$583,923	$0	$583,923	$583,923	$0
Administrative Expense	$45,000	$0	$45,000	$45,000	$0
Underwriter's discount	$216,780	$0	$216,780	$216,780	$0
Subtotal: Bond Issuance Costs	*$1,986,722*	*$0*	*$1,986,722*	*$1,986,722*	*$0*
Total Uses	**$8,595,710**	**$27,874**	**$8,623,585**	**$8,623,585**	**$0**

1 - According to the Service and Assessment Plan dated February 14, 2023.
2 - According to the Harper Estates Requisition #7 as approved by the City on June 6, 2024. Budget increases were funded by interest and dividend earnings in the Project Fund.

Authorized Improvement Cost Variances

As shown in Table II-A on the previous page, there are no significant variances between the initial estimated budget and the updated budget to be reported at this time.

B. Five-Year Service Plan

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

Table II-B
Projected Annual Installments (2023-2030)

Assessment Year Ending 09/01[1]	PID Bond Projected Annual Installments	Projected Administrative Expenses	Total Projected Annual Installments
2023-24	$36,130	$45,900	$82,030
2025	$619,885	$46,818	$631,979
2026	$618,925	$47,754	$666,679
2027	$617,530	$48,709	$666,239
2028	$616,700	$49,684	$666,384
2029	$616,363	$50,677	$667,040
2030	$614,445	$51,691	$666,136
Total	**$3,703,848**	**$295,334**	**$3,964,457**

1 – Assessment year ending 2023-2025 reflect actual Annual Installments and are net of applicable reserve fund income and capitalized interest. Assessment years 2026 through 2030 reflect projected Annual Installments and are subject to change.

C. Status of Development

The Authorized Improvements have been completed according to the City's acceptance letter dated April 17, 2024. A final plat was recorded in the Collin County records on June 27, 2024.

According to the City, no certificates of occupancy have been issued for homes within the PID as of June 1, 2024.

D. Annual Budget

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the PID Bonds, of which twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the PID Bonds commencing with the issuance of the PID Bonds. The effective interest rate on the PID Bonds is 6.75 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the PID Bonds (6.75 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro-rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that is payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the PID Bonds from the collection of the Annual Installments of the Assessments on the Assessed Property. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

Annual Installments to be Collected for 2024-25

The budget for the PID will be paid from the collection of Annual Installments of the Assessments on the Assessed Property collected for 2024-25 as shown by Table II-C on the following page.

(The remainder of this page is intentionally left blank.)

Table II-C
Budget for the Annual Installments
to be Collected for 2024-25

	PID Bonds
Interest payment on March 1, 2025	$243,878
Interest payment on September 1, 2025	$243,878
Principal payment on September 1, 2025	$96,000
Subtotal debt service payments	*$583,755*
Administrative expenses	$46,818
Excess interest for prepayment and delinquency reserves	$36,130
Subtotal Expenses	*$666,703*
Available Reserve Fund Income	($34,724)
Available Capitalized Interest Account	$0
Available Administrative Expense account	
Subtotal funds available	($34,724)
Annual Installments	**$631,979**

Debt Service Payments

Annual Installments to be collected for principal and interest on the PID Bonds include interest due on March 1, 2025, in the amount of $243,878 and September 1, 2025, in the amount of $243,878, which equal interest on the outstanding PID Bonds of $7,226,000 for six months each and an effective interest rate of 6.75 percent. Annual Installments to be collected on the PID Bonds include a principal amount of $96,000 due on September 1, 2025. As a result, the total principal and interest amounts due on the PID Bonds in 2024-25 are estimated to be equal to $583,755.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, dissemination agent expenses and contingency fees. As shown in Table II-D below, the total administrative expenses to be collected for 2024-25 are estimated to be $46,818.

Table II-D
Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$6,000
Administrator	$33,000
Trustee	$3,750
Auditor	$2,000
Contingency	$2,068
Total	**$46,818**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments are to be collected for excess interest for prepayment and delinquency reserves in the amount of $36,130, which equals 0.5 percent interest on the outstanding PID Bond balance of $7,226,000.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Reserve Fund was $618,646, which includes the Bond Reserve Requirement of $583,923 and investment income of $34,724. Pursuant to Section 6.7(e) of the Phase #1 Bond Trust Indenture the excess balance of $34,724 should be transferred to the Phase #1 Principal & Interest Account and used to pay interest on the Phase #1 Bonds on the next interest payment date. As a result, $34,724 is available to pay a portion of the Phase #1 Bonds debt service.

Available Capitalized Interest Account

The balance deposited in the Capitalized Interest Account is anticipated to be fully expended after September 1, 2024. As a result, there is no credit to reduce the Annual Installment for 2024-25.

Available Administrative Expense Account

As of May 31, 2024, the available balance for administrative expenses was $76,305. Approximately $76,305 is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds available in the Administrative Expense Fund to reduce the PID Bonds 2024-25 Annual Installment.

E. Annual Installments Per Unit

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the PID Bonds, (ii) to fund the Additional Interest Reserve, and (iii) to cover Administrative Expenses of the PID.

According to the Developer, 76 units are anticipated to be built within the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each unit will be $7,699.49, ($583,755 + $36,130 - $34,724) ÷ 76 = $7,699.49). The Administrative Expenses to be collected from each unit will be $616.03 (i.e. $46,818 ÷ 76 = $616.03). As a result, the total Annual Installment to be collected from each unit within the PID will be $8,315.52 (i.e. $616.03 + $7,699.49 = $8,315.52). The Annual Installment to be collected from each Parcel within the PID is calculated by multiplying the Annual Installment for each unit of $8,315.52 by the total estimated units for each Parcel in the PID.

The Annual Installment due to be collected from each Land Use Class in the PID for 2024-25 is shown in Table II-E on the following page.

Table II-E
Annual Installment Per Unit

Land Use Class	Annual Installment Per Unit
100 Ft Lots	$8,315.52

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix C.

F. Bond Redemption Related Updates

The PID Bonds were issued in February 2023. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the PID Bonds before their respective scheduled maturity dates, in whole or in part, on date on or after **September 1, 2033**, at the Redemption Price as defined in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the PID Bonds do not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

(The remainder of this page is intentionally left blank.)

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

Assessment Methodology

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

(The remainder of this page is intentionally left blank.)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

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

The 2024-25 Assessment Roll Summary is shown in Appendix C of this report. Each Parcel of in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated total units to be built on each new subdivided Parcel
D = the sum of the estimated total units to be built on all of the new subdivided Parcels

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

The developer has confirmed there have been no parcel subdivisions in the PID applicable for the Annual Installments to be collected in 2024-25.

B. PREPAYMENT OF ASSESSMENTS

As of June 30, 2024, there have been no prepayments of Assessments.

The complete Assessment Roll is available for review at the City Hall, located at 142 N Ohio, Celina, Texas 75009.

APPENDIX A
PID MAP

ALEXANDER BUSINESS INVESTMENTS, LTD.
Clerk's File No.
20121228001646070, LRCCT

DET AREA SB-1

BENTLEY MANAGEMENT TRUST
Clerk's File No.
2021051800100370, LRCCT

ROWAN FAMILY LIVING TRUST
WYLIE K & LADD ROWAN, Trustees
Clerk's File No.
20150716000873440, LRCCT

COTTAGE HILL CEMETARY ASSOCIATION
Clerk's File No.
19950724000515170, LRCCT

CHURNER PARTNERS, LTD.
Clerk's File No.
20060329000409290, LRCCT

TED W. EMRIE & APRIL EMRIE
Clerk's File No.
19950915000687580, LRCCT

THE COTTAGE HILL CEMETARY ASSOCIATION
Volume 458, Page 439, LRCCT

THE COTTAGE HILL CEMETARY ASSOCIATION
Volume 236, Page 475, LRCCT

BOOKER LIVING TRUST
Clerk's File No.
19950328000205230, LRCCT

MEJ HOLDINGS, LLC
Clerk's File No.
20181212001510710, LRCCT

JAY KHORSAND & SHERRY SIROSPUR
Volume 5596, Page 5483, LRCCT

STORY LIVING TRUST
Clerk's File No.
20141223001395220, LRCCT

CA 2-A
CA 1-A
DET AREA SB-3
CA 1-B
DET AREA SB-2 CA 3-A
CA R-1
EX FM 2478
ROAD A
ROAD B
ROAD C
ROAD D
ROAD E

WORK SHALL BE DONE IN ACCORDANCE WITH THE GEOTECH REPORT BY RONE ENGINEERS, DATE AUGUST 2021 PRJ # 21-25254

N

0 60' 120' 180' 240' 300'

REVISIONS			
DESCRIPTION	BY	DATE	
CHECKED BY	JDR		
DESIGNED BY	TMH		
SCALE	1"=120'		

RICHEY DEVELOPMENT ENGINEERING, LLC
A CIVIL ENGINEERING & SURVEYING COMPANY
6800 Weiskopf Avenue
Suite 150
McKinney, TX 75070
TEXAS REGISTERED ENGINEERING FIRM F-22337
TEXAS REGISTERED SURVEYING FIRM #10194716

HARPER ESTATES

MM CELINA 100, LLC

CONCEPT PLAN
(76 LOTS)

PROJECT NUMBER	21-012
DATE	AUGUST 2022
SCALE	1"=120'
SHEET NO	1 of 1

APPENDIX B
PREPAID PARCELS

Appendix B
Prepaid Parcels

As of June 30, 2024, there have been no prepayments of Assessments for any Parcel within the PID.

APPENDIX C
ASSESSMENT ROLL SUMMARY 2024-25

Appendix C
Assessment Roll Summary - 2024-25
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2087935	33	100	1	33	$3,105,160.79	$41,253.17	$194,676.84	$15,525.80	$20,118.66	$271,574.47
2835905	43	100	1	43	$4,120,839.21	$54,746.83	$258,354.40	$20,604.20	$26,699.34	$360,404.77
	76			**76.00**	**$7,226,000**	**$96,000.00**	**$453,031.24**	**$36,130.00**	**$46,818.00**	**$631,979.24**

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE HARPER ESTATES PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on August 9, 2022, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2022-39R establishing the Harper Estates Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 2023-11 which ordinance also approved the Harper Estates Public Improvement District Service and Assessment Plan and Assessment Roll, dated as of February 14, 2023 (the "Service and Assessment Plan and Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Harper Estates Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Hillside Village PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Hillside Village Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Hillside Village PID was created by the City Council pursuant to the PID Act and a resolution approved on November 9, 2021. The PID is located just east of Preston Road and approximately one mile north of the East Outer Loop. The PID is anticipated to contain an estimated 289 residential units on approximately 71.336 acres within one phase. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. SAP Update Presentation
2. Hillside Village PID - Annual SAP Update - 2024-25
3. Hillside Village PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

HILLSIDE VILLAGE
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 - 8/31/25)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Hillside Village
ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 – 8/31/25)

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APPENDIX D – PID ASSESSMENT NOTICE

I. INTRODUCTION

The Hillside Village Public Improvement District (the "PID") was created pursuant to the PID Act and Resolution No. 2021-106R of the City Council on November 9, 2021, to finance certain public improvement projects for the benefit of the property in the PID.

On December 14, 2021, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2022 (Hillside Village Public Improvement District Project) (the "PID Bonds") in the aggregate principal amount of $8,300,000 were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan dated December 14, 2021 (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"), the Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted an assessment roll for the PID attached as Appendix G to the Service and Assessment Plan (the "Assessment Roll") identifying the Assessments on each Parcel of Assessed Property, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2024-25.

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

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or

paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller providing the required notice, the purchaser, subject to certain exceptions described in the PID Act, is entitled to terminate the contract.

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

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

(The remainder of this page is intentionally left blank.)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Pursuant to the original Service and Assessment Plan adopted on December 14, 2021, the initial total estimated costs of the Authorized Improvements were equal to $8,095,011. According to requisition #6 approved by the City on May 20, 2024, the actual costs of the Authorized Improvements are equal to $8,408,691.

Table II-A below summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the PID Bonds.

Table II-A
Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget[1]	Budget Revisions	Updated Budget	Amount Spent to Date[2]	Amount Needed to Complete
Par amount	$8,300,000	$0	$8,300,000	$8,300,000	$0
Bond Premium	$92,701	$0	$92,701	$92,701	$0
Other funding sources	$1,093,071	$313,680	$1,406,751	$1,406,751	$0
Total Sources	**$9,485,772**	**$313,680**	**$9,799,452**	**$9,799,452**	**$0**
Uses of Funds					
Authorized Improvements					
Road Improvements	$1,983,001	$1,124,533	$3,107,534	$3,107,533	$0
Water Improvements	$771,183	$493,363	$1,264,545	$1,264,546	$0
Sanitary Sewer Improvements	$663,725	$644,750	$1,308,474	$1,308,475	$0
Drainage Improvements	$1,689,378	$19,303	$1,708,681	$1,708,681	$0
Landscaping Improvements	$971,640	($971,640)	$0	$0	$0
Soft and miscellaneous costs	$2,016,085	($996,629)	$1,019,456	$1,019,456	$0
Subtotal: Authorized Improvements	*$8,095,011*	*$313,680*	*$8,408,691*	*$8,408,691*	*$0*
Bond Issuance Costs					
Debt Service Reserve Fund	$474,240	$0	$474,240	$474,240	$0
Administrative Expense Fund	$35,000	$0	$35,000	$35,000	$0
Capitalized Interest Account	$182,471	$0	$182,471	$182,471	$0
Cost of Issuance Account	$450,050	$0	$450,050	$450,050	$0
Underwriters Discount	$249,000	$0	$249,000	$249,000	$0
Subtotal: Bond Issuance Costs	*$1,390,761*	*$0*	*$1,390,761*	*$1,390,761*	*$0*
Total Uses	**$9,485,772**	**$313,680**	**$9,799,452**	**$9,799,452**	**$0**

1 - According to the original Service and Assessment Plan adopted on December 14, 2021.
2- According to requisition #6 approved by the City on May 20, 2024.

Authorized Improvement Cost Variances

The increase in Authorized Improvement Costs shown in Table II-A on the previous page was funded by investment earnings in the Project Fund.

B. Five Year Service Plan

For additional PID development and improvement related information, refer to the link provided in Section II.A. of this report.

All of the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the Annual Installments expected to be collected for these costs are shown by Table II-B below.

Table II-B
Projected Annual Installments (2022-2030)

Assessment Year Ending 09/01	PID Bond Projected Annual Installments
2022-24	$1,062,254
2025	$519,301
2026	$538,709
2027	$538,617
2028	$538,377
2029	$538,278
2030	$537,977
Total	**$4,273,512**

1 - Assessment years ending 2022-2025 reflect actual Annual Installments and are net of applicable reserve fund income and capitalized interest credits. Assessment years 2026 through 2030 reflect projected Annual Installments and are subject to change.

C. Status of Development

According to the original Service and Assessment Plan dated December 14, 2021, there are 269 units expected to be built within the PID. As of June 1, 2024, there have been no subdivisions of the parent parcels according to the Collin Central Appraisal District. As a result, there have been no completed homes within the PID as of June 1, 2024.

D. Annual Budget

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) Annual Installments of principal and interest beginning with the tax year following the issuance of the PID Bonds and/or execution of the PID Reimbursement Agreement Obligation, of which twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment securing the PID Bonds shall bear interest at the rate on the PID Bonds. The effective interest rate on the PID Bonds is 3.60 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate (3.60 percent) on the PID Bonds plus an additional interest of one-half of one percent is used to calculate the interest on the Assessments securing the PID Bonds. These payments, the "Annual Installments" of the Assessments shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installments due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installments on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installments shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the PID Bonds from the collection of the Annual Installments of the Assessments on the Assessed Property. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the additional interest reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Annual Installments to be Collected for 2024-25

The budget for the PID will be paid from the collection of Annual Installments of the Assessments on the Assessed Property collected for 2024-25 as shown by Table II-C on the following page.

(The remainder of this page is intentionally left blank.)

Table II-C
Budget for the Annual Installments
to be Collected for 2024-25

	PID Bonds
Interest payment on March 1, 2025	$143,343
Interest payment on September 1, 2025	$143,343
Principal payment on September 1, 2025	$175,000
Subtotal debt service on bonds	*$461,686*
Administrative Expenses	$37,050
Excess interest for prepayment and delinquency reserves	$39,825
Subtotal Expenses	*$538,561*
Available Reserve Fund Income	($19,261)
Available Capitalized Interest Funds	$0
Available Administrative Expense Funds	$0
Subtotal funds available	*($19,261)*
Annual Installments	**$519,301**

Debt Service Payments

Annual Installments to be collected for principal and interest on the PID Bonds include interest due on March 1, 2025, in the amount of $143,343 and September 1, 2025, in the amount of $143,343, which equal interest on the outstanding PID Bonds of $7,965,000 for six months each and an effective interest rate of 3.60 percent. Annual Installments to be collected on the PID Bonds include a principal amount of $175,000 due on September 1, 2025. As a result, the total principal and interest amounts due on the PID Bonds in 2024-25 are estimated to be equal to $461,686.

Administrative Expenses

Administrative expenses include the City, Administrator, Trustee, auditor, dissemination agent expenses and contingency fees. As shown in Table II-D on the following page, the total administrative expenses to be collected for 2024-25 are estimated to be $37,050.

(The remainder of this page is intentionally left blank.)

Table II-D
Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$6,000
Administrator	$22,600
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$3,500
Contingency	$200
Total	**$37,050**

Excess Interest for Additional interest Reserve

Annual Installments to be collected for excess interest for additional interest reserves in the amount of $39,825, which equals 0.5 percent interest on the outstanding PID Bond balance of $7,965,000.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Reserve Fund was $493,501, which includes the Bond Reserve Requirement of $474,240 and excess balance of $19,261. Pursuant to Section 6.7 (e) of the Trust Indenture, the excess balance of $19,261 should be transferred to the Principal & Interest Account and used to pay interest on the PID Bonds on the next interest payment date. As a result, $19,261 is available to pay a portion of the PID Bonds debt service.

Available Capitalized Interest Account

According to the Trustee, the available balance in the Capitalized Interest Fund had been fully expended as of May 31, 2024. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the balance in the Administrative Expense Fund was $42,032. Such funds are anticipated to be used until January 31, 2025. As a result, there is no credit to reduce the 2024-25 Annual Installments.

(The remainder of this page is intentionally left blank.)

E. Annual Installments Per Unit

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the PID Bonds, (ii) to fund the Prepayment Reserve and Delinquency Reserve, and (iii) to cover Administrative Expenses of the PID.

According to the Developer, 289 units are anticipated to be built within the PID representing 239.17 outstanding Equivalent Units. The principal and interest portion of Annual Installments to be collected from each unit will be calculated by taking the subtotal debt service on PID Bonds, including excess interest for additional interest, less any available reserve fund income, divided by the total outstanding Equivalent Units. Accordingly, the net principal and interest portion of Annual Installments to be collected from each Equivalent Unit will be $2,016.38 (i.e. ($461,686 + $39,825 – $19,261) ÷ 239.17 = $2,016.38). The Administrative Expenses to be collected from each Equivalent Unit will be $154.91 (i.e., $37,050 ÷ 239.17 = $154.91). As a result, the total Annual Installments to be collected from each unit within the PID will be $2,171.29 (i.e., $2,016.38 + $154.91 = $2,171.29). The Annual Installments to be collected from each Parcel within the PID is calculated by multiplying the Annual Installments for each unit of $2,171.29 by the total estimated Equivalent Units for each Parcel in the PID as shown in Appendix C.

The Annual Installments due to be collected from each Land Use Class in the PID for 2024-25 are shown in Table II-E below.

Table II-E
Annual Installments Per Unit

Land Use Class	Annual Installments Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installments
60 Ft Lot	$2,171.29	1.00	$2,171.29
50 Ft Lot	$2,171.29	0.83	$1,802.17
40 Ft Lot	$2,171.29	0.67	$1,454.77

1 - Based on the current outstanding Equivalent Units.

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installments to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix C.

F. Bond Redemption Related Updates

The PID Bonds were issued in January 2022. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the PID Bonds maturing on or after September 1, 2032, before their respective scheduled maturity date, in whole or in part, on any date on or after **September 1, 2031**, such redemption at the Redemption Prices and dates shown in the Indenture of Trust.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the PID Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

(The remainder of this page is intentionally left blank.)

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

Assessment Methodology

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

(The remainder of this page is intentionally left blank.)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

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

The 2024-25 Assessment Roll Summary is shown in Appendix C of this report. Each Parcel of in the PID is identified, along with the Assessment on each Parcel and the Annual Installments to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated Equivalent Units to be built on each newly subdivided Parcel
D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

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

According to the Developer and Collin Central Appraisal District records, Parcel 2713587 consists of all 71.336 acres, 289 estimated units, and 239.17 estimated Equivalent Units of the PID.

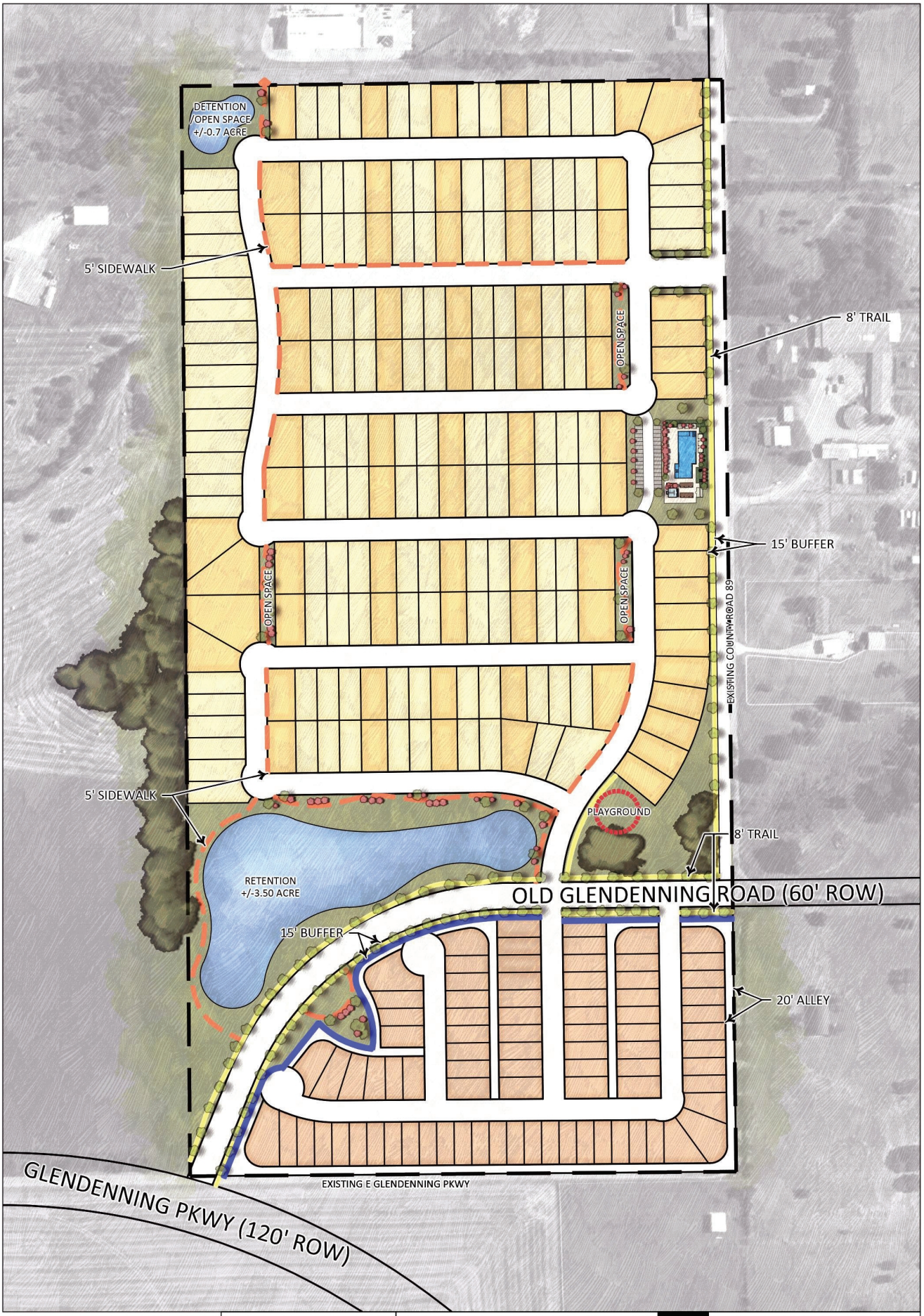
B. PREPAYMENT OF ASSESSMENTS

There have been no Assessment prepayments as of June 30, 2024.

The complete Assessment Roll is available for review at the City Hall, located at 142 N Ohio, Celina, Texas 75009.

APPENDIX A

PID MAP



TRAIL WIDTH	
	5 FT
	8 FT
SCREENING TYPE	
	MASONRY SCREENING
DETENTION	
	+/- 4.2 ACRES

PRELIMINARY LOT COUNT TABLE		
RESIDENTIAL TYPE		SUBTOTAL
	40' x 100'	83
	50' x 120'	133
	60' x 120'	73
TOTAL LOTS		289
PRELIMINARY OPEN SPACE TABLE		
	OPEN SPACE /DETENTION	+/- 12.92 ACRE

HILLSIDE VILLAGE
Concept Plan

Planning & Landscape Architecture

Land & Water Planning
Site Planning
Sustainable Design
Urban Design
Landscape Architecture

2100 South Central Expressway
Suite 600, McKinney, Texas 75070
P 214.922.7141

0 100' 200'

DRWN BY:	AH
CHKD BY:	TM
DATE	6/30/2021
CITY OF CELINA, COLLIN COUNTY, TEXAS	
PROJECT NUMBER	NT960-0058

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This exhibit is an illustrative representation for preparational purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All dimensions, area measurements, drainage flowpaths, environmental issues and other information shown is approximate and should not be relied upon as being exact, complete or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

APPENDIX B
PREPAID PARCELS

Appendix B
Prepaid Parcels

As of June 30, 2024, there have been no prepayment of Assessments for any Parcel within the PID.

APPENDIX C
ASSESSMENT ROLL SUMMARY 2024-25

Appendix C
Hillsdie Village Public Improvement District
Annual Assessment Summary - 2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2713587	289	Various	60,50,40	239.17	$7,965,000	$175,000.00	$267,425.65	$39,825.00	$37,050.00	$519,300.65
	289			**239.17**	**$7,965,000**	**$175,000.00**	**$267,425.65**	**$39,825.00**	**$37,050.00**	**$519,300.65**

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE HILLSIDE VILLAGE PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on November 9, 2021, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2021-106R establishing the Hillside Village Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 2021-114 which ordinance also approved the Hillside Village Public Improvement District Service and Assessment Plan and Assessment Roll, dated as of December 14, 2021 (the "Service and Assessment Plan and Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Hillside Village Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided,

however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Lakes at Mustang Ranch PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Lakes at Mustang Ranch Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Lakes at Mustang Ranch PID (a.k.a. "Mustang Lakes") was created by the City Council pursuant to the PID Act and a resolution approved on March 10, 2008. The PID is located approximately two miles east of Preston Road and approximately three miles north of US 380, and just north of the City of Prosper. The PID is anticipated to contain an estimated 1,772 residential units on approximately 682 acres within nine phases. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. SAP Update Presentation
2. LAMR PID - Annual Service Plan Update - 2024-25

3. LAMR PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

LAKES AT MUSTANG RANCH
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 - 8/31/25)

AS APPROVED BY CITY COUNCIL:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

LAKES AT MUSTANG RANCH
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 – 8/31/25)

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APPENDIX K - PHASE #7 SUBDIVISION ALLOCATION

APPENDIX L - PID ASSESSMENT NOTICE

I. INTRODUCTION

The Lakes at Mustang Ranch (the "PID") was created pursuant to the PID Act and a resolution of the City Council on March 10, 2008 to finance certain public improvement projects for the benefit of the property in the PID.

On January 13, 2015, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Lakes at Mustang Ranch Public Improvement District Phase #1 Project) (the "Phase #1 Bonds") in the aggregate principal amount of $9,000,000. The Phase #1 Bonds were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. On August 11, 2020, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2020 (Lakes at Mustang Ranch Public Improvement District Phase #1 Project) (the "Phase #1 Refunding Bonds") in the aggregate principal amount of $7,750,000. The Phase #1 Refunding Bonds were issued to refinance the Phase #1 Bonds.

On January 13, 2015, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Lakes at Mustang Ranch Public Improvement District Phases #2-9 Project) (the "Phases #2-9 Bonds") in the aggregate principal amount of $13,150,000, The Phases #2-9 Bonds were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. In addition, reimbursement obligations for the Phases #2-9 Reimbursement Agreement in the aggregate principal amount of $5,000,000 are secured by Assessments (the "Assessments").

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided through the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The Service and Assessment Plan was updated for Phase #2 on December 13, 2016 to incorporate reimbursement obligations for the Phase #2 in the aggregate principal amount of $5,300,000 (the "Phase #2 Reimbursement Agreement") to finance the Phase #2 Improvements, updated for Phase #3 on December 10, 2019 to incorporate reimbursement obligations for the Phase #3 in the aggregate principal amount of $3,700,000 (the "Phase #3 Reimbursement Agreement") to finance the Phase #3 Improvements, updated for Phase #4 on July 14, 2020 to incorporate reimbursement obligations for the Phase #4 in the aggregate principal amount of $167,000 (the "Phase #4 Reimbursement Agreement") to finance the Phase #4 Improvements, updated for Phase #5 on June 8, 2021 to incorporate reimbursement obligations for the Phase #5 in the aggregate principal amount of $2,510,000 (the "Phase #5 Reimbursement Agreement") to finance the Phase #5 Improvements, updated for Phase #6 on June 14, 2022 to incorporate reimbursement obligations for the Phase #6 in the aggregate principal amount of $5,967,861 (the "Phase #6 Reimbursement Agreement") to finance the Phase #6 Improvements, and updated for Phase #7 on February 14, 2023 to incorporate reimbursement obligations for the Phase #7 in the aggregate principal amount of $7,920,908 (the "Phase #7 Reimbursement

Agreement") to finance the Phase #7 Improvements (the "Amended and Restated Service and Assessment Plan").

Pursuant to the PID Act, the Amended and Restated Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Amended and Restated Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted an assessment roll for Phase #1 of the PID (the "Phase #1 Assessment Roll") identifying the Assessments on each Parcel of Phase #1 Assessed Property and assessment rolls for Phase #2 (the "Phase #2 Assessment Roll"), Phase #3 (the "Phase #3 Assessment Roll"), Phase #4 (the "Phase #4 Assessment Roll"), Phase #4 (the "Phase #4 Assessment Roll"), Phase #5 (the "Phase #5 Assessment Roll"), Phase #6 (the "Phase #6 Assessment Roll"), and Phase #7 (the "Phase #7 Assessment Roll") based on the method of assessment identified in the Amended and Restated Service and Assessment Plan. This Annual Service Plan Update also updates the Phase #1 Assessment Roll, the Phases #2-9 Assessment Roll, the Phase #2 Assessment Roll, the Phase #3 Assessment Roll, the Phase #4 Assessment Roll, the Phase #5 Assessment Roll, the Phase #6 Assessment Roll, and the Phase #7 Assessment Roll for 2024-25.

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

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

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

Capitalized terms not defined herein shall have the meanings assigned to such terms in the Amended and Restated Service and Assessment Plan.

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Improvements Sources and Uses

The Developer has provided additional costs for the Additional Major Improvements in addition to the actual costs of the Phase #1 Improvements and their allocable costs of the Initial Major Improvements, There have been changes reported by the Developer to the revised estimated costs of the Authorized Improvements shown in the Amended and Restated Service and Assessment Plan for Phase #1.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to construct the Phase #1 Improvements and the allocable share of the Initial Major Improvements and Additional Major Improvements. According to the City, the Phase #1 Improvements were completed and accepted by the City on July 7, 2016.

(The remainder of this page is intentionally left blank)

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

Sources of Funds	Phase #1 Estimated Budget[1]	Phase #1 Actual Costs/Updated Budget[2]	Variance
Bond par amount	$9,000,000	$9,000,000	$0
Developer contribution	$1,972,619	$1,972,619	$0
Other funding sources (Non-Reimbursable)	$0	$425,124	$425,124
Total Sources	**$10,972,619**	**$11,397,743**	**$425,124**
Uses of Funds			
Initial Major Improvements			
Road improvements	$1,988,018	$1,988,018	$0
Water distribution system improvements	$176,165	$176,165	$0
Sanitary sewer improvements	$316,753	$316,753	$0
Storm drainage improvements	$339,245	$339,245	$0
Other soft and miscellaneous costs	$81,926	$81,926	$0
Subtotal	*$2,902,107*	*$2,902,107*	*$0*
Phase 1 Improvements			
Road improvements	$3,039,827	$3,039,827	$0
Water distribution system improvements	$1,108,794	$1,108,794	$0
Sanitary sewer improvements	$943,787	$943,787	$0
Storm drainage improvements	$651,432	$651,432	$0
Other soft and miscellaneous costs	$626,775	*$626,775*	$0
Subtotal	*$6,370,615*	*$6,370,615*	*$0*
Additional Major Improvements			
Road improvements	$0	$281,873	$281,873
Water distribution system improvements	$0	$36,212	$36,212
Sanitary sewer improvements	$0	$34,392	$34,392
Storm drainage improvements	$0	$56,735	$56,735
Other soft and miscellaneous costs	$0	$15,911	$15,911
Subtotal	*$0*	*$425,124*	*$425,124*
Estimated debt service reserve	$727,844	$727,844	$0
Estimated capitalized interest	$456,939	$456,939	$0
Estimated Bond issue costs	$515,114	$515,114	$0
Total Uses	**$10,972,619**	**$11,397,743**	**$425,124**

1 – According to the Amended and Restated Service and Assessment Plan as updated for Phase #2 on December 13, 2016.
2 – According to the Amended and Restated Service and Assessment Plan as updated for Phase #7 on February 14, 2023. The Initial Major Improvements and Phase #1 Improvements costs are final and Additional Major Improvements are estimated and subject to change.

Phase #1 Cost Variances

As shown in Table II-A-1 on the previous page, there is a variance of $425,124 attributable to the Phase #1 share of the Additional Major Improvements. According to the Amended and Restated Service and Assessment Plan, the Phase #1 Actual Costs variance will be paid by the Developer without reimbursement.

Phases #2-9 Improvements Sources and Uses

The Developer has provided additional costs for the Phases #2-9 Additional Major Improvements in addition to the actual costs of the Phases #2-9 Initial Major Improvements. There have been changes reported by the Developer to the revised estimated costs of the Authorized Improvements shown in the Amended and Restated Service and Assessment Plan for Phases #2-9.

Table II-A-2 on the following page summarizes the updated sources and uses of funds required to construct the Phase #1 Improvements and the allocable share of the Initial Major Improvements and Additional Major Improvements. According to the City, the Phase #1 Improvements were completed and accepted by the City on July 7, 2016.

(The remainder of this page is intentionally left blank)

Table II-A-2
Updated Sources and Uses – Phases #2-9

Sources of Funds	Phase #2-9 Major Improvement Estimated Budget[1]	Phases #2-9 Major Improvement Actual Costs/Updated Budget[2]	Variance
Bond Par amount	$13,150,000	$13,150,000	$0
Reimbursement Agreement	$5,000,000	$5,000,000	$0
Other funding sources (Reimbursable)	$0	$903,192	$903,192
Other funding sources (Non-Reimbursable)	$0	$809,842	$809,842
Total Sources	**$18,150,000**	**$19,863,034**	**$1,713,034**
Uses of Funds			
Initial Major Improvements			
Road improvements	$8,378,250	$8,378,250	$0
Water distribution system improvements	$742,426	$742,426	$0
Sanitary sewer improvements	$1,334,916	$1,334,916	$0
Storm drainage improvements	$1,429,703	$1,429,703	$0
Other soft and miscellaneous costs	$1,692,977	$1,692,977	$0
Subtotal	*$13,578,272*	*$13,578,272*	*$0*
Additional Major Improvements			
Road improvements	$0	$1,135,808	$1,135,808
Water distribution system improvements	$0	$145,916	$145,916
Sanitary sewer improvements	$0	$138,583	$138,583
Storm drainage improvements	$0	$228,613	$228,613
Other soft and miscellaneous costs	$0	$64,115	$64,115
Subtotal	*$0*	*$1,713,034*	*$1,713,034*
Estimated debt service reserve	$1,073,375	$1,073,375	$0
Estimated capitalized interest	$1,590,250	$1,590,250	$0
Estimated Bond issue costs	$1,908,104	$1,908,104	$0
Total Uses	**$18,150,000**	**$19,863,034**	**$1,713,034**

1 – According to the Amended and Restated Service and Assessment Plan as updated for Phase #2 on December 13, 2016.
2 – According to the Amended and Restated Service and Assessment Plan as updated for Phase #7 on February 14, 2023. The Initial Major Improvements costs are final and Additional Major Improvements are estimated and subject to change.

Phases #2-9 Major Improvement Cost Variances

As shown in Table II-A-2 above, there is a variance of $1,713,034 attributable to the Additional Major Improvements. According to the Amended and Restated Service and Assessment Plan, the reimbursable Actual Costs of the Additional Major Improvements allocable to Phase #6, Phase #7, and Future Phases in the amount of $903,192 will be paid by the Developer with reimbursement pursuant to the applicable reimbursement agreements. The non-reimbursable Actual Costs of the

Additional Major Improvements allocable to Phase #1, Phase #2, Phase #3, Phase #4, and Phase #5 in the amount of $809,842 will be paid by the Developer without reimbursement.

Phase #2 Improvements Sources and Uses

The Developer has provided additional costs for the Phase #2 Additional Projects in addition to the actual costs of the Phase #2 Improvements. There have been changes reported by the Developer to the revised estimated costs of the Authorized Improvements shown in the Amended and Restated Service and Assessment Plan for Phase #2.

Table II-A-3 below summarizes the updated sources and uses of funds required to construct the Phase #2 Improvements and the Phase #2 Additional Projects. According to the Developer's Quarterly Improvement Implementation Report for Phases #2-9 dated as of June 30, 2023, the Phase #2A and #2B Improvements were completed and accepted by the City on October 3, 2017 and November 16, 2017, respectively.

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

Sources of Funds	**Phase #2 Estimated Budget[1]**	**Phase #2 Actual Costs/Updated Budget[2]**	**Variance**
Phase #2 Reimbursement Agreement	$5,300,000	$5,300,000	$0
Other funding sources (Non-Reimbursable)	$0	$526,292	$526,292
Total Sources	**$5,300,000**	**$5,826,292**	**$526,292**
Uses of Funds			
Phase #2 Improvements			
Road improvements	$2,462,588	$2,170,986	($291,602)
Water distribution system improvements	$796,359	$740,466	($55,893)
Sanitary sewer improvements	$800,483	$826,596	$26,113
Storm drainage improvements	$967,000	$914,871	($52,129)
Other soft and miscellaneous costs	$273,570	$761,108	$487,538
Subtotal	*$5,300,000*	*$5,414,027*	*$114,027*
Phase #2 Additional Projects			
Road improvements	$0	$273,347	$273,347
Water distribution system improvements	$0	$35,117	$35,117
Sanitary sewer improvements	$0	$33,352	$33,352
Storm drainage improvements	$0	$55,019	$55,019
Other soft and miscellaneous costs	$0	$15,430	$15,430
Subtotal	*$0*	*$412,265*	*$412,265*
Total Uses	**$5,300,000**	**$5,826,292**	**$526,292**

1 – According to the Amended and Restated Service and Assessment Plan as updated for Phase #2 on December 13, 2016.
2 – According to the Amended and Restated Service and Assessment Plan as updated for Phase #7 on February 14, 2023.
The Phase #2 Improvements costs are final and the Phase #2 Additional Projects are estimated and subject to change.

Phase #2 Cost Variances

As shown in Table II-A-3 on the previous page, there is a variance of $526,292 attributable to cost overruns of the Phase #2 Improvements and the cost of the Phase #2 Additional Projects. According to the Amended and Restated Service and Assessment Plan, the Phase #2 Actual Costs variance will be paid by the Developer without reimbursement.

Phase #3 Improvements Sources and Uses

The Developer has provided additional costs for the Phase #3 Additional Projects in addition to the actual costs of the Phase #3 Improvements. There have been changes reported by the Developer to the revised estimated costs of the Authorized Improvements shown in the Amended and Restated Service and Assessment Plan for Phase #3.

Table II-A-4 on the following page summarizes the updated sources and uses of funds required to construct the Phase #3 Improvements and the Phase #3 Additional Projects. According to the Developer's Quarterly Improvement Implementation Report for Phases #2-9 dated as of June 30, 2023, the Phase #3 Improvements were completed and accepted by the City on January 30, 2020.

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Table II-A-4
Updated Sources and Uses – Phase #3

Sources of Funds	Phase #3 Estimated Budget[1]	Phase #3 Actual Costs/Updated Budget[2]	Variance
Phase #3 Reimbursement Agreement	$3,700,000	$3,700,000	$0
Other funding sources (Non-Reimbursable)	$677,000	$927,033	$250,033
Total Sources	**$4,377,000**	**$4,627,033**	**$250,033**
Uses of Funds			
Phase #3 Improvements			
Road improvements	$1,919,000	$1,919,000	$0
Water distribution system improvements	$727,000	$727,000	$0
Sanitary sewer improvements	$554,000	$554,000	$0
Storm drainage improvements	$965,000	$965,000	$0
Other soft and miscellaneous costs	$212,000	$212,000	$0
Subtotal	*$4,377,000*	*$4,377,000*	*$0*
Phase #3 Additional Projects			
Road improvements	$0	$165,782	$165,782
Water distribution system improvements	$0	$21,298	$21,298
Sanitary sewer improvements	$0	$20,227	$20,227
Storm drainage improvements	$0	$33,368	$33,368
Other soft and miscellaneous costs	$0	$9,358	$9,358
Subtotal	*$0*	*$250,033*	*$250,033*
Total Uses	**$4,377,000**	**$4,627,033**	**$250,033**

1 – According to the Amended and Restated Service and Assessment Plan as updated for Phase #3 on December 10, 2019.
2 – According to the Amended and Restated Service and Assessment Plan as updated for Phase #7 on February 14, 2023. The Phase #3 Improvements costs are final and the Phase #3 Additional Projects are estimated and subject to change.

Phase #3 Cost Variances

As shown in Table II-A-4 above, there is a variance of $250,033 attributable to the cost of the Phase #3 Additional Projects. According to the Amended and Restated Service and Assessment Plan, the Phase #3 Actual Costs variance will be paid by the Developer without reimbursement.

Phase #4 Improvements Sources and Uses

The Developer has provided additional costs for the Phase #4 Additional Projects in addition to the actual costs of the Phase #4 Improvements. There have been changes reported by the Developer to the revised estimated costs of the Authorized Improvements shown in the Amended and Restated Service and Assessment Plan for Phase #4.

Table II-A-5 below summarizes the updated sources and uses of funds required to construct the Phase #4 Improvements and the Phase #4 Additional Projects. According to the Developer's Quarterly Improvement Implementation Report for Phases #2-9 dated as of June 30, 2023, the Phase #4 Improvements were completed and accepted by the City on August 10, 2020.

Table II-A-5
Updated Sources and Uses – Phase #4

Sources of Funds	**Phase #4 Estimated Budget[1]**	**Phase #4 Actual Costs/Updated Budget[2]**	**Variance**
Phase #4 Reimbursement Agreement	$167,000	$167,000	$0
Other funding sources (Non-Reimbursable)	$225,000	$236,320	$11,320
Total Sources	**$392,000**	**$403,320**	**$11,320**
Uses of Funds			
Phase #4 Improvements			
Road improvements	$222,000	$222,000	$0
Water distribution system improvements	$48,000	$48,000	$0
Sanitary sewer improvements	$33,000	$33,000	$0
Storm drainage improvements	$33,000	$33,000	$0
Other soft and miscellaneous costs	$56,000	$56,000	$0
Subtotal	*$392,000*	*$392,000*	*$0*
Phase #4 Additional Projects			
Road improvements	$0	$7,506	$7,506
Water distribution system improvements	$0	$964	$964
Sanitary sewer improvements	$0	$916	$916
Storm drainage improvements	$0	$1,511	$1,511
Other soft and miscellaneous costs	$0	$424	$424
Subtotal	*$0*	*$11,320*	*$11,320*
Total Uses	**$392,000**	**$403,320**	**$11,320**

1 – According to the Amended and Restated Service and Assessment Plan as updated for Phase #4 on July 14, 2020.
2 – According to the Amended and Restated Service and Assessment Plan as updated for Phase #7 on February 14, 2023. The Phase #4 Improvements costs are final and the Phase #4 Additional Projects are estimated and subject to change.

Phase #4 Cost Variances

As shown in Table II-A-5 above, there is a variance of $11,320 attributable to the cost of the Phase #4 Additional Projects. According to the Amended and Restated Service and Assessment Plan, the Phase #4 Actual Costs variance will be paid by the Developer without reimbursement.

Phase #5 Improvements Sources and Uses

The Developer has provided additional costs for the Phase #5 Additional Projects in addition to the actual costs of the Phase #5 Improvements. There have been changes reported by the Developer to the revised estimated costs of the Authorized Improvements shown in the Amended and Restated Service and Assessment Plan for Phase #5.

Table II-A-6 below summarizes the updated sources and uses of funds required to construct the Phase #5 Improvements and the Phase #5 Additional Projects. According to the Developer's Quarterly Improvement Implementation Report for Phases #2-9 dated as of June 30, 2023, the Phase #5 Improvements were completed and accepted by the City on July 15, 2021.

Table II-A-6
Updated Sources and Uses – Phase #5

Sources of Funds	Phase #5 Estimated Budget[1]	Phase #5 Updated Budget[2]	Variance
Phase #5 Reimbursement Agreement	$2,510,000	$2,510,000	$0
Other funding sources (Non-Reimbursable)	$954,196	$1,090,419	$136,223
Total Sources	**$3,464,196**	**$3,600,419**	**$136,223**
Uses of Funds			
Phase #5 Improvements			
Road improvements	$1,819,522	$1,819,522	$0
Water distribution system improvements	$561,505	$561,505	$0
Sanitary sewer improvements	$372,977	$372,977	$0
Storm drainage improvements	$527,430	$527,430	$0
Other soft and miscellaneous costs	$182,761	$182,761	$0
Subtotal	*$3,464,195*	*$3,464,195*	*$0*
Phase #5 Additional Projects			
Road improvements	$0	$90,322	$90,322
Water distribution system improvements	$0	$11,604	$11,604
Sanitary sewer improvements	$0	$11,020	$11,020
Storm drainage improvements	$0	$18,180	$18,180
Other soft and miscellaneous costs	$0	$5,099	$5,099
Subtotal	*$0*	*$136,224*	*$136,224*
Total Uses	**$3,464,195**	**$3,600,419**	**$136,224**

1 – According to the Amended and Restated Service and Assessment Plan as updated for Phase #5 on June 8, 2021.
2 – According to the Amended and Restated Service and Assessment Plan as updated for Phase #7 on February 14, 2023.

Phase #5 Cost Variances

As shown in Table II-A-6 on the previous page, there is a variance of $136,224 attributable to the cost of the Phase #5 Additional Projects. According to the Amended and Restated Service and Assessment Plan, the Phase #5 Actual Costs variance will be paid by the Developer without reimbursement.

Phase #6 Improvements Sources and Uses

There have been no changes reported by the Developer to the revised estimated costs of the Authorized Improvement shown in the Amended and Restated Service and Assessment Plan for Phase #6.

Table II-A-7 on the following page summarizes the updated sources and uses of funds required to construct the Phase #6 Improvements and the Phase #6 portion of the Additional Major Improvements. According to the Developer's Quarterly Improvement Implementation Report for Phases #2-9 dated as of June 30, 2023, the Phase #6 Improvements were completed and accepted by the City on June 30, 2022.

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Table II-A-7
Updated Sources and Uses – Phase #6

Sources of Funds	Phase #6 Estimated Budget[1]	Phase #6 Updated Budget[2]	Variance
Phase #6 Reimbursement Agreement	$5,967,861	$5,967,861	$0
Other funding sources	$0	$0	$0
Total Sources	**$5,967,861**	**$5,967,861**	**$0**
Uses of Funds			
Phase #6 Improvements			
Road improvements	$2,868,493	$2,868,493	$0
Water distribution system improvements	$929,716	$929,716	$0
Sanitary sewer improvements	$882,344	$882,344	$0
Storm drainage improvements	$675,593	$675,593	$0
Other soft and miscellaneous costs	$344,797	$344,846	$48
Subtotal	*$5,700,944*	*$5,700,992*	*$48*
Additional Major Improvements			
Road improvements	$176,976	$176,944	($32)
Water distribution system improvements	$22,736	$22,732	($4)
Sanitary sewer improvements	$21,593	$21,589	($4)
Storm drainage improvements	$35,621	$35,615	($6)
Other soft and miscellaneous costs	$9,990	$9,988	($2)
Subtotal	*$266,917*	*$266,869*	*($48)*
Total Uses	**$5,967,861**	**$5,967,861**	**$0**

1 – According to the Amended and Restated Service and Assessment Plan as updated for Phase #6 on June 14, 2022.
2 – According to the Amended and Restated Service and Assessment Plan as updated for Phase #7 on February 14, 2023.

Phase #6 Cost Variances

As stated in Table II-A-7 above, there are no significant variances between the initial estimated budget and the actual amount spent to be reported at this time.

Phase #7 Improvements Sources and Uses

There have been no changes reported by the Developer to the revised estimated costs of the Authorized Improvement shown in the Amended and Restated Service and Assessment Plan for Phase #7.

Table II-A-8 below summarizes the updated sources and uses of funds required to construct the Phase #7 Improvements and the Phase #7 portion of the Additional Major Improvements. According to the Developer's Quarterly Improvement Implementation Report for Phases #2-9 dated as of June 30, 2023, the Phase #7 Improvements were completed and accepted by the City on June 15, 2023.

Table II-A-8
Updated Sources and Uses – Phase #7

Sources of Funds	**Phase #7 Estimated Budget[1]**	**Phase #7 Updated Budget[1]**	**Variance**
Phase #7 Reimbursement Agreement	$7,920,908	$7,920,908	$0
Other funding sources	$0	$0	$0
Total Sources	**$7,920,908**	**$7,920,908**	**$0**
Uses of Funds			
Phase #7 Improvements			
Road improvements	$4,046,257	$4,046,257	$0
Water distribution system improvements	$1,138,466	$1,138,466	$0
Sanitary sewer improvements	$1,047,775	$1,047,775	$0
Storm drainage improvements	$1,017,931	$1,017,931	$0
Other soft and miscellaneous costs	$320,612	$320,612	$0
Subtotal	*$7,571,041*	*$7,571,041*	*$0*
Phase #7 Additional Projects			
Road improvements	$198,823	$198,823	$0
Water distribution system improvements	$25,543	$25,543	$0
Sanitary sewer improvements	$24,259	$24,259	$0
Storm drainage improvements	$40,019	$40,019	$0
Other soft and miscellaneous costs	$11,223	$11,223	$0
Subtotal	*$299,867*	*$299,867*	*$0*
Administrative Expenses (First Year)	$50,000	$50,000	
Total Uses	**$7,920,908**	**$7,920,908**	**$0**

1 – According to the Amended and Restated Service and Assessment Plan as updated for Phase #7 on February 14, 2023.

Phase #7 Cost Variances

As stated in Table II-A-8 above, there are no significant variances between the initial estimated budget and the actual amount spent to be reported at this time.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years. All of the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the Annual Installments expected to be collected for these costs is shown by Table II-B-1 below.

Table II-B-1
Projected Annual Installments

Assessment Year ending 09/01[1]	Phase #1	Phases #2-9 MIA	Phase #2	Phase #3	Phase #4	Phase #5	Phase #6	Phase #7	CCMI
2015-2023	$5,867,088	$12,453,531	$2,971,422	$1,206,486	$44,975	$419,710	$555,356	$0	$263,371
2025	$583,779	$1,261,451	$372,365	$268,889	$15,058	$206,937	$489,293	$729,132	$0
2026	$585,822	$1,366,587	$375,871	$217,347	$15,009	$207,213	$490,022	$733,921	$0
2027	$587,186	$1,381,841	$373,855	$219,584	$11,100	$207,494	$490,766	$734,855	$0
2028	$587,891	$1,384,586	$376,611	$221,615	$11,036	$179,128	$491,528	$735,809	$0
2029	$587,936	$1,409,272	$373,845	$219,440	$11,972	$179,410	$411,999	$736,783	$0
2030	$587,321	$1,391,338	$375,852	$221,270	$11,862	$179,606	$411,627	$586,395	$0
Total	**$9,387,023**	**$20,648,606**	**$5,219,821**	**$2,574,631**	**$121,012**	**$1,579,498**	**$3,340,591**	**$4,256,895**	**$263,371**

1 – Assessment years ending 2015 through 2025 reflect actual Annual Installments and are net of applicable reserve fund income, CCMI credits, administrative expense credits and capitalized interest. Assessment years 2026 through 2030 reflect projected Annual Installments and are subject to change.

C. Annual Budget – Phase #1

Phase #1 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Bonds of which sixteen (16) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 Refunding Bonds commencing with the issuance of the Phase #1 Refunding Bonds. The effective interest rate on the Phase #1 Refunding Bonds is 3.18 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1 Refunding Bonds (3.18 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel

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

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1 Refunding Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the additional interest reserve amounts as described in the Amended and Restated Service and Assessment Plan and applicable Trust Indenture.

Phase #1 Annual Installments to be collected for 2024-25

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-C-1 below.

Table II-C-1
Budget for the Phase #1 Annual Installments
to be Collected for 2024-25

	Phase #1 Refunding Bonds
Interest payment on March 1, 2025	$104,251
Interest payment on September 1, 2025	$104,251
Principal payment on September 1, 2025	$305,000
Subtotal debt service on bonds	*$513,502*
Excess Interest for Additional Interest Reserves	$32,822
Administrative Expenses	$37,454
Subtotal Expenses	*$583,779*
Available Reserve Fund Income	$0
Available Administrative Expense Account	$0
Available Capitalized Interest	$0
Subtotal funds available	*$0*
Annual Installments	**$583,779**

Debt Service Payments

Annual Installments to be collected for principal and interest on the Phase #1 Refunding Bonds include interest due on March 1, 2025 in the amount of $104,251 and on September 1, 2025 in the amount of $104,251, which equal interest on the outstanding Phase #1 Refunding Bonds'

Assessment balance of $6,564,482 for six months each at an effective interest rate of 3.18 percent. Annual Installments to be collected include a principal amount of $305,000 due on September 1, 2025. As a result, total Annual Installment to be collected for principal and interest for the Phase #1 Refunding Bonds in 2024-25 is equal to $513,502.

Administrative Expenses

Administrative expenses include the City, Administrator, Trustee, auditor, and contingency fees. As shown in Table II-C-2 below, the total administrative expenses to be collected for 2024-25 are estimated to be $37,454.

Table II-C-2
Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$6,000
Administrator	$25,200
Trustee	$2,750
Auditor	$2,000
Contingency	$1,504
Total	**$37,454**

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for additional interest reserves in the amount of $32,822, which equals 0.5 percent interest on the outstanding Phase #1 Assessments balance of $6,564,482.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Phase #1 Reserve Fund was $144,419, which includes a portion of the Bond Reserve Requirement in the amount of $134,259 and investment income of $10,159. As a result, there is not a significant excess balance to give a credit to reduce the Phase #1 2024-25 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the balance in the Phase #1 Administrative Expense Fund was $33,769. The balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds available in the Phase #1 Administrative Expense Fund to reduce the Phase #1 2024-25 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no credit to reduce the Phase #1 2024-25 Annual Installment.

D. ANNUAL INSTALLMENTS PER UNIT - PHASE #1

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #1 Refunding Bonds, to fund the Additional Interest Reserve described in the Amended and Restated Service and Assessment Plan, and to cover Administrative Expenses of Phase #1.

According to the Amended and Restated Service and Assessment Plan, 335 units representing 210.80 total Equivalent Units were built within Phase #1 of the PID. As of June 30, 2024, six units have prepaid their Assessment in full resulting in 4.19 Equivalent Units being paid off. As a result, 329 units representing 206.61 total Equivalent Units will be billed for the 2024-25 Annual Installment. Accordingly, the principal and interest portion of the Annual Installment to be collected from each Equivalent Unit will be $2,644.23 (i.e., ($513,502 + $32,822) ÷ 206.61 = $2,644.23). The Administrative Expenses to be collected from each Equivalent Unit will be $181.28 (i.e., $37,454 ÷ 206.61 = $181.28). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #1 will be $2,825.51 (i.e., $2,644.23 + $181.28 = $2,825.51). The Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,825.51 by the total estimated Equivalent Units for each Parcel in Phase #1.

The Annual Installment due to be collected from each Land Use Class in Phase #1 for 2024-25 is shown in Table II-D-1 below.

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

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment
Lot Type 1 (One-acre Lot)	$2,825.51	1.00	$2,825.51
Lot Type 3 (86 Ft Lot)	$2,825.51	0.83	$2,345.18
Lot Type 4 (74 Ft Lot)	$2,825.51	0.72	$2,034.37
Lot Type 5 (60 Ft Lot)	$2,825.51	0.58	$1,638.80
Lot Type 6 (50 Ft Lot)	$2,825.51	0.48	$1,356.25

The list of Parcels within Phase #1 of the PID, the corresponding lot types of the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix C.

E. ANNUAL BUDGET – PHASES #2-9

Phases #2-9 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Bonds and/or execution of the Phases #2-9 Reimbursement Agreement, of which sixteen (16) remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment bears interest at the rate on the Phases #2-9 Bonds plus 0.5 percent as described below commencing with the issuance of the Phases #2-9 Bonds. The effective interest rate on the Phases #2-9 Bonds is 6.18 percent and the effective interest rate applicable to the Phases #2-9 Reimbursement Agreement is 6.43 percent per annum for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for the portion of the Assessment related to the Phases #2-9 Bonds may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phases #2-9 Bonds (6.18 percent) plus an additional interest of one-half of one percent (0.5 percent) are used to calculate the interest on the Assessments levied on the Assessed Property within Phases #2-9 for the Major Improvements. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Bond Ordinance, such as capitalized interest, interest earnings on any account balances, the City Contributed Grant Amount and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phases #2-9 Bonds and Phases #2-9 Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Amended and Restated Service and Assessment Plan and applicable Trust Indenture.

Phases #2-9 Major Improvement Annual Installments to be collected for 2024-25

The budget for Phases #2-9 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-E-1 on the following page.

Table II-E-1
Budget for the Phases #2-9 Major Improvement Annual Installments to be Collected for 2024-25

	Phases #2-9 Bonds	Phases #2-9 Reimbursement Agreement	Total
Interest payment on March 1, 2025	$298,124	$86,757	$384,881
Interest payment on September 1, 2025	$298,124	$86,757	$384,881
Principal payment on September 1, 2025	$365,000	$89,000	$454,000
Subtotal debt service on bonds	*$961,247*	*$262,514*	*$1,223,762*
Excess Interest for Prepayment and Delinquency Reserves	$48,218	$0	$48,218
Administrative Expenses	$29,771	$8,331	$38,102
Subtotal Expenses	*$1,039,237*	*$270,845*	*$1,310,082*
Available Reserve Fund Income	($48,631)	$0	($48,631)
Available Administrative Expense Account	$0	$0	$0
Available Capitalized Interest	$0	$0	$0
Subtotal funds available	*($48,631)*	*$0*	*($48,631)*
Annual Installments	**$990,606**	**$270,845**	**$1,261,451**

Debt Service Payments

Annual Installments to be collected for principal and interest on the Phases #2-9 Bonds include interest due on March 1, 2025 in the amount of $298,124 and on September 1, 2025 in the amount of $298,124, which equal interest on the outstanding Phases #2-9 Bond Assessment balance of $9,643,672 for six months each at an effective interest rate of 6.18 percent. Annual Installments to be collected include a principal amount of $365,000 due on September 1, 2025. As a result, the total Annual Installment to be collected for principal and interest for the Phases #2-9 Bonds in 2024-25 is equal to $961,247.

Annual Installments to be collected for principal and interest on the Phases #2-9 Reimbursement Agreement include interest due on March 1, 2025 in the amount of $86,757 and September 1, 2025 in the amount of $86,757, which equal interest on the outstanding Assessments balance of $2,698,512 for six months each at an effective interest rate of 6.43 percent. Annual Installments to be collected include a principal amount of $89,000 due on September 1, 2025. The total Annual Installment to be collected for principal and interest for the Phases #2-9 Reimbursement Agreement in 2024-25 is equal to $262,514.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, and contingency fees. As shown in Table II-E-2 on the following page, the total administrative expenses to be collected for 2024-25 are estimated to be $38,102.

Table II-E-2
Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$6,000
Administrator	$25,500
Trustee	$3,300
Auditor	$2,000
Contingency	$1,302
Total	**$38,102**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $48,218, which equals 0.5 percent interest on the outstanding Phases #2-9 Bond Assessments balance of $9,643,672.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Phases #2-9 Reserve Fund was $1,057,367, which includes the Bond Reserve Requirement of $1,008,736 and an excess balance of $48,631. Pursuant to Section 6.7(d) of the Phases #2-9 Bond Trust Indenture the excess balance of $48,631 should be transferred to the Phases #2-9 Major Improvement Principal & Interest Account and used to pay interest on the Phases #2-9 Bonds on the next interest payment date. As a result, $48,631 is available to reduce the Phases #2-9 2024-25 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the balance in the Phases #2-9 Administrative Expense Fund was $35,228. The balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, funds are not anticipated to be available in the Phases #2-9 Administrative Expense Fund to reduce the Phases #2-9 2024-25 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Phases #2-9 2024-25 Annual Installment.

F. ANNUAL INSTALLMENT PER UNIT - PHASES #2-9

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phases #2-9 Bonds and Phases #2-9 Reimbursement Agreement, to fund the Prepayment Reserve and Delinquency

Reserve described in the Amended and Restated Service and Assessment Plan, and to cover Administrative Expenses of Phases #2-9.

According to the Amended & Restated Service and Assessment Plan, the Phases #2-5 portion of the Phases #2-9 Major Improvement Assessment are allocated using the 2021 revised Equivalent Units and the Phases #6-9 portion of the Phases #2-9 Major Improvement Assessment are allocated using the 2022 revised equivalent units. See Appendix D-1 of this report for a breakdown of the 2024-25 budget and allocated assessment as of September 1, 2024.

The Annual Installment to be collected from each Parcel within Phases #2-9 is calculated by multiplying the Annual Installment for each Equivalent Unit by the total estimated Equivalent Units for each Parcel in Phases #2-9. See Appendix D-2 of this report for the Annual Installment per equivalent Unit and the Annual Installment to be collected from each Land Use Class in Phases #2-9 for 2024-25.

The list of Parcels within Phases #2-9 of the PID, the corresponding lot types of the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix D-3.

G. Annual Budget – Phase #2

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in twenty-six Annual Installments of principal and interest beginning with the tax year following the recording of the Phase #2 plat of which twenty (20) Annual Installments remain outstanding.

Each Assessment for the Phase #2 Improvements bears interest at the rate on the Reimbursement Agreement for Phase #2 Improvements as described in the Amended and Restated Service and Assessment Plan. The effective interest rate on the Reimbursement Agreement for Phase #2 Improvements. is 5.87 percent for 2024-25. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Amended and Restated Service and Assessment Plan and other applicable documents, such as interest earnings and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of Reimbursement Agreement for Phase #2 Improvements and any accrued interest thereon (the "Phase #2 Reimbursement Amount") from the collection of the Annual Installments in accordance with the Phase #2 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

Phase #2 Annual Installments to be collected for 2024-25

The budget for Phase #2 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-G-1 below.

Table II-G-1
Budget for the Phase #2 Annual Installments
to be Collected for 2024-25

	Phase #2 Reimbursement Agreement
Interest due on Phase #2 Reimbursement Amount	$250,236
Phase #2 Assessments due	$100,000
Subtotal debt service	*$350,236*
Administrative Expenses	$22,129
Subtotal Expenses	*$372,365*
Available Administrative Expense Account	$0
Subtotal funds available	*$0*
Annual Installments	**$372,365**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2024-25 in the amount of $250,236, which equal interest on the outstanding Assessments balance of $4,262,964 for one year and an effective interest rate of 5.87 percent. Annual Installments to be collected include a principal amount of $100,000. As a result, total Annual Installments to be collected for Phase #2 for principal and interest in 2024-25 is estimated to be equal to $350,236.

Administrative Expenses

Administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-G-2 on the following page, the total administrative expenses to be collected for 2024-25 are estimated to be $22,129.

Table II-G-2
Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$6,000
Administrator	$14,300
Contingency	$1,829
Total	**$22,129**

Available Administrative Expense Account

As of May 31, 2024, the balance in the Phase #2 Administrative Account was $19,047. The balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, funds are not anticipated to be available in the Phase #2 Administrative Account to reduce the Phase #2 2024-25 Annual Installment.

H. Annual Installments Per Unit - Phase #2

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #2 Reimbursement Agreement and to cover Administrative Expenses of Phase #2.

According to the Amended and Restated Service and Assessment Plan, 360 units representing 214.67 total Equivalent Units were estimated to be built within Phase #2 of the PID. As of June 30, 2024, thirty-eight units have prepaid their assessment in full resulting in 26.06 Equivalent Units being paid off. As a result, there are 188.61 Equivalent Units expected to be billed for the 2024-25 Annual Installment. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $1,856.93 (i.e., $350,236 ÷ 188.61 = $1,856.93) and the Administrative Expenses to be collected from each Equivalent Unit will be $117.33 (i.e., $22,129 ÷ 188.61 = $117.33). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #2 will be $1,974.26 (i.e., $1,856.93 + $117.33 = $1,974.26). The Annual Installment to be collected from each Parcel within Phase #2 is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,974.26 by the total estimated Equivalent Units for each Parcel in Phase #2.

The Annual Installment due to be collected from each Land Use Class in Phase #2 for 2024-25 is shown in Table II-H-1 on the following page.

Table II-H-1
Annual Installment Per Unit – Phase #2

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment
Lot Type 2 (100 Ft Lot)	$1,974.26	0.88	$1,737.35
Lot Type 3 (86 Ft Lot)	$1,974.26	0.83	$1,638.63
Lot Type 4 (74 Ft Lot)	$1,974.26	0.72	$1,421.47
Lot Type 5 (60 Ft Lot)	$1,974.26	0.58	$1,145.07
Lot Type 6 (50 Ft Lot)	$1,974.26	0.48	$947.64

The list of Parcels within Phase #2 of the PID, the corresponding lot types of the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix E.

I. ANNUAL BUDGET – PHASE #3

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in twenty-five Annual Installments of principal and interest beginning with the tax year following the recording of the Phase #3 plat of which twenty-two (22) Annual Installments remain outstanding.

Each Assessment for the Phase #3 Improvements bears interest at the rate on the Reimbursement Agreement for Phase #3 Improvements as described in the Amended and Restated Service and Assessment Plan. The effective interest rate on the Phase #3 Reimbursement Agreement is 8.33 percent for 2024-25. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Amended and Restated Service and Assessment Plan and other applicable documents, such as interest earnings and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of Reimbursement Agreement for Phase #3 Improvements and any accrued interest thereon (the "Phase #3 Reimbursement Amount") from the collection of the Annual Installments in accordance with the Phase #3 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

Phase #3 Annual Installments to be collected for 2024-25

The budget for Phase #3 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-I-1 below.

Table II-I-1
Budget for the Phase #3 Annual Installments to be Collected for 2024-25

	Phase #3 Reimbursement Agreement
Interest due on Phase #3 Reimbursement Amount	$243,494
Phase #3 Assessments due	$4,000
Subtotal debt service	*$247,494*
Administrative Expenses	$21,395
Subtotal Expenses	*$268,889*
Available Administrative Expense Account	$0
Subtotal funds available	*$0*
Annual Installments	**$268,889**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2024-25 in the amount of $243,494, which equal interest on the outstanding Assessments balance of $2,923,094 for one year and an effective interest rate of 8.33 percent. Annual Installments to be collected include a principal amount of $4,000. As a result, total Annual Installments to be collected for Phase #3 for principal and interest in 2024-25 is estimated to be equal to $247,494.

Administrative Expenses

Administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-I-2 below, the total administrative expenses to be collected for 2024-25 are estimated to be $21,395.

Table II-I-2
Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$6,000
Administrator	$14,300
Contingency	$1,095
Total	**$21,395**

Available Administrative Expense Account

As of May 31, 2024, the balance in the Phase #3 Administrative Account was $17,334. The balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, funds are not anticipated to be available in the Phase #3 Administrative Account to reduce the Phase #3 2024-25 Annual Installment.

J. ANNUAL INSTALLMENTS PER UNIT - PHASE #3

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #3 Reimbursement Agreement and to cover Administrative Expenses of Phase #3.

According to the Amended and Restated Service and Assessment Plan, 195 units representing 131.67 total Equivalent Units are estimated to be built within Phase #3 of the PID. As of June 30, 2024, thirty-eight units representing 26.77 Equivalent Units have prepaid their Assessment in full. As a result, there are 104.90 Equivalent Units expected to be billed for the 2024-25 Annual Installment. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $2,359.33 (i.e., $247,494 ÷ 104.90 = $2,359.33) and the Administrative Expenses to be collected from each Equivalent Unit will be $203.96 (i.e., $21,395 ÷ 104.90 = $203.96). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #3 will be $2,563.29 (i.e., $2,359.33 + $203.96 = $2,563.29). The Annual Installment to be collected from each Parcel within Phase #3 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,563.29 by the total estimated Equivalent Units for each Parcel in Phase #3.

The Annual Installment due to be collected from each Land Use Class in Phase #3 for 2024-25 is shown in Table II-J-1 below.

Table II-J-1
Annual Installment Per Unit – Phase #3

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment
Lot Type 3 (86 Ft Lot)	$2,563.29	0.83	$2,127.53
Lot Type 4 (74 Ft Lot)	$2,563.29	0.72	$1,845.57
Lot Type 5 (60 Ft Lot)	$2,563.29	0.58	$1,486.71

The list of Parcels within Phase #3 of the PID, the corresponding lot types of the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix F.

K. ANNUAL BUDGET – PHASE #4

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in twenty-six Annual Installments of principal and interest beginning with the tax year following the recording of the Phase #4 plat of which twenty-three (23) Annual Installments remain outstanding.

Each Assessment for the Phase #4 Improvements bears interest at the rate on the Reimbursement Agreement for Phase #4 Improvements as described in the Amended and Restated Service and Assessment Plan. The effective interest rate on the Reimbursement Agreement for Phase #4 Improvements is 7.61 percent for 2024-25. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Amended and Restated Service and Assessment Plan and other applicable documents, such as interest earnings and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of Reimbursement Agreement for Phase #4 Improvements and any accrued interest thereon (the "Phase #4 Reimbursement Amount") from the collection of the Annual Installments in accordance with the Phase #4 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

Phase #4 Annual Installments to be collected for 2024-25

The budget for Phase #4 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-K-1 on the following page.

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Table II-K-1
Budget for the Phase #4 Annual Installments
to be Collected for 2024-25

	Phase #4 Reimbursement Agreement
Interest due on Phase #4 Reimbursement Amount	$12,480
Phase #4 Assessments due	$1,000
Subtotal debt service	*$13,480*
Administrative Expenses	$1,578
Subtotal Expenses	*$15,058*
Available Administrative Expense Account	$0
Subtotal funds available	*$0*
Annual Installments	**$15,058**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2024-25 in the amount of $12,480, which equal interest on the outstanding Assessments balance of $164,000 for one year and an effective interest rate of 7.61 percent. Annual Installments to be collected include a principal amount of $1,000. As a result, total Annual Installments to be collected for Phase #4 for principal and interest in 2024-25 is estimated to be equal to $13,480.

Administrative Expenses

Administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-K-2 below, the total administrative expenses to be collected for 2024-25 are estimated to be $1,578.

Table II-K-2
Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$250
Administrator	$1,000
Contingency	$328
Total	**$1,578**

Available Administrative Expense Account

As of May 31, 2024, the balance in the Phase #4 Administrative Account was $7. The balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, funds are not anticipated to be available in the Phase #4 Administrative Account to reduce the Phase #4 2024-25 Annual Installment.

L. ANNUAL INSTALLMENTS PER UNIT - PHASE #4

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #4 Reimbursement Agreement and to cover Administrative Expenses of Phase #4.

According to the Amended and Restated Service and Assessment Plan, nine units representing 5.94 total Equivalent Units are estimated to be built within Phase #4 of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $2,269.43 (i.e., $13,480 ÷ 5.94 = $2,269.43) and the Administrative Expenses to be collected from each Equivalent Unit will be $265.62 (i.e., $1,578 ÷ 5.94 = $265.62). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #4 will be $2,535.05 (i.e., $2,269.43 + $265.62 = $2,535.05). The Annual Installment to be collected from each Parcel within Phase #4 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,535.05 by the total estimated Equivalent Units for each Parcel in Phase #4.

The Annual Installment due to be collected from each Land Use Class in Phase #4 for 2024-25 is shown in Table II-L-1 below.

Table II-L-1
Annual Installment Per Unit – Phase #4

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment
Lot Type 3 (86 Ft Lot)	$2,535.05	0.83	$2,104.09
Lot Type 4 (74 Ft Lot)	$2,535.05	0.72	$1,825.24
Lot Type 5 (60 Ft Lot)	$2,535.05	0.58	$1,470.33
Lot Type 6 (50 Ft Lot)	$2,535.05	0.48	$1,216.82

The list of Parcels within Phase #4 of the PID, the corresponding lot types of the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix G.

M. ANNUAL BUDGET – PHASE #5

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in twenty-six Annual Installments of principal and interest beginning with the tax year following the recording of the Phase #5 plat of which twenty-four (24) Annual Installments remain outstanding.

Each Assessment for the Phase #5 Improvements bears interest at the rate on the Reimbursement Agreement for Phase #5 Improvements as described in the Amended and Restated Service and Assessment Plan. The effective interest rate on the Reimbursement Agreement for Phase #5 Improvements is 7.64 percent for 2024-25. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Amended and Restated Service and Assessment Plan and other applicable documents, such as interest earnings and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of Reimbursement Agreement for Phase #5 Improvements and any accrued interest thereon (the "Phase #5 Reimbursement Amount") from the collection of the Annual Installments in accordance with the Phase #5 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

Phase #5 Annual Installments to be collected for 2024-25

The budget for Phase #5 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-M-1 on the following page.

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Table II-M-1
Budget for the Phase #5 Annual Installments to be Collected for 2024-25

	Phase #5 Reimbursement Agreement
Interest due on Phase #5 Reimbursement Amount	$185,251
Phase #5 Assessments due	$1,000
Subtotal debt service	*$186,251*
Administrative Expenses	$20,686
Subtotal Expenses	*$206,937*
Available Administrative Expense Account	$0
Subtotal funds available	*$0*
Annual Installments	**$206,937**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2024-25 in the amount of $185,251, which equal interest on the outstanding Assessments balance of $2,424,757 for one year and an effective interest rate of 7.64 percent. Annual Installments to be collected include a principal amount of $1,000. As a result, total Annual Installments to be collected for Phase #5 for principal and interest in 2024-25 is estimated to be equal to $186,251.

Administrative Expenses

Administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-M-2 below, the total administrative expenses to be collected for 2024-25 are estimated to be $20,686.

Table II-M-2
Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$6,000
Administrator	$13,300
Contingency	$1,386
Total	**$20,686**

Available Administrative Expense Account

As of May 31, 2024, the balance in the Phase #5 Administrative Account was $26,421. The balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, funds are not anticipated to be available in the Phase #5 Administrative Account to reduce the Phase #5 2024-25 Annual Installment.

N. ANNUAL INSTALLMENTS PER UNIT - PHASE #5

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #5 Reimbursement Agreement and to cover Administrative Expenses of Phase #5.

According to the Amended and Restated Service and Assessment Plan, 96 units representing 72.84 total Equivalent Units are estimated to be built within Phase #5 of the PID. As of June 30, 2024, three units representing 2.31 Equivalent Units have prepaid their Assessment in full. As a result, there are 70.53 Equivalent Units expected to be billed for the 2024-25 Annual Installment. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $2,640.74 (i.e., $186,251 ÷ 70.53 = $2,640.74) and the Administrative Expenses to be collected from each Equivalent Unit will be $293.29 (i.e., $20,686 ÷ 70.53 = $293.29). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #5 will be $2,934.03 (i.e., $2,640.74 + $293.29 = $2,934.03). The Annual Installment to be collected from each Parcel within Phase #5 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,934.03 by the total estimated Equivalent Units for each Parcel in Phase #5.

The Annual Installment due to be collected from each Land Use Class in Phase #5 for 2024-25 is shown in Table II-N-1 below.

Table II-N-1
Annual Installment Per Unit – Phase #5

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment
Lot Type 3 (86 Ft Lot)	$2,934.03	0.83	$2,435.25
Lot Type 7 (65 Ft Lot)	$2,934.03	0.65	$1,907.12

The list of Parcels within Phase #5 of the PID, the corresponding lot types of the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix H.

O. ANNUAL BUDGET – PHASE #6

The Assessment imposed on any Parcel may be paid in full at any time. According to the Amended and Restated Service and Assessment Plan, the collection of the first Annual Installment for a Phase #6 Lot or Phase #6 Parcel shall commence upon: (A) satisfaction of the requirements of Section 13.2(c) of the Trust Indenture relating to the Phases #2-9 Bonds relating to the issuance of additional obligations, and (B) the earlier of: (i) September 1, 2023 (ii) the issuance of one or more Phase #6 Bonds, or (iii) September 1st following the two year anniversary of the levy of Assessments on the Phase #6 Assessed Property. Such first Annual Installment for a Phase #6 Lot or Phase #6 Parcel shall be due by January 31st of the following calendar year.

According to section (B)(i) stated above, the conditions were satisfied as of September 1, 2023. The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning September 1, 2023 of which twenty-nine (29) Annual Installments remain outstanding.

Each Assessment for the Phase #6 Improvements bears interest at the rate on the Reimbursement Agreement for Phase #6 Improvements as described in the Amended and Restated Service and Assessment Plan. The effective interest rate on the Reimbursement Agreement for Phase #6 Improvements is 8.75 percent for 2024-25. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Amended and Restated Service and Assessment Plan and other applicable documents, such as interest earnings and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of Reimbursement Agreement for Phase #6 Improvements and any accrued interest thereon (the "Phase #6 Reimbursement Amount") from the collection of the Annual Installments in accordance with the Phase #6 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

Phase #6 Annual Installments to be collected for 2024-25

The budget for Phase #6 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-O-1 on the following page.

Table II-O-1
Budget for the Phase #6 Annual Installments to be Collected for 2024-25

	Phase #6 Reimbursement Agreement
Interest due on Phase #6 Reimbursement Amount	$447,493
Phase #6 Assessments due	$1,000
Subtotal debt service	*$448,493*
Administrative Expenses	$40,800
Subtotal Expenses	*$489,293*
Available Administrative Expense Account	$0
Subtotal funds available	*$0*
Annual Installments	**$489,293**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2024-25 in the amount of $447,493, which equal interest on the outstanding Assessments balance of $5,114,207 for one year and an effective interest rate of 8.75 percent. Annual Installments to be collected include a principal amount of $1,000. As a result, total Annual Installments to be collected for Phase #6 for principal and interest in 2024-25 is estimated to be equal to $448,493.

Administrative Expenses

Administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-O-2 below, the total administrative expenses to be collected for 2024-25 are estimated to be $40,800.

Table II-O-2
Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$6,000
Administrator	$32,000
Contingency	$2,800
Total	**$40,800**

Available Administrative Expense Account

As of May 31, 2024, the balance in the Phase #6 Administrative Account was $34,135. The balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, funds are not anticipated to be available in the Phase #6 Administrative Account to reduce the Phase #6 2024-25 Annual Installment.

P. ANNUAL INSTALLMENTS PER UNIT - PHASE #6

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #6 Reimbursement Agreement and to cover Administrative Expenses of Phase #6.

According to the Amended and Restated Service and Assessment Plan, 257 units representing 83.22 total Equivalent Units are estimated to be built within Phase #6 of the PID. As of June 30, 2024, thirty-two units representing 11.89 Equivalent Units have prepaid their Assessment in full. As a result, there are 71.33 Equivalent Units expected to be billed for the 2024-25 Annual Installment. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $6,287.58 (i.e., $448,493 ÷ 71.33 = $6,287.58) and the Administrative Expenses to be collected from each Equivalent Unit will be $571.99 (i.e., $40,800 ÷ 71.33 = $571.99). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #6 will be $6,859.57 (i.e., $6,287.58 + $571.99 = $6,859.57). The Annual Installment to be collected from each Parcel within Phase #6 is calculated by multiplying the Annual Installment for each Equivalent Unit of $6,859.57 by the total estimated Equivalent Units for each Parcel in Phase #6.

The Annual Installment due to be collected from each Land Use Class in Phase #6 for 2024-25 is shown in Table II-P-1 below.

Table II-P-1
Annual Installment Per Unit – Phase #6

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment
Lot Type 4 (74 Ft Lot)	$6,859.57	0.43	$2,949.61
Lot Type 5 (60 Ft Lot)	$6,859.57	0.34	$2,332.25
Lot Type 6 (50 Ft Lot)	$6,859.57	0.29	$1,989.27
Lot Type 8 (40 Ft Lot)	$6,859.57	0.24	$1,646.30

The list of Parcels within Phase #6 of the PID, the corresponding lot types of the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix I.

Q. ANNUAL BUDGET – PHASE #7

The Assessment imposed on any Parcel may be paid in full at any time. According to the Amended and Restated Service and Assessment Plan, the collection of the first Annual Installment for a Phase #7 Lot or Phase #7 Parcel shall commence upon: (A) satisfaction of the applicable requirements of the Trust Indenture relating to the Phases #2-9 Bonds relating to the issuance of additional obligations, and (B) the earlier of: (i) September 1, 2024, (ii) the issuance of one or more Phase #7 Bonds, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments related to the Phase #7 Projects on the Phase #7 Assessed Property. Such first Annual Installment for a Phase #7 Lot or Phase #7 Parcel shall be due by January 31st of the following calendar year.

According to section (B)(i) stated above, the conditions will be satisfied as of September 1, 2024. The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning September 1, 2024 of which thirty (30) Annual Installments remain outstanding.

Each Assessment for the Phase #7 Improvements bears interest at the rate on the Reimbursement Agreement for Phase #7 Improvements as described in the Amended and Restated Service and Assessment Plan. The effective interest rate on the Reimbursement Agreement for Phase #7 Improvements is 8.65 percent for 2024-25. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Amended and Restated Service and Assessment Plan and other applicable documents, such as interest earnings and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of Reimbursement Agreement for Phase #7 Improvements and any accrued interest thereon (the "Phase #7 Reimbursement Amount") from the collection of the Annual Installments in accordance with the Phase #7 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

Phase #7 Annual Installments to be collected for 2024-25

The budget for Phase #7 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-Q-1 on the following page.

Table II-Q-1
Budget for the Phase #7 Annual Installments
to be Collected for 2024-25

	Phase #7 Reimbursement Agreement
Interest due on Phase #7 Reimbursement Amount	$682,008
Phase #7 Assessments due	$1,000
Subtotal debt service	*$683,008*
Administrative Expenses	$50,000
Subtotal Expenses	*$733,008*
Available Administrative Expense Account	($3,876)
Subtotal funds available	*($3,876)*
Annual Installments	**$729,132**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2024-25 in the amount of $682,008, which equal interest on the outstanding Assessments balance of $7,884,484 for one year and an effective interest rate of 8.65 percent. Annual Installments to be collected include a principal amount of $1,000. As a result, total Annual Installments to be collected for Phase #7 for principal and interest in 2024-25 is estimated to be equal to $683,008.

Administrative Expenses

Administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-Q-2 below, the total administrative expenses to be collected for 2024-25 are estimated to be $50,000.

Table II-Q-2
Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$6,000
Administrator	$41,500
Contingency	$2,500
Total	**$50,000**

Available Administrative Expense Account

As of May 31, 2024, the balance in the Phase #7 Administrative Account was $46,390. Approximately $42,514 is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, $3,876 is anticipated to be available in the Phase #7 Administrative Account to reduce the Phase #7 2024-25 Annual Installment.

R. ANNUAL INSTALLMENTS PER UNIT - PHASE #7

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #7 Reimbursement Agreement and to cover Administrative Expenses of Phase #7.

According to the Amended and Restated Service and Assessment Plan, 171 units representing 93.51 total Equivalent Units are estimated to be built within Phase #7 of the PID. As of June 30, 2024, one unit representing 0.43 Equivalent Units has prepaid their Assessment in full. As a result, there are 93.08 Equivalent Units expected to be billed for the 2024-25 Annual Installment. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $7,337.86 (i.e., $683,008 ÷ 93.08 = $7,337.86) and the Administrative Expenses to be collected from each Equivalent Unit will be $495.53 (i.e., $50,000 ÷ 93.08 = $495.53). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #7 will be $7,833.39 (i.e., $7,337.86 + $495.53 = $7,833.39). The Annual Installment to be collected from each Parcel within Phase #7 is calculated by multiplying the Annual Installment for each Equivalent Unit of $7,833.39 by the total estimated Equivalent Units for each Parcel in Phase #7.

The Annual Installment due to be collected from each Land Use Class in Phase #7 for 2024-25 is shown in Table II-R-1 below.

Table II-R-1
Annual Installment Per Unit – Phase #7

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment
Lot Type 1 (One-acre Lot)	$7,833.39	1.00	$7,833.39
Lot Type 2 (100 Ft Lot)	$7,833.39	0.65	$5,091.70
Lot Type 3 (86 Ft Lot)	$7,833.39	0.49	$3,838.36
Lot Type 4 (74 Ft Lot)	$7,833.39	0.43	$3,368.36
Lot Type 7 (65 Ft Lot)	$7,833.39	0.37	$2,898.35

The list of Parcels within Phase #7 of the PID, the corresponding lot types of the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix J.

S. BOND REDEMPTION RELATED UPDATES

Phase #1 Bonds

The Phase #1 Bonds were issued in January 2015. Pursuant to Section 4.3 of the Trust Indenture relating to the Phase #1 Bonds, the City reserves the right and option to redeem the Phase #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2020**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

On August 11, 2020, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2020 (Lakes at Mustang Ranch Public Improvement District Phase #1 Project) in the aggregate principal amount of $7,750,000. The Phase #1 Refunding Bonds were issued to refinance the Phase #1 Bonds.

Phase #1 Refunding Bonds

The Phase #1 Refunding Bonds were issued in 2020. Pursuant to Section 4.3 of the Phase #1 Refunding Bonds Trust Indenture, the City reserves the right and option to redeem the Phase #1 Refunding Bonds before their scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the price of par, plus accrued interest to the date of the redemption (the "Redemption Price").

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1 Refunding Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phases #2-9 Bonds

The Phases #2-9 Bonds were issued in January 2015. Pursuant to Section 4.3 of the Trust Indenture, the City reserves the right and option to redeem the Phases #2-9 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2022**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phases #2-9 Bonds is warranted. A refunding of the Phases #2-9 Bonds is anticipated to occur in August 2024.

III. UPDATE OF THE ASSESSMENT PLAN

The Amended and Restated Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

This method of assessing property, as updated in prior Annual Service Plan Updates, has not been changed and Assessed Property will continue to be assessed as provided for in the Amended and Restated Service and Assessment Plan.

City Contributed Major Improvement Assessments

According to the City, the final series of certificates of obligations to finance the City Contributed Major Improvements were issued in 2018. As a result, the final aggregate amount of City Contributed Major Improvements allocated to the Lakes at Mustang Ranch PID and Parks at Wilson Creek PID was $3,655,000. Pursuant to the Amended and Restated Service and Assessment Plan, the Assessment for the City Contributed Major Improvements would be offset by ad valorem taxes collected from the property within the Lakes at Mustang Ranch PID and Parks at Wilson Creek PID until the ad valorem taxes collected from all Parcels within the Lakes at Mustang Ranch PID and Parks at Wilson Creek PID equals or exceeds one hundred fifty percent (150 percent) of the Annual Installment Allocable to the City Contributed Major Improvements based on a confirming audit, then the Annual Installment Allocable to the City Contributed Major Improvements will be permanently reduced to zero. The Administrator has confirmed that the ad valorem taxes collected from all Parcels within the Lakes at Mustang Ranch PID and Parks at Wilson Creek PID for tax years 2018-19 and 2019-20 exceeded the Annual Installments allocable to the City Contributed Major Improvements. As a result, the Annual Installments allocable to the City Contributed Major Improvements are permanently reduced to $0, starting with the Annual Installments allocable to the City Contributed Major Improvements due on January 31, 2021. Pursuant to an ordinance adopted by the City Council on August 11, 2020, approving the amended and restated Service and Assessment Plan (the "2020 Amended and Restated Service and Assessment Plan"), and pursuant to direction from the Administrator that the conditions required for completely reducing the 2015 CCMI Assessments, the City has formally released the 2015 CCMI Assessment portion of the Phase #1 Assessment and the Phases #2-9 Assessment.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the Amended and Restated Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

A cumulative Assessment Roll for Phase #7 is shown in Appendix J. The summary of updated Assessment Rolls is shown in Appendix C, D-3, E, F, G, H, and I of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Amended and Restated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated Equivalent Units to be built on each newly subdivided Parcel
D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

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

According to the Developer and the Collin Central Appraisal District records, Phase #1 of the PID was completely subdivided in 2017 and the Assessments allocated proportionally according to Lot Type.

According to the Developer and the Collin Central Appraisal District records, Phase #2 of the PID was completely subdivided in 2017 and the Assessments allocated proportionally according to Lot Type.

According to the Developer and Collin Central Appraisal District Records, Phase #3B of the development was subdivided in 2020. Parcels in Phase #3B of the development were subdivided from Parcel 2635984.

According to the Developer and Collin Central Appraisal District Records, Phase #4 of the development was subdivided in 2020. Parcels in Phase #4of the development were subdivided from Parcel 2635984.

According to the Developer and Collin Central Appraisal District Records, Phase #5 of the development was subdivided in 2021. Parcels in Phase #5 of the development were subdivided from Parcel 2635984.

According to the Developer and Collin Central Appraisal District Records, Phase #6 of the development was subdivided in 2022. Parcels in Phase #6 of the development were subdivided from Parcel 2635984.

According to the Developer and Collin Central Appraisal District Records, Phase #7 of the development was subdivided in 2023. Parcels in Phase #7 of the development were subdivided from Parcel 2635984.

See Appendix K for the Phases #2-9 Assessment and Phase #7 Assessment allocation prior to and after the subdivision of Parcel 263598.

B. Prepayment of Assessments

As of June 30, 2024, six Parcels have prepaid their Phase #1 Assessments in full. According to the Trustee, the extraordinary optional redemptions of the Phase #1 Refunding Bonds that have occurred as a result of prepayments as of July 1, 2024 are shown on Table IV-B-1 below.

Table IV-B-1
Phase #1 Refunding Bonds – Extraordinary Optional Redemptions
As of July 1, 2024

Date Redeemed	Amount Redeemed
7/1/2022	$26,000
6/1/2023	$35,000
7/1/2024	$19,000
Total	**$80,000**

As of June 30, 2024, thirty-eight Parcels for Phase #2 Assessments have been prepaid in full, thirty-eight Parcels for Phase #3 Assessments have been prepaid in full, three Parcels for Phase #5 Assessments have been prepaid in full, thirty-two Parcels for Phase #6 Assessments have been prepaid in full, and one Parcel for Phase #7 Assessments. As a result, Phases #2-9 Assessments for one-hundred twelve Parcels have been prepaid in full. According to the Trustee, the extraordinary optional redemptions of the Phases #2-9 Bonds that have occurred as a result of prepayments as of July 1, 2024 are shown on Table IV-B-2 below.

Table IV-B-2
Phases #2-9 Bonds – Extraordinary Optional Redemptions
As of July 1, 2024

Date Redeemed	Amount Redeemed
3/1/2021	$170,000
7/1/2022	$275,000
6/1/2023	$245,000
7/1/2024	$250,000
Total	**$940,000**

Refer to Appendix B for a full list of prepaid Parcels.

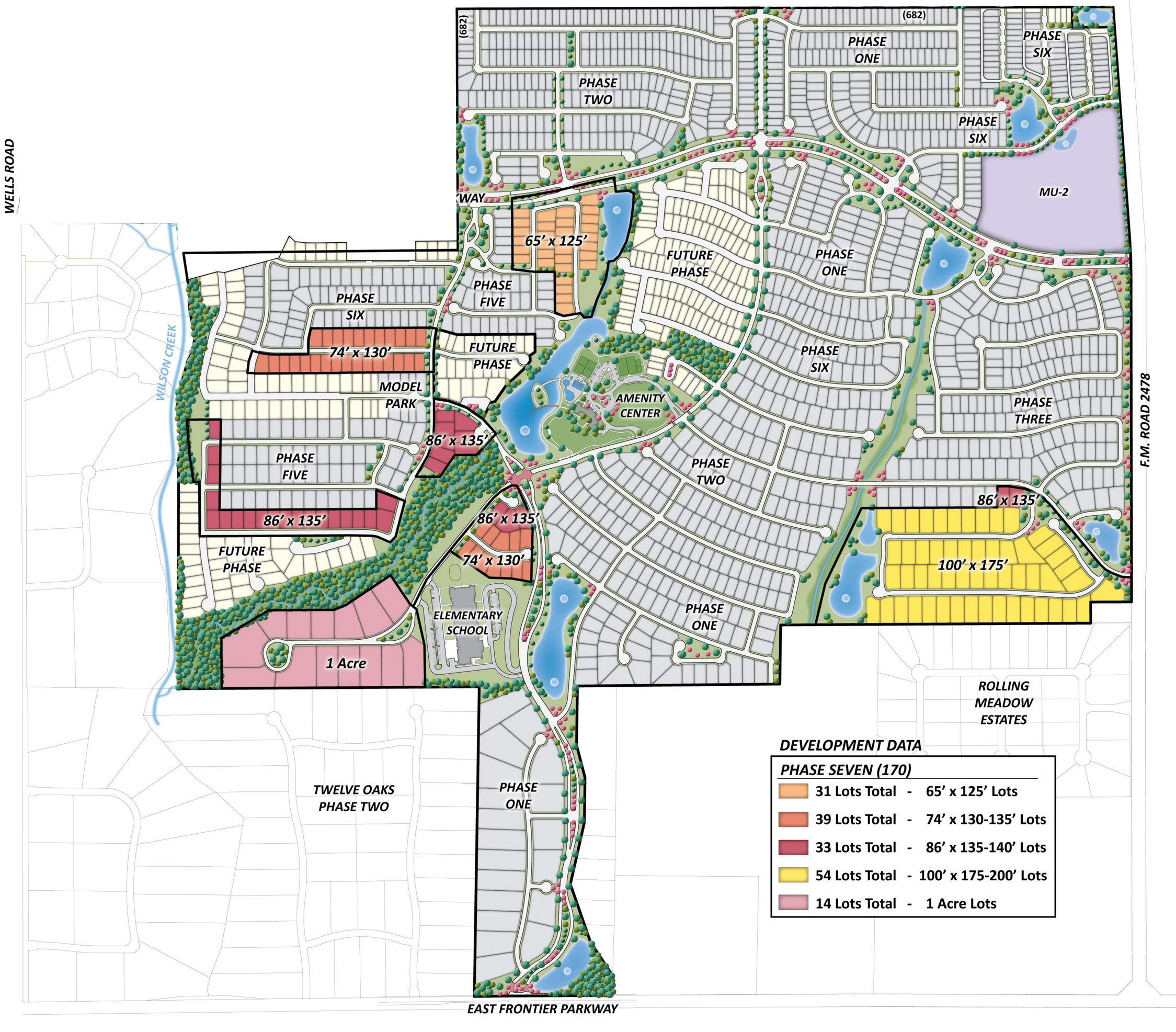
The complete Assessment Roll is available for review at the City hall, located at 142 N Ohio, Celina, Texas 75009.

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APPENDIX A
PID MAP

MUSTANG LAKES
PHASE 7 (682)

MUSTANG LAKES



DEVELOPMENT DATA

PHASE SEVEN (170)

31 Lots Total	-	65' x 125' Lots
39 Lots Total	-	74' x 130-135' Lots
33 Lots Total	-	86' x 135-140' Lots
54 Lots Total	-	100' x 175-200' Lots
14 Lots Total	-	1 Acre Lots

Celina, Texas
11-30-2022
05052

Existing Lots
Future Lots
Mixed Use

This layout is for conceptual purposes only, based on preliminary information. It is subject to change without notice and also subject to governmental approvals.

Image is shown at a scale of **1" = 400'** when printed at 24x36.

N

Cambridge

DOWDEY, ANDERSON & ASSOCIATES, INC.
A Pape-Dawson Engineers Company

APPENDIX B
PREPAID PARCELS

Appendix B
Prepaid Parcels

Count	Parcel ID	Phase	Prepayment Date	Assessment Prepaid	Full/Partial
1	2740204	Phase #1	1/22/2018	$37,511.59	Full
2	2740042	Phase #1	2/1/2018	$21,693.45	Full
3	2739864	Phase #1	10/24/2019	$24,952.05	Full
4	2740136	Phase #1	4/28/2021	$26,710.07	Full
5	2739854	Phase #1	11/18/2022	$34,551.56	Full
6	2740083	Phase #1	11/20/2023	$19,256.09	Full
7	2769223	Phase #2	3/1/2019	$39,889.62	Full
8	2766871	Phase #2	8/16/2019	$23,061.14	Full
9	2769128	Phase #2	9/25/2019	$38,590.89	Full
10	2769135	Phase #2	10/4/2019	$33,476.43	Full
11	2769167	Phase #2	12/13/2019	$33,476.43	Full
12	2769136	Phase #2	2/14/2020	$33,476.43	Full
13	2769138	Phase #2	3/13/2020	$33,476.43	Full
14	2769112	Phase #2	4/30/2020	$33,476.43	Full
15	2769172	Phase #2	6/22/2020	$33,476.43	Full
16	2769171	Phase #2	6/22/2020	$33,476.43	Full
17	2769146	Phase #2	6/22/2020	$33,476.43	Full
18	2769150	Phase #2	7/10/2020	$33,476.43	Full
19	2769111	Phase #2	7/10/2020	$33,476.43	Full
20	2769202	Phase #2	7/29/2020	$33,476.43	Full
21	2769203	Phase #2	10/30/2020	$29,933.33	Full
22	2769207	Phase #2	11/6/2020	$29,933.33	Full
23	2766876	Phase #2	11/25/2020	$19,955.55	Full
24	2769147	Phase #2	12/17/2020	$29,933.33	Full
25	2766790	Phase #2	12/31/2020	$19,955.55	Full
26	2769221	Phase #2	3/22/2021	$34,506.48	Full
27	2766767	Phase #2	3/24/2021	$24,112.96	Full
28	2766747	Phase #2	3/26/2021	$19,955.55	Full
29	2766797	Phase #2	4/30/2021	$19,955.55	Full
30	2769206	Phase #2	6/3/2021	$29,933.33	Full
31	2769227	Phase #2	7/1/2021	$34,506.48	Full
32	2769181	Phase #2	9/1/2021	$33,638.50	Full
33	2766893	Phase #2	9/6/2021	$19,453.59	Full
34	2769217	Phase #2	9/22/2021	$29,180.38	Full
35	2769117	Phase #2	9/22/2021	$29,180.38	Full
36	2769176	Phase #2	1/21/2022	$29,180.38	Full
37	2769195	Phase #2	1/27/2022	$29,180.38	Full
38	2769151	Phase #2	4/6/2022	$29,180.38	Full

Appendix B
Prepaid Parcels

Count	Parcel ID	Phase	Prepayment Date	Assessment Prepaid	Full/Partial
39	2769166	Phase #2	4/6/2022	$29,180.38	Full
40	2769124	Phase #2	8/16/2022	$29,180.38	Full
41	2766772	Phase #2	8/25/2022	$23,506.42	Full
42	2769175	Phase #2	1/27/2023	$28,796.02	Full
43	2769131	Phase #2	6/9/2023	$32,887.49	Full
44	2766705	Phase #2	11/30/2023	$18,591.56	Full
45	2810124	Phase #3	2/26/2021	$32,389.61	Full
46	2810291	Phase #3	5/7/2021	$32,389.61	Full
47	2810152	Phase #3	5/7/2021	$32,389.61	Full
48	2810129	Phase #3	5/7/2021	$32,389.61	Full
49	2810161	Phase #3	5/3/2021	$26,091.63	Full
50	2810250	Phase #3	6/3/2021	$32,389.61	Full
51	2810229	Phase #3	6/29/2021	$26,091.63	Full
52	2810290	Phase #3	9/22/2021	$31,965.77	Full
53	2810289	Phase #3	11/12/2021	$36,849.43	Full
54	2810238	Phase #3	11/19/2021	$31,965.77	Full
55	2810235	Phase #3	11/19/2021	$31,965.77	Full
56	2810115	Phase #3	12/22/2021	$31,965.77	Full
57	2810236	Phase #3	12/9/2021	$31,965.77	Full
58	2810224	Phase #3	1/25/2022	$25,750.21	Full
59	2810206	Phase #3	1/27/2022	$31,965.77	Full
60	2810121	Phase #3	1/27/2022	$31,965.77	Full
61	2810253	Phase #3	1/27/2022	$31,965.77	Full
62	2810245	Phase #3	1/27/2022	$31,965.77	Full
63	2810168	Phase #3	1/31/2022	$25,750.21	Full
64	2810122	Phase #3	4/8/2022	$31,965.77	Full
65	2810099	Phase #3	4/6/2022	$31,965.77	Full
66	2810254	Phase #3	4/6/2022	$31,965.77	Full
67	2810114	Phase #3	4/29/2022	$31,965.77	Full
68	2810113	Phase #3	6/3/2022	$31,965.77	Full
69	2810098	Phase #3	6/3/2022	$31,965.77	Full
70	2810095	Phase #3	6/3/2022	$31,965.77	Full
71	2810109	Phase #3	6/3/2022	$31,965.77	Full
72	2810105	Phase #3	6/3/2022	$31,965.77	Full
73	2810190	Phase #3	6/3/2022	$31,965.77	Full
74	2810194	Phase #3	6/3/2022	$31,965.77	Full
75	2810108	Phase #3	6/3/2022	$31,965.77	Full
76	2810205	Phase #3	6/3/2022	$31,965.77	Full

Appendix B
Prepaid Parcels

Count	Parcel ID	Phase	Prepayment Date	Assessment Prepaid	Full/Partial
77	2810195	Phase #3	6/16/2022	$31,965.77	Full
78	2810202	Phase #3	8/16/2022	$31,965.77	Full
79	2810198	Phase #3	8/16/2022	$31,965.77	Full
80	2810189	Phase #3	8/16/2022	$31,965.77	Full
81	2810164	Phase #3	2/1/2023	$25,400.06	Full
82	2810123	Phase #3	4/28/2023	$31,531.10	Full
83	2842746	Phase #5	11/4/2022	$41,753.58	Full
84	2842828	Phase #5	2/21/2023	$32,698.59	Full
85	2842773	Phase #5	3/28/2023	$41,753.58	Full
86	2869024	Phase #6	3/10/2023	$41,843.88	Full
87	2869042	Phase #6	5/5/2023	$33,085.86	Full
88	2869043	Phase #6	7/5/2023	$33,085.86	Full
89	2868874	Phase #6	9/1/2023	$23,448.88	Full
90	2868987	Phase #6	9/1/2023	$42,012.58	Full
91	2868801	Phase #6	9/1/2023	$23,448.88	Full
92	2869005	Phase #6	9/1/2023	$42,012.58	Full
93	2869003	Phase #6	9/1/2023	$42,012.58	Full
94	2869061	Phase #6	9/1/2023	$33,219.25	Full
95	2868893	Phase #6	9/15/2023	$33,219.25	Full
96	2868993	Phase #6	9/20/2023	$42,012.58	Full
97	2868974	Phase #6	9/20/2023	$42,012.58	Full
98	2869054	Phase #6	10/16/2023	$33,219.25	Full
99	2868833	Phase #6	10/30/2023	$23,448.88	Full
100	2868809	Phase #6	10/30/2023	$23,448.88	Full
101	2869014	Phase #6	10/30/2023	$42,012.58	Full
102	2869015	Phase #6	10/30/2023	$42,012.58	Full
103	2868986	Phase #6	10/30/2023	$42,012.58	Full
104	2868988	Phase #6	10/30/2023	$42,012.58	Full
105	2868820	Phase #6	11/17/2023	$23,448.88	Full
106	2868824	Phase #6	11/17/2023	$23,448.88	Full
107	2868829	Phase #6	11/17/2023	$23,448.88	Full
108	2868981	Phase #6	11/17/2023	$42,012.58	Full
109	2869021	Phase #6	11/17/2023	$42,012.58	Full
110	2868989	Phase #6	12/8/2023	$42,012.58	Full
111	2869026	Phase #6	12/15/2023	$42,012.58	Full
112	2869032	Phase #6	12/20/2023	$33,219.25	Full
113	2869010	Phase #6	12/27/2023	$42,012.58	Full
114	2868977	Phase #6	1/12/2024	$42,012.58	Full

Appendix B
Prepaid Parcels

Count	Parcel ID	Phase	Prepayment Date	Assessment Prepaid	Full/Partial
115	2868976	Phase #6	2/29/2024	$42,012.58	Full
116	2868964	Phase #6	2/29/2024	$42,012.58	Full
117	2869027	Phase #6	5/3/2024	$42,012.58	Full
118	2886016	Phase #7	6/14/2024	$47,598.73	Full

APPENDIX C
PHASE #1 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix C
Assessment Roll Summary - Phase #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2759314	1	1 Acre	1	1.00	$31,772.34	$1,476.21	$1,009.16	$158.86	$181.28	$2,825.51
2739841	1	1 Acre	1	1.00	$31,772.34	$1,476.21	$1,009.16	$158.86	$181.28	$2,825.51
2759317	1	1 Acre	1	1.00	$31,772.34	$1,476.21	$1,009.16	$158.86	$181.28	$2,825.51
2739853	1	1 Acre	1	1.00	$31,772.34	$1,476.21	$1,009.16	$158.86	$181.28	$2,825.51
2739854	1	1 Acre	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2739857	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2739858	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2739859	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2739860	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2739861	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2739862	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2739863	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2739864	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2739865	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2739866	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2739867	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739868	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2739869	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739870	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2739871	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2739872	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739879	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739880	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739881	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739882	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739883	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739884	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739885	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739886	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739887	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739888	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739889	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739890	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739891	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739892	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739893	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739894	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739895	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739896	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739897	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739898	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739899	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739900	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739901	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739902	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739903	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739904	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739905	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739906	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739907	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739908	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739909	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739910	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739911	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739912	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739913	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739914	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739915	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739916	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739917	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739918	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739919	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739920	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739921	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739923	1	60	5	0.29	$9,213.98	$428.10	$292.66	$46.07	$52.57	$819.40
2846354				0.29	$9,213.98	$428.10	$292.66	$46.07	$52.57	$819.40
2739924	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739925	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739926	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739927	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739928	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739929	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739930	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739931	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739932	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25

Appendix C
Assessment Roll Summary - Phase #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2739933	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739934	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739935	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739936	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739937	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739938	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739939	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739940	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739941	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739942	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739943	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739944	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739945	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739946	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739947	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739948	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739949	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739950	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739951	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739952	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739953	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739954	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739955	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739956	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739957	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739958	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739959	1	50	6	0.24	$7,625.36	$354.29	$242.20	$38.13	$43.51	$678.12
2850166				0.24	$7,625.36	$354.29	$242.20	$38.13	$43.51	$678.12
2739960	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739961	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2739962	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739963	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739964	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739965	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739966	1	50	6	0.24	$7,625.36	$354.29	$242.20	$38.13	$43.51	$678.12
2837696				0.24	$7,625.36	$354.29	$242.20	$38.13	$43.51	$678.12
2739967	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739970	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2739971	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2739972	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2739973	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2739974	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2739975	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2739976	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2739978	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739979	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739980	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739981	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739982	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739983	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739984	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739985	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739986	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2868881	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2739993	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2739994	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2739995	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2739996	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2739997	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2739998	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2739999	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740000	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740001	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740002	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740003	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740004	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740005	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740006	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740007	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740008	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740009	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740010	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740011	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740012	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740013	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80

Appendix C
Assessment Roll Summary - Phase #1
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Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2740014	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740015	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740016	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740017	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740018	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740019	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740020	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740021	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740022	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740023	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740024	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740025	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740026	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740027	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740028	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740029	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740030	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740031	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740032	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2740033	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2740034	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2740036	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2740037	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2740038	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2740039	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2740040	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2740041	1	50	6	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2740042	1	50	6	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2740043	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740044	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740045	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740046	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740047	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740048	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740049	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740050	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740051	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740052	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740053	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740054	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740055	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740056	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740057	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740058	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740059	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740060	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740061	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740062	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740063	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740064	1	60	5	0.29	$9,213.98	$428.10	$292.66	$46.07	$52.57	$819.40
2817804				0.29	$9,213.98	$428.10	$292.66	$46.07	$52.57	$819.40
2740065	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740066	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740067	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740068	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740069	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740070	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740071	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740072	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740073	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740074	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740075	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740076	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740077	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740078	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740079	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740080	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740081	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740082	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740083	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2740084	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740085	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740086	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740087	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740088	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80

Appendix C
Assessment Roll Summary - Phase #1
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Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2740089	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740090	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740091	1	60	5	0.58	$18,427.95	$856.20	$585.31	$92.14	$105.14	$1,638.80
2740092	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740093	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740094	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740095	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740096	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740097	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740098	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740099	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740100	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740101	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740103	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740104	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740105	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740106	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740107	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740108	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740109	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740110	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740111	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740112	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740113	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740114	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740115	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740116	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740117	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740118	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740134	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740135	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740136	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2740137	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740138	1	74	4	0.48	$15,250.72	$708.58	$484.40	$76.25	$87.01	$1,356.25
2808775				0.24	$7,625.36	$354.29	$242.20	$38.13	$43.51	$678.12
2740139	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740140	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740141	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740142	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740143	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740144	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740145	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740146	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740147	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740148	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740149	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740150	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740151	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740152	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740153	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740154	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740155	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740156	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740157	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740158	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740159	1	74	4	0.36	$11,438.04	$531.44	$363.30	$57.19	$65.26	$1,017.18
2837813				0.36	$11,438.04	$531.44	$363.30	$57.19	$65.26	$1,017.18
2740160	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740161	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740162	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740163	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740164	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740165	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740166	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740167	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740168	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740169	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740170	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740171	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740172	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740173	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740174	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740175	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740176	1	74	4	0.72	$22,876.08	$1,062.87	$726.59	$114.38	$130.52	$2,034.37
2740177	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18

Appendix C
Assessment Roll Summary - Phase #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2740178	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740179	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740180	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740181	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740182	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740183	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740184	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740185	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740186	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740187	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740188	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740189	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740190	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740191	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740192	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740193	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740194	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740195	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740196	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740197	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740198	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740199	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740200	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740201	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740202	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740203	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740204	1	86	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2740205	1	86	3	0.83	$26,371.04	$1,225.26	$837.60	$131.86	$150.46	$2,345.18
2740206	1	1 Acre	1	1.00	$31,772.34	$1,476.21	$1,009.16	$158.86	$181.28	$2,825.51
2740207	1	1 Acre	1	1.00	$31,772.34	$1,476.21	$1,009.16	$158.86	$181.28	$2,825.51
2740208	1	1 Acre	1	1.00	$31,772.34	$1,476.21	$1,009.16	$158.86	$181.28	$2,825.51
2740209	1	1 Acre	1	1.00	$31,772.34	$1,476.21	$1,009.16	$158.86	$181.28	$2,825.51
2740210	1	1 Acre	1	1.00	$31,772.34	$1,476.21	$1,009.16	$158.86	$181.28	$2,825.51
2740211	1	1 Acre	1	1.00	$31,772.34	$1,476.21	$1,009.16	$158.86	$181.28	$2,825.51
2740212	1	1 Acre	1	1.00	$31,772.34	$1,476.21	$1,009.16	$158.86	$181.28	$2,825.51
2740213	1	1 Acre	1	1.00	$31,772.34	$1,476.21	$1,009.16	$158.86	$181.28	$2,825.51
2740214	1	1 Acre	1	1.00	$31,772.34	$1,476.21	$1,009.16	$158.86	$181.28	$2,825.51
2740215	1	1 Acre	1	1.00	$31,772.34	$1,476.21	$1,009.16	$158.86	$181.28	$2,825.51
2740216	1	1 Acre	1	1.00	$31,772.34	$1,476.21	$1,009.16	$158.86	$181.28	$2,825.51
2740217	1	1 Acre	1	1.00	$31,772.34	$1,476.21	$1,009.16	$158.86	$181.28	$2,825.51
2740218	1	1 Acre	1	1.00	$31,772.34	$1,476.21	$1,009.16	$158.86	$181.28	$2,825.51
2740219	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740220	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740221	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740222	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740223	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740224	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740226	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740228	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740229	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740230	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740232	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740233	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740234	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740235	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740236	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740237	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740238	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740494	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740495	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	335			**206.61**	**$6,564,482.29**	**$305,000.00**	**$208,502.31**	**$32,822.41**	**$37,454.40**	**$583,779.12**

APPENDIX D-1
PHASES #2-9 MAJOR IMPROVEMENT AREA ASSESSMENT ALLOCATION

Appendix D-1

Phases #2-9 Major Improvement Area Assessment Allocation

Table D-1-1

Allocation of Phases #2-9 Major Improvements Budget witihin Phases #2-5

	Phase #2	Phase #3	Phase #4	Phase #5	Future Phases	Total
Allocation (Per Phase #7 SAP)	24.16%	14.82%	0.67%	8.20%	52.15%	100.00%
Outstanding Assessment (No Prepayments)	$3,284,433.89	$2,014,540.51	$90,881.53	$1,114,446.19	$7,087,994.08	$13,592,296.20
Prepaid Assessments	$454,441.91	$439,282.74	$0.00	$36,605.26	$319,782.19	$1,250,112.10
Outstanding Assessment	*$2,829,991.98*	*$1,575,257.76*	*$90,881.53*	*$1,077,840.94*	*$6,768,211.89*	*$12,342,184.10*
Original Equivalent Units (Per Phase #7 SAP)	214.67	131.67	5.94	74.84	281.65	708.77
Prepaid Equivalent Units	26.06	26.77	0	2.31	12.32	67.46
Outstanding Equivalent Units	*188.61*	*104.90*	*5.94*	*72.53*	*269.33*	*641.31*
Interest payment on March 1, 2024	$88,250.95	$49,123.11	$2,834.06	$33,611.57	$211,061.07	$384,880.76
Interest payment on September 1, 2024	$88,250.95	$49,123.11	$2,834.06	$33,611.57	$211,061.07	$384,880.76
Principal payment on September 1, 2024	$104,099.59	$57,944.93	$3,343.02	$39,647.75	$248,964.70	$454,000.00
Subtotal debt service on bonds	*$280,601.49*	*$156,191.14*	*$9,011.15*	*$106,870.90*	*$671,086.84*	*$1,223,761.52*
Excess Interest for Prepayment and Delinquency Reserves	$11,056.19	$6,154.21	$355.06	$4,210.90	$26,442.00	$48,218.36
Administrative Expenses	$8,736.59	$4,863.05	$280.56	$3,327.45	$20,894.44	$38,102.10
Subtotal Expenses	*$300,394.28*	*$167,208.40*	*$9,646.77*	*$114,409.25*	*$718,423.29*	*$1,310,081.99*
Available Reserve Fund Income	($11,150.72)	($6,206.82)	($358.09)	($4,246.90)	($26,668.07)	($48,630.61)
Available Administrative Expense Account	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Available Capitalized Interest	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal funds available	*($11,150.72)*	*($6,206.82)*	*($358.09)*	*($4,246.90)*	*($26,668.07)*	*($48,630.61)*
Annual Installments	**$289,243.56**	**$161,001.57**	**$9,288.68**	**$110,162.34**	**$691,755.21**	**$1,261,451.38**

Appendix D-1

Phases #2-9 Major Improvement Area Assessment Allocation

Table D-1-2

Allocation of Initial Major Improvements Budget witihin Phases #6-9

	Phase #6	Phase #7	Future Phases	Total
Allocation (Per Phase #7 SAP)	29.55%	33.20%	37.25%	100.00%
Outstanding Assessment (No Prepayments)	$2,094,311.62	$2,353,269.40	$2,640,413.06	$7,087,994.08
Prepaid Assessments	$308,607.27	$11,174.92	$0.00	$319,782.19
Outstanding Assessment	*$1,785,704.35*	*$2,342,094.48*	*$2,640,413.06*	*$6,768,211.89*
Original Equivalent Units (Per Phase #7 SAP)	83.22	93.51	104.92	281.65
Prepaid Equivalent Units	11.89	0.43	0	12.32
Outstanding Equivalent Units	*71.33*	*93.08*	*104.92*	*269.33*
Interest payment on March 1, 2024	$55,685.71	$73,036.27	$82,339.09	$211,061.07
Interest payment on September 1, 2024	$55,685.71	$73,036.27	$82,339.09	$211,061.07
Principal payment on September 1, 2024	$65,686.09	$86,152.57	$97,126.05	$248,964.70
Subtotal debt service on bonds	*$177,057.50*	*$232,225.11*	*$261,804.22*	*$671,086.84*
Excess Interest for Prepayment and Delinquency Reserves	$6,976.38	$9,150.08	$10,315.55	$26,442.00
Administrative Expenses	$5,512.73	$7,230.38	$8,151.34	$20,894.44
Subtotal Expenses	*$189,546.61*	*$248,605.58*	*$280,271.11*	*$718,423.29*
Available Reserve Fund Income	($7,036.02)	($9,228.31)	($10,403.74)	($26,668.07)
Available Administrative Expense Account	$0.00	$0.00	$0.00	$0.00
Available Capitalized Interest	$0.00	$0.00	$0.00	$0.00
Subtotal funds available	*($7,036.02)*	*($9,228.31)*	*($10,403.74)*	*($26,668.07)*
Annual Installments	**$182,510.58**	**$239,377.27**	**$269,867.36**	**$691,755.21**

APPENDIX D-2
PHASES #2-9 MAJOR IMPROVEMENT AREA ANNUAL INSTALLMENT PER UNIT

Appendix D-2
Phases #2-9 Major Improvement Area Annual Installment Per Unit

Table D-2-1
Phases #2-9 Major Improvement Annual Installment Breakdown
Phase #2

		Allocated Budget	Outstanding Equivalent Units	Per Equivalent Unit
Principal & Interest		$280,506.97	188.61	$1,487.23
Administrative Expenses		$8,736.59	188.61	$46.32
Total	**Total**			**$1,533.55**

Table D-2-2
Major Improvement Annual Installment Per Unit - Phase #2

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment
Lot Type 2 (100 Ft Lot)	$1,533.55	0.88	$1,349.53
Lot Type 3 (86 Ft Lot)	$1,533.55	0.83	$1,272.85
Lot Type 4 (74 Ft Lot)	$1,533.55	0.72	$1,104.16
Lot Type 5 (60 Ft Lot)	$1,533.55	0.58	$889.46
Lot Type 6 (50 Ft Lot)	$1,533.55	0.48	$736.11

Table D-2-3
Phases #2-9 Major Improvement Annual Installment Breakdown
Phase #3

		Allocated Budget	Outstanding Equivalent Units	Per Equivalent Unit
Principal & Interest		$156,138.53	104.90	$1,488.45
Administrative Expenses		$4,863.05	104.90	$46.36
Total	**Total**			**$1,534.81**

Table D-2-4
Major Improvement Annual Installment Per Unit - Phase #3

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment
Lot Type 3 (86 Ft Lot)	$1,534.81	0.83	$1,273.89
Lot Type 4 (74 Ft Lot)	$1,534.81	0.72	$1,105.06
Lot Type 5 (60 Ft Lot)	$1,534.81	0.58	$890.19

Appendix D-2
Phases #2-9 Major Improvement Area Annual Installment Per Unit

Table D-2-5
Phases #2-9 Major Improvement Annual Installment Breakdown
Phase #4

		Allocated Budget	Outstanding Equivalent Units	Per Equivalent Unit
Principal & Interest		$9,008.12	5.94	$1,516.52
Administrative Expenses		$280.56	5.94	$47.23
Total	**Total**			**$1,563.75**

Table D-2-6
Major Improvement Annual Installment Per Unit - Phase #4

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment
Lot Type 3 (86 Ft Lot)	$1,563.75	0.83	$1,297.91
Lot Type 4 (74 Ft Lot)	$1,563.75	0.72	$1,125.90
Lot Type 5 (60 Ft Lot)	$1,563.75	0.58	$906.98
Lot Type 6 (50 Ft Lot)	$1,563.75	0.48	$750.60

Table D-2-7
Phases #2-9 Major Improvement Annual Installment Breakdown
Phase #5

		Allocated Budget	Outstanding Equivalent Units	Per Equivalent Unit
Principal & Interest		$106,834.89	72.53	$1,472.98
Administrative Expenses		$3,327.45	72.53	$45.88
Total	**Total**			**$1,518.85**

Table D-2-8
Major Improvement Annual Installment Per Unit - Phase #5

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment
Lot Type 3 (86 Ft Lot)	$1,518.85	0.83	$1,260.65
Lot Type 7 (65 Ft Lot)	$1,518.85	0.65	$987.25

Appendix D-2
Phases #2-9 Major Improvement Area Annual Installment Per Unit

Table D-2-9
Phases #2-9 Major Improvement Annual Installment Breakdown
Phase #6

		Allocated Budget	Outstanding Equivalent Units	Per Equivalent Unit
Principal & Interest		$176,997.86	71.33	$2,481.39
Administrative Expenses		$5,512.73	71.33	$77.28
Total	**Total**			**$2,558.68**

Table D-2-10
Major Improvement Annual Installment Per Unit - Phase #6

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment
Lot Type 4 (74 Ft Lot)	$2,558.68	0.43	$1,100.23
Lot Type 5 (60 Ft Lot)	$2,558.68	0.34	$869.95
Lot Type 6 (50 Ft Lot)	$2,558.68	0.29	$742.02
Lot Type 8 (40 Ft Lot)	$2,558.68	0.24	$614.08

Table D-2-11
Phases #2-9 Major Improvement Annual Installment Breakdown
Phase #7

		Allocated Budget	Outstanding Equivalent Units	Per Equivalent Unit
Principal & Interest		$232,146.88	93.08	$2,494.06
Administrative Expenses		$7,230.38	93.08	$77.68
Total	**Total**			**$2,571.74**

Table D-2-12
Major Improvement Annual Installment Per Unit - Phase #7

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment
Lot Type 1 (One-acre Lot)	$2,571.74	1.00	$2,571.74
Lot Type 2 (100 Ft Lot)	$2,571.74	0.65	$1,671.63
Lot Type 3 (86 Ft Lot)	$2,571.74	0.49	$1,260.15
Lot Type 4 (74 Ft Lot)	$2,571.74	0.43	$1,105.85
Lot Type 7 (65 Ft Lot)	$2,571.74	0.37	$951.54

Appendix D-2
Phases #2-9 Major Improvement Area Annual Installment Per Unit

Table D-2-13
Phases #2-9 Major Improvement Annual Installment Breakdown
Future Phases

		Allocated Budget	Outstanding Equivalent Units	Per Equivalent Unit
Principal & Interest		$261,716.03	104.92	$2,494.43
Administrative Expenses		$8,151.34	104.92	$77.69
Total	**Total**			**$2,572.13**

Table D-2-14
Major Improvement Annual Installment Per Unit - Future Phases

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment
Lot Type 1 (One-acre Lot)	$2,572.13	1.00	$2,572.13
Lot Type 2 (100 Ft Lot)	$2,572.13	0.65	$1,671.88
Lot Type 3 (86 Ft Lot)	$2,572.13	0.49	$1,260.34
Lot Type 4 (74 Ft Lot)	$2,572.13	0.43	$1,106.01
Lot Type 5 (60 Ft Lot)	$2,572.13	0.34	$874.52
Lot Type 6 (50 Ft Lot)	$2,572.13	0.29	$745.92
Lot Type 7 (65 Ft Lot)	$2,572.13	0.37	$951.69
Lot Type 8 (40 Ft Lot)	$2,572.13	0.24	$617.31
Lot Type 9 (35 Ft Lot)	$2,572.13	0.23	$591.59

APPENDIX D-3
PHASES #2-9 MAJOR IMPROVEMENT AREA ASSESSMENT ROLL SUMMARY – 2024-25

Appendix D-3
Assessment Roll Summary - Phases #2-9
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2635984	278	Various	Various	104.92	$2,640,413.06	$97,126.05	$154,274.44	$10,315.55	$8,151.34	$269,867.36
2766631	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766647	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766648	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766649	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766650	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766651	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766652	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766653	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766654	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766655	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766656	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766657	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766658	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766659	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766660	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766661	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766662	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766663	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766664	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766665	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766666	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766667	1	50	6	0.32	$4,801.43	$176.62	$280.54	$18.76	$14.82	$490.74
2886355				0.16	$2,400.71	$88.31	$140.27	$9.38	$7.41	$245.37
2766668	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766669	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766670	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766671	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766672	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766673	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766674	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766675	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766676	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766677	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766678	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766679	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766680	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766681	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766682	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766683	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766684	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766685	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766686	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766687	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766688	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766689	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766690	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766691	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766692	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766693	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766694	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766695	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766696	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766697	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766698	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766699	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766700	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766701	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766702	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766703	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766704	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766705	1	50	6	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766707	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766708	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766709	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766710	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766711	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766712	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766713	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766714	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766715	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766716	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766717	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766718	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766719	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46

Appendix D-3
Assessment Roll Summary - Phases #2-9
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2766720	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766721	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766723	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766724	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766725	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766726	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766727	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766728	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766729	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766730	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766731	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766732	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766733	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766734	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766735	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766736	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766737	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766738	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766739	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766740	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766741	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766742	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766743	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766744	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766745	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766746	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766747	1	50	6	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766748	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766749	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766750	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766751	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766752	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766755	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766756	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766757	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766758	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766759	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766760	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766761	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766762	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766763	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766764	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766765	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766766	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766767	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766768	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766769	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766770	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766771	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766772	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766773	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766774	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766775	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766776	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766778	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766779	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766780	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766781	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766785	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766786	1	50	6	0.24	$3,601.07	$132.46	$210.40	$14.07	$11.12	$368.05
2839550				0.24	$3,601.07	$132.46	$210.40	$14.07	$11.12	$368.05
2766787	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766788	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766789	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766790	1	50	6	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766791	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766792	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766793	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766794	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766795	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766796	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766797	1	50	6	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766798	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766800	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766801	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46

Appendix D-3
Assessment Roll Summary - Phases #2-9
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2766802	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766803	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766804	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766805	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766806	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766807	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766808	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766809	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766810	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766811	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766812	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766813	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766814	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766815	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766816	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766817	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766818	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766819	1	60	5	0.29	$4,351.29	$160.06	$254.24	$17.00	$13.43	$444.73
2817555				0.29	$4,351.29	$160.06	$254.24	$17.00	$13.43	$444.73
2766820	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766821	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766822	1	60	5	0.58	$8,702.59	$320.12	$508.48	$34.00	$26.87	$889.46
2766823	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766824	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766825	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766826	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766827	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766828	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766829	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766830	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766831	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766832	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766833	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766834	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766835	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766836	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766837	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766838	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766839	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766840	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766841	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766842	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766843	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766844	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766845	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766846	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766847	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766848	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766849	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766850	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766851	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766858	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766859	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766860	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766861	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766862	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766863	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766864	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766865	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766866	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766867	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766868	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766869	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766870	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766871	1	50	6	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766872	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766873	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766874	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766875	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766876	1	50	6	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766877	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766878	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766879	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766882	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766883	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11

Appendix D-3
Assessment Roll Summary - Phases #2-9
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2766884	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766885	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766886	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766887	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766888	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766889	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766890	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766891	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766892	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766893	1	50	6	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766894	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766895	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766896	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766897	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766898	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766899	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766901	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766902	1	50	6	0.48	$7,202.14	$264.93	$420.81	$28.14	$22.23	$736.11
2766904	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2766905	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2766906	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2766907	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2766908	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2766909	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2766910	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2766911	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2769104	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769105	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769106	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769107	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769108	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769109	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769110	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769111	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769112	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769113	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769114	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769115	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769116	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769117	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769118	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769119	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769120	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769121	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769122	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769123	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769124	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769125	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769126	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769127	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769128	1	86	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769129	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769130	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769131	1	86	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769132	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769133	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769134	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769135	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2877599				PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769136	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769137	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769138	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769139	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769140	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769141	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769142	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769143	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769144	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769145	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769146	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769147	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769148	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769149	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769150	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769151	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

Appendix D-3
Assessment Roll Summary - Phases #2-9
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2769152	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769165	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769166	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769167	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769168	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769169	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769170	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769171	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769172	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769173	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769174	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769175	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769176	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769177	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769178	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769179	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769180	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769181	1	86	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769182	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769183	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769184	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769185	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769186	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769187	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769188	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769189	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769190	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769191	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769192	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769194	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769195	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769196	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769197	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769198	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769200	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769201	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769202	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769203	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769204	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769205	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769206	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769207	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769208	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769209	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769210	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769211	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769212	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769213	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769214	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769216	1	74	4	0.72	$10,803.21	$397.39	$631.21	$42.21	$33.35	$1,104.16
2769217	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769218	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769219	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769220	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769221	1	86	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769222	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769223	1	86	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769224	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769225	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769226	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769227	1	86	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769228	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769229	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769230	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769231	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769232	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769233	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769234	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769235	1	86	3	0.83	$12,453.71	$458.10	$727.65	$48.65	$38.45	$1,272.85
2769236	1	100	2	0.88	$13,203.93	$485.70	$771.48	$51.59	$40.76	$1,349.53
2769237	1	100	2	0.88	$13,203.93	$485.70	$771.48	$51.59	$40.76	$1,349.53
2769238	1	100	2	0.88	$13,203.93	$485.70	$771.48	$51.59	$40.76	$1,349.53
2769239	1	100	2	0.88	$13,203.93	$485.70	$771.48	$51.59	$40.76	$1,349.53
2769240	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2769241	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Appendix D-3
Assessment Roll Summary - Phases #2-9
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2769242	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2769243	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2769244	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2769246	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2769247	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2769248	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2769249	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2810093	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810095	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810096	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810097	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810098	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810099	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810100	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810101	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810102	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2810103	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810105	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810106	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810107	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810108	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810109	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810110	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810111	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810112	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810113	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810114	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810115	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810116	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810117	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810118	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810119	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810120	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810121	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810122	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810123	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810124	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810128	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810129	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810130	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810132	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810133	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810134	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810135	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810136	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810137	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810138	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810139	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810140	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810141	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810142	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810143	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810144	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810145	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810146	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810147	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810148	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810149	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810151	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810152	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810153	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810154	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810155	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810156	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810157	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810158	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810159	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810160	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810161	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810162	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810163	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810164	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810165	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810166	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810167	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19

Appendix D-3
Assessment Roll Summary - Phases #2-9
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Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2810168	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810169	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810170	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810171	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810172	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810173	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810174	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810175	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810176	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810177	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810178	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810179	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810180	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810181	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810182	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810183	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810184	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810185	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810186	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810187	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810188	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810189	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810190	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810191	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810192	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810193	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810194	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810195	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810196	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810197	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810198	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810199	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810200	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810201	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810202	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810203	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810204	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810205	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810206	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810207	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810208	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810209	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810210	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810211	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810212	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810213	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810214	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810215	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810216	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810217	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810218	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810219	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810220	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810221	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810222	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810223	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810224	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810225	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810226	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810227	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810228	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810229	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810230	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810231	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810232	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810233	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810234	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810235	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810236	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810237	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810238	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810239	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2810240	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2810241	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810242	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06

Appendix D-3
Assessment Roll Summary - Phases #2-9
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2810243	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810244	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810245	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810246	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810247	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810248	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810249	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810250	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810251	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810252	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810253	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810254	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810255	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810256	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810257	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810258	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810259	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810260	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810261	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810262	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810263	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810264	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810265	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810266	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810267	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810268	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810269	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810270	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810271	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810272	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810273	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810274	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810275	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810276	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810277	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810278	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810279	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810280	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810281	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810282	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810284	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810285	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810286	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810287	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810288	1	86	3	0.83	$12,463.91	$458.48	$728.24	$48.69	$38.48	$1,273.89
2810289	1	86	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810290	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810291	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810292	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810293	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810294	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810295	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810296	1	74	4	0.72	$10,812.06	$397.72	$631.73	$42.24	$33.38	$1,105.06
2810298	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810299	1	60	5	0.58	$8,709.72	$320.38	$508.89	$34.03	$26.89	$890.19
2810301	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2810302	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2810304	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2810305	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2810306	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2818822	1	74	4	0.72	$11,015.94	$405.21	$643.64	$43.04	$34.01	$1,125.90
2818823	1	50	6	0.48	$7,343.96	$270.14	$429.09	$28.69	$22.67	$750.60
2818824	1	60	5	0.58	$8,873.95	$326.42	$518.49	$34.67	$27.40	$906.98
2818825	1	86	3	0.83	$12,698.93	$467.12	$741.98	$49.61	$39.20	$1,297.91
2818826	1	74	4	0.72	$11,015.94	$405.21	$643.64	$43.04	$34.01	$1,125.90
2818827	1	74	4	0.72	$11,015.94	$405.21	$643.64	$43.04	$34.01	$1,125.90
2818828	1	50	6	0.48	$7,343.96	$270.14	$429.09	$28.69	$22.67	$750.60
2818829	1	60	5	0.58	$8,873.95	$326.42	$518.49	$34.67	$27.40	$906.98
2818830	1	86	3	0.83	$12,698.93	$467.12	$741.98	$49.61	$39.20	$1,297.91
2818831	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2842728	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842732	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842733	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842734	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842735	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65

Appendix D-3
Assessment Roll Summary - Phases #2-9
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Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2842736	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842737	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842738	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842739	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842740	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842741	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2842742	2	1 Acre	1	2.00	$29,721.24	$1,093.28	$1,736.56	$116.11	$91.75	$3,037.70
2842743	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842744	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842745	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842746	1	86	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2842747	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842748	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842749	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842750	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842751	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842752	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842753	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842754	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842755	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842756	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842757	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842758	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842759	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842760	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842761	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842762	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842763	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842764	1	86	3	0.42	$6,167.16	$226.86	$360.34	$24.09	$19.04	$630.32
2896067				0.42	$6,167.16	$226.86	$360.34	$24.09	$19.04	$630.32
2842765	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842766	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842767	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842768	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842769	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842770	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842771	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842772	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842773	1	86	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2842774	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842775	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842776	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842777	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842778	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2842779	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2842780	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842781	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842782	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842783	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842784	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842785	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842786	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842787	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842788	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842789	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842790	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842791	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842792	1	86	3	0.83	$12,334.32	$453.71	$720.67	$48.19	$38.08	$1,260.65
2842793	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842794	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842795	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842796	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842797	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842798	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842799	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842800	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842801	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842802	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842803	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842804	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842805	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842806	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842807	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842808	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842809	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25

Appendix D-3
Assessment Roll Summary - Phases #2-9
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2842810	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842811	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842812	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842813	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842814	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842815	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842816	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842817	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842818	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842819	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842820	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842821	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2842822	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2842823	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2842824	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2842825	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842826	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842827	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842828	1	65	7	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2842829	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2842830	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842831	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842832	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842833	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842834	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842835	1	65	7	0.65	$9,659.40	$355.32	$564.38	$37.74	$29.82	$987.25
2842836	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2842837	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2842838	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2842839	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2868794	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868795	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868796	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868797	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868798	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868799	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868800	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868801	1	40	8	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868802	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868803	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868804	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868805	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868806	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868807	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868808	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868809	1	40	8	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868810	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868811	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868812	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868813	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868814	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868815	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2868816	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868817	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868818	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868819	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868820	1	40	8	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868821	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868822	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868823	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868824	1	40	8	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868825	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868826	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868827	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2868828	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868829	1	40	8	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868830	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868831	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868832	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868833	1	40	8	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868834	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868835	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868836	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868837	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868838	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08

Appendix D-3
Assessment Roll Summary - Phases #2-9
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2868839	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868840	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868841	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868842	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868843	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868844	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868845	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868846	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868847	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868848	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868849	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868850	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2868851	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868852	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868853	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868854	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868855	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868856	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868857	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868858	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868859	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868860	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868861	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868862	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868863	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868864	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868865	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868866	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868867	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868868	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868869	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868870	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868871	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868872	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868873	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868874	1	40	8	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868875	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868876	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868877	1	40	8	0.24	$6,008.26	$221.01	$351.05	$23.47	$18.55	$614.08
2868878	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868879	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868880	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868882	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868883	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868884	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868885	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868886	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868887	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868888	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868889	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868890	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868891	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868892	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868893	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868894	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868895	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868896	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868897	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868898	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868899	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868900	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868901	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868902	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868903	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868904	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868905	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868906	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868907	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868908	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868909	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868910	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868911	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868912	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868913	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868914	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02

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Assessment Roll Summary - Phases #2-9
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Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2868915	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868916	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868917	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868918	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868919	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868920	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868921	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868922	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868923	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2868924	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868925	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868926	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868927	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868928	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868929	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868930	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868931	1	50	6	0.29	$7,259.98	$267.05	$424.19	$28.36	$22.41	$742.02
2868932	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868933	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2868934	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2868935	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868936	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868937	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868938	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868939	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868940	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868941	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868942	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868943	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868944	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868945	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868946	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868947	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868948	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868949	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2868950	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868951	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868952	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868953	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868954	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868955	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868956	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868957	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868958	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868959	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868960	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868961	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868962	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868963	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2868964	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868965	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2868966	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2868967	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2868968	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2868969	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2868970	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2868971	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2868972	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2868973	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2868974	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868975	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2868976	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868977	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868978	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2868979	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2868980	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2868981	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868982	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2868983	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2868984	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2868985	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2868986	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868987	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868988	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868989	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

Appendix D-3
Assessment Roll Summary - Phases #2-9
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2868990	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2868991	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2868992	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2868993	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868994	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2868995	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2868996	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2868997	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2868998	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2868999	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2869000	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2869001	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2869002	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2869003	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869004	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2869005	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869006	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2869007	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2869008	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2869009	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2869010	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869011	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2869012	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2869013	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2869014	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869015	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869016	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2869017	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2869018	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2869019	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2869020	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2869021	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869022	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2869023	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2869024	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869025	1	74	4	0.43	$10,764.80	$395.98	$628.97	$42.06	$33.23	$1,100.23
2869026	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869027	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869028	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869029	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869030	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869031	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869032	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869033	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869034	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869035	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869036	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869037	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869038	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869039	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869040	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869041	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869042	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869043	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869045	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869046	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869047	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869048	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869049	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869050	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869051	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2869052	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2869053	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869054	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869055	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869056	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869057	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869058	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869059	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869060	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869061	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869062	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869063	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2869064	1	60	5	0.34	$8,511.70	$313.10	$497.32	$33.25	$26.28	$869.95
2885970	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15

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Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2885971	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2885972	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885973	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885974	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885975	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885976	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885977	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885978	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885979	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885980	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885981	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885982	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885983	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885984	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885985	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885986	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885987	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885988	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885989	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885990	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885991	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885992	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885993	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885994	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885995	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885996	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885997	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885998	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2885999	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886000	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886001	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886002	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886003	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886004	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886005	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886006	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886007	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886008	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886009	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886010	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886011	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886012	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886013	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886014	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886015	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886016	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2886017	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886018	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886019	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886020	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886021	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886022	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886023	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886024	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886025	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886026	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886027	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886028	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886029	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886030	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886031	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886032	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886033	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886034	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886035	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886036	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886037	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886038	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886039	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886040	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886041	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886042	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886043	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886044	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886045	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54

Appendix D-3
Assessment Roll Summary - Phases #2-9
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2886046	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886047	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886048	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886049	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886050	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886051	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886052	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886053	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886054	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886055	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886056	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886057	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886058	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886059	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886060	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886061	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886062	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886063	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886064	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886065	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886066	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886067	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886068	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886069	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886070	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886071	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886072	1	65	7	0.37	$9,310.00	$342.46	$543.97	$36.37	$28.74	$951.54
2886073	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886074	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886075	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886076	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886077	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886078	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886079	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886080	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886081	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886082	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886083	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886084	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886085	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886086	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886088	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886089	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886090	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886091	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886092	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886093	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886094	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886095	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886096	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886097	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886098	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886099	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886100	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886101	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886102	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886103	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886104	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886105	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886106	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886107	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886108	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886109	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886110	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886111	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886112	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886113	1	100	2	0.65	$16,355.41	$601.62	$955.62	$63.90	$50.49	$1,671.63
2886114	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886115	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886116	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886117	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886118	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886119	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886121	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886122	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85

Appendix D-3
Assessment Roll Summary - Phases #2-9
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2886123	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886124	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886125	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886126	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886127	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886128	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886129	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886130	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886131	1	74	4	0.43	$10,819.73	$398.00	$632.18	$42.27	$33.40	$1,105.85
2886132	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886133	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886134	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886135	1	1 Acre	1	1.00	$25,162.17	$925.58	$1,470.18	$98.30	$77.68	$2,571.74
2886137	1	1 Acre	1	1.00	$25,162.17	$925.58	$1,470.18	$98.30	$77.68	$2,571.74
2886138	1	1 Acre	1	1.00	$25,162.17	$925.58	$1,470.18	$98.30	$77.68	$2,571.74
2886139	1	1 Acre	1	1.00	$25,162.17	$925.58	$1,470.18	$98.30	$77.68	$2,571.74
2886140	1	1 Acre	1	1.00	$25,162.17	$925.58	$1,470.18	$98.30	$77.68	$2,571.74
2886141	1	1 Acre	1	1.00	$25,162.17	$925.58	$1,470.18	$98.30	$77.68	$2,571.74
2886142	1	1 Acre	1	1.00	$25,162.17	$925.58	$1,470.18	$98.30	$77.68	$2,571.74
2886143	1	1 Acre	1	1.00	$25,162.17	$925.58	$1,470.18	$98.30	$77.68	$2,571.74
2886144	1	1 Acre	1	1.00	$25,162.17	$925.58	$1,470.18	$98.30	$77.68	$2,571.74
2886145	1	1 Acre	1	1.00	$25,162.17	$925.58	$1,470.18	$98.30	$77.68	$2,571.74
2886146	1	1 Acre	1	1.00	$25,162.17	$925.58	$1,470.18	$98.30	$77.68	$2,571.74
2886147	1	1 Acre	1	1.00	$25,162.17	$925.58	$1,470.18	$98.30	$77.68	$2,571.74
2886148	1	1 Acre	1	1.00	$25,162.17	$925.58	$1,470.18	$98.30	$77.68	$2,571.74
2886149	1	1 Acre	1	1.00	$25,162.17	$925.58	$1,470.18	$98.30	$77.68	$2,571.74
2886150	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886151	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886152	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886153	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886154	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886155	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886156	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886157	1	86	3	0.49	$12,329.46	$453.53	$720.39	$48.17	$38.06	$1,260.15
2886158	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886159	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886160	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886161	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886162	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886163	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	1368			**641.31**	**$12,342,184.10**	**$454,000.00**	**$721,130.91**	**$48,218.36**	**$38,102.10**	**$1,261,451.38**

APPENDIX E
PHASE #2 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix E
Assessment Roll Summary - Phase #2
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2766631	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766647	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766648	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766649	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766650	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766651	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766652	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766653	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766654	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766655	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766656	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766657	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766658	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766659	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766660	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766661	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766662	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766663	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766664	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766665	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766666	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766667	1	50	6	0.32	$7,232.64	$169.66	$424.56	$37.54	$631.76
2886355				0.16	$3,616.32	$84.83	$212.28	$18.77	$315.88
2766668	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766669	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766670	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766671	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766672	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766673	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766674	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766675	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766676	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766677	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766678	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766679	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766680	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766681	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766682	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766683	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766684	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766685	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766686	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766687	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766688	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766689	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766690	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766691	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766692	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766693	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766694	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766695	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766696	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766697	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766698	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766699	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766700	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766701	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766702	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766703	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766704	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766705	1	50	6	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766707	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766708	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766709	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766710	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07

Appendix E
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Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2766711	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766712	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766713	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766714	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766715	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766716	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766717	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766718	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766719	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766720	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766721	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766723	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766724	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766725	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766726	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766727	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766728	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766729	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766730	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766731	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766732	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766733	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766734	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766735	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766736	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766737	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766738	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766739	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766740	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766741	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766742	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766743	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766744	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766745	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766746	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766747	1	50	6	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766748	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766749	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766750	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766751	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766752	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766755	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766756	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766757	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766758	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766759	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766760	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766761	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766762	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766763	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766764	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766765	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766766	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766767	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766768	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766769	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766770	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766771	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766772	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766773	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766774	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766775	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766776	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766778	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766779	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64

Appendix E
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Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2766780	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766781	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766785	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766786	1	50	6	0.24	$5,424.48	$127.25	$318.42	$28.16	$473.82
2839550				0.24	$5,424.48	$127.25	$318.42	$28.16	$473.82
2766787	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766788	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766789	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766790	1	50	6	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766791	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766792	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766793	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766794	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766795	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766796	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766797	1	50	6	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766798	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766800	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766801	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766802	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766803	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766804	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766805	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766806	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766807	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766808	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766809	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766810	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766811	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766812	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766813	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766814	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766815	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766816	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766817	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766818	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766819	1	60	5	0.29	$6,554.58	$153.76	$384.75	$34.02	$572.53
2817555				0.29	$6,554.58	$153.76	$384.75	$34.02	$572.53
2766820	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766821	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766822	1	60	5	0.58	$13,109.16	$307.51	$769.51	$68.05	$1,145.07
2766823	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766824	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766825	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766826	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766827	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766828	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766829	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766830	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766831	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766832	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766833	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766834	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766835	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766836	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766837	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766838	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766839	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766840	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766841	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766842	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766843	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766844	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766845	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766846	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64

Appendix E
Assessment Roll Summary - Phase #2
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Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2766847	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766848	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766849	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766850	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766851	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766858	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766859	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766860	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766861	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766862	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766863	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766864	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766865	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766866	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766867	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766868	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766869	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766870	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766871	1	50	6	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766872	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766873	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766874	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766875	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766876	1	50	6	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766877	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766878	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766879	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766882	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766883	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766884	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766885	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766886	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766887	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766888	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766889	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766890	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766891	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766892	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766893	1	50	6	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766894	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766895	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766896	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766897	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766898	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766899	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766901	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766902	1	50	6	0.48	$10,848.96	$254.49	$636.83	$56.32	$947.64
2766904	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2766905	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2766906	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2766907	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2766908	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2766909	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2766910	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2766911	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2769104	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769105	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769106	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769107	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769108	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769109	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769110	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769111	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769112	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769113	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47

Appendix E
Assessment Roll Summary - Phase #2
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Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2769114	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769115	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769116	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769117	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769118	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769119	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769120	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769121	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769122	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769123	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769124	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769125	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769126	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769127	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769128	1	86	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769129	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769130	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769131	1	86	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769132	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769133	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769134	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769135	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2877599				PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769136	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769137	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769138	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769139	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769140	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769141	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769142	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769143	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769144	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769145	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769146	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769147	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769148	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769149	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769150	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769151	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769152	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769165	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769166	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769167	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769168	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769169	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769170	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769171	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769172	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769173	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769174	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769175	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769176	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769177	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769178	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769179	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769180	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769181	1	86	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769182	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769183	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769184	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769185	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769186	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769187	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769188	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769189	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63

Appendix E
Assessment Roll Summary - Phase #2
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Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2769190	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769191	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769192	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769194	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769195	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769196	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769197	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769198	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769200	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769201	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769202	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769203	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769204	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769205	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769206	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769207	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769208	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769209	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769210	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769211	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769212	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769213	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769214	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769216	1	74	4	0.72	$16,273.44	$381.74	$955.25	$84.47	$1,421.47
2769217	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769218	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769219	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769220	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769221	1	86	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769222	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769223	1	86	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769224	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769225	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769226	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769227	1	86	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769228	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769229	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769230	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769231	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769232	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769233	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769234	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769235	1	86	3	0.83	$18,759.66	$440.06	$1,101.19	$97.38	$1,638.63
2769236	1	100	2	0.88	$19,889.76	$466.57	$1,167.53	$103.25	$1,737.35
2769237	1	100	2	0.88	$19,889.76	$466.57	$1,167.53	$103.25	$1,737.35
2769238	1	100	2	0.88	$19,889.76	$466.57	$1,167.53	$103.25	$1,737.35
2769239	1	100	2	0.88	$19,889.76	$466.57	$1,167.53	$103.25	$1,737.35
2769240	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2769241	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2769242	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2769243	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2769244	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2769246	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2769247	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2769248	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2769249	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	360			**188.61**	**$4,262,964.24**	**$100,000.00**	**$250,236.00**	**$22,128.69**	**$372,364.69**

APPENDIX F
PHASE #3 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix F
Assessment Roll Summary - Phase #3
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2810093	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810095	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810096	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810097	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810098	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810099	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810100	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810101	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810102	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2810103	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810105	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810106	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810107	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810108	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810109	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810110	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810111	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810112	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810113	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810114	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810115	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810116	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810117	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810118	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810119	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810120	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810121	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810122	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810123	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810124	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810128	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810129	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810130	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810132	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810133	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810134	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810135	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810136	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810137	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810138	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810139	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810140	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810141	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810142	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810143	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810144	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810145	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810146	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810147	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810148	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810149	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810151	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810152	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810153	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810154	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810155	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810156	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810157	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810158	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810159	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810160	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810161	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810162	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810163	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810164	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

Appendix F
Assessment Roll Summary - Phase #3
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2810165	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810166	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810167	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810168	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810169	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810170	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810171	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810172	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810173	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810174	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810175	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810176	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810177	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810178	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810179	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810180	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810181	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810182	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810183	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810184	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810185	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810186	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810187	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810188	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810189	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810190	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810191	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810192	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810193	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810194	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810195	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810196	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810197	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810198	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810199	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810200	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810201	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810202	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810203	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810204	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810205	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810206	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810207	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810208	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810209	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810210	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810211	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810212	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810213	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810214	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810215	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810216	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810217	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810218	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810219	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810220	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810221	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810222	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810223	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810224	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810225	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810226	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810227	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810228	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810229	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

Appendix F
Assessment Roll Summary - Phase #3
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2810230	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810231	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810232	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810233	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810234	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810235	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810236	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810237	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810238	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810239	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2810240	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2810241	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810242	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810243	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810244	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810245	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810246	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810247	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810248	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810249	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810250	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810251	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810252	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810253	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810254	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810255	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810256	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810257	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810258	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810259	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810260	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810261	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810262	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810263	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810264	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810265	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810266	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810267	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810268	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810269	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810270	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810271	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810272	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810273	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810274	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810275	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810276	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810277	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810278	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810279	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810280	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810281	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810282	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810284	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810285	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810286	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810287	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810288	1	86	3	0.83	$23,128.39	$31.65	$1,926.59	$169.28	$2,127.53
2810289	1	86	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810290	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810291	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810292	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810293	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810294	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810295	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57

Appendix F
Assessment Roll Summary - Phase #3
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2810296	1	74	4	0.72	$20,063.18	$27.45	$1,671.26	$146.85	$1,845.57
2810298	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810299	1	60	5	0.58	$16,162.01	$22.12	$1,346.30	$118.29	$1,486.71
2810301	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2810302	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2810304	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2810305	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2810306	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	195			**104.90**	**$2,923,094.04**	**$4,000.00**	**$243,493.73**	**$21,395.07**	**$268,888.81**

APPENDIX G
PHASE #4 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix G

Assessment Roll Summary - Phase #4

2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2818822	1	74	4	0.72	$19,878.79	$121.21	$1,512.78	$191.25	$1,825.24
2818823	1	50	6	0.48	$13,252.53	$80.81	$1,008.52	$127.50	$1,216.82
2818824	1	60	5	0.58	$16,013.47	$97.64	$1,218.62	$154.06	$1,470.33
2818825	1	86	3	0.83	$22,915.82	$139.73	$1,743.89	$220.47	$2,104.09
2818826	1	74	4	0.72	$19,878.79	$121.21	$1,512.78	$191.25	$1,825.24
2818827	1	74	4	0.72	$19,878.79	$121.21	$1,512.78	$191.25	$1,825.24
2818828	1	50	6	0.48	$13,252.53	$80.81	$1,008.52	$127.50	$1,216.82
2818829	1	60	5	0.58	$16,013.47	$97.64	$1,218.62	$154.06	$1,470.33
2818830	1	86	3	0.83	$22,915.82	$139.73	$1,743.89	$220.47	$2,104.09
2818831	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	9			**5.94**	**$164,000.00**	**$1,000.00**	**$12,480.40**	**$1,577.81**	**$15,058.21**

APPENDIX H
PHASE #5 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix H
Assessment Roll Summary - Phase #5
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2842728	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842732	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842733	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842734	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842735	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842736	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842737	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842738	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842739	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842740	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842741	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2842743	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842744	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842745	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842746	1	86	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2842747	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842748	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842749	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842750	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842751	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842752	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842753	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842754	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842755	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842756	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842757	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842758	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842759	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842760	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842761	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842762	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842763	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842764	1	86	3	0.42	$14,267.32	$5.88	$1,090.02	$121.72	$1,217.62
2896067				0.42	$14,267.32	$5.88	$1,090.02	$121.72	$1,217.62
2842765	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842766	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842767	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842768	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842769	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842770	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842771	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842772	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842773	1	86	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2842774	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842775	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842776	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842777	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842778	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2842779	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2842780	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842781	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842782	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842783	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842784	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842785	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842786	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842787	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842788	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842789	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842790	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842791	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842792	1	86	3	0.83	$28,534.65	$11.77	$2,180.05	$243.43	$2,435.25
2842793	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842794	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842795	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12

Appendix H

Assessment Roll Summary - Phase #5

2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2842796	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842797	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842798	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842799	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842800	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842801	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842802	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842803	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842804	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842805	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842806	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842807	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842808	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842809	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842810	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842811	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842812	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842813	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842814	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842815	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842816	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842817	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842818	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842819	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842820	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842821	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2842822	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2842823	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2842824	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2842825	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842826	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842827	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842828	1	65	7	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2842829	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2842830	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842831	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842832	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842833	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842834	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842835	1	65	7	0.65	$22,346.41	$9.22	$1,707.27	$190.64	$1,907.12
2842836	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2842837	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2842838	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2842839	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	96			**70.53**	**$2,424,757.47**	**$1,000.00**	**$185,251.47**	**$20,685.78**	**$206,937.25**

APPENDIX I
PHASE #6 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix I
Assessment Roll Summary - Phase #6
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2868794	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868795	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868796	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868797	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868798	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868799	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868800	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868801	1	40	8	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868802	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868803	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868804	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868805	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868806	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868807	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868808	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868809	1	40	8	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868810	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868811	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868812	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868813	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868814	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868815	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2868816	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868817	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868818	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868819	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868820	1	40	8	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868821	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868822	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868823	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868824	1	40	8	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868825	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868826	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868827	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2868828	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868829	1	40	8	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868830	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868831	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868832	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868833	1	40	8	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868834	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868835	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868836	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868837	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868838	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868839	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868840	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868841	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868842	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868843	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868844	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868845	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868846	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868847	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868848	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868849	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868850	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2868851	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868852	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868853	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868854	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868855	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868856	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868857	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868858	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27

Appendix I
Assessment Roll Summary - Phase #6
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Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2868859	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868860	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868861	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868862	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868863	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868864	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868865	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868866	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868867	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868868	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868869	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868870	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868871	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868872	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868873	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868874	1	40	8	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868875	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868876	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868877	1	40	8	0.24	$17,207.48	$3.36	$1,505.65	$137.28	$1,646.30
2868878	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868879	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868880	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868882	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868883	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868884	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868885	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868886	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868887	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868888	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868889	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868890	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868891	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868892	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868893	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868894	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868895	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868896	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868897	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868898	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868899	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868900	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868901	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868902	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868903	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868904	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868905	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868906	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868907	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868908	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868909	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868910	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868911	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868912	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868913	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868914	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868915	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868916	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868917	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868918	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868919	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868920	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868921	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868922	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868923	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2868924	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27

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Assessment Roll Summary - Phase #6
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Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2868925	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868926	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868927	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868928	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868929	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868930	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868931	1	50	6	0.29	$20,792.37	$4.07	$1,819.33	$165.88	$1,989.27
2868932	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868933	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2868934	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2868935	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868936	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868937	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868938	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868939	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868940	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868941	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868942	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868943	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868944	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868945	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868946	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868947	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868948	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868949	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2868950	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868951	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868952	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868953	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868954	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868955	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868956	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868957	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868958	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868959	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868960	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868961	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868962	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868963	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2868964	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868965	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2868966	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2868967	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2868968	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2868969	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2868970	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2868971	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2868972	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2868973	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2868974	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868975	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2868976	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868977	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868978	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2868979	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2868980	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2868981	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868982	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2868983	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2868984	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2868985	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2868986	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868987	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868988	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868989	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

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Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2868990	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2868991	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2868992	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2868993	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868994	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2868995	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2868996	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2868997	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2868998	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2868999	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2869000	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2869001	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2869002	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2869003	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869004	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2869005	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869006	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2869007	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2869008	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2869009	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2869010	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869011	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2869012	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2869013	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2869014	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869015	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869016	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2869017	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2869018	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2869019	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2869020	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2869021	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869022	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2869023	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2869024	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869025	1	74	4	0.43	$30,830.07	$6.03	$2,697.63	$245.96	$2,949.61
2869026	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869027	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869028	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869029	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869030	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869031	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869032	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869033	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869034	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869035	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869036	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869037	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869038	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869039	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869040	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869041	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869042	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869043	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869045	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869046	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869047	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869048	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869049	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869050	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869051	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2869052	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2869053	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869054	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869055	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25

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Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2869056	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869057	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869058	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869059	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869060	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869061	1	60	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869062	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869063	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
2869064	1	60	5	0.34	$24,377.27	$4.77	$2,133.01	$194.48	$2,332.25
	257			**71.33**	**$5,114,206.98**	**$1,000.00**	**$447,492.82**	**$40,800.00**	**$489,292.82**

APPENDIX J
PHASE #7 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix J
Assessment Roll Summary - Phase #7
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Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2885970	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2885971	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2885972	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885973	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885974	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885975	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885976	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885977	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885978	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885979	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885980	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885981	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885982	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885983	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885984	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885985	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885986	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885987	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885988	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885989	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885990	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885991	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885992	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885993	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885994	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885995	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885996	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885997	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885998	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2885999	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886000	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886001	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886002	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886003	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886004	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886005	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886006	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886007	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886008	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886009	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886010	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886011	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886012	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886013	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886014	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886015	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886016	1	74	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2886017	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886018	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886019	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886020	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886021	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886022	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886023	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886024	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886025	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886026	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886027	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886028	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886029	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886030	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886031	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886032	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886033	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886034	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36

Appendix J
Assessment Roll Summary - Phase #7
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Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2886035	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886036	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886037	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886038	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886039	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886040	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886041	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886042	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886043	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886044	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886045	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886046	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886047	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886048	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886049	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886050	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886051	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886052	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886053	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886054	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886055	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886056	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886057	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886058	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886059	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886060	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886061	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886062	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886063	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886064	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886065	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886066	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886067	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886068	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886069	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886070	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886071	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886072	1	65	7	0.37	$31,341.42	$3.98	$2,711.03	$183.35	$2,898.35
2886073	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886074	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886075	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886076	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886077	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886078	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886079	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886080	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886081	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886082	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886083	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886084	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886085	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886086	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886088	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886089	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886090	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886091	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886092	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886093	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886094	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886095	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886096	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886097	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886098	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886099	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886100	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70

Appendix J
Assessment Roll Summary - Phase #7
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2886101	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886102	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886103	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886104	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886105	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886106	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886107	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886108	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886109	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886110	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886111	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886112	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886113	1	100	2	0.65	$55,059.25	$6.98	$4,762.62	$322.09	$5,091.70
2886114	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886115	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886116	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886117	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886118	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886119	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886121	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886122	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886123	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886124	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886125	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886126	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886127	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886128	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886129	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886130	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886131	1	74	4	0.43	$36,423.81	$4.62	$3,150.66	$213.08	$3,368.36
2886132	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886133	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886134	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886135	1	1 Acre	1	1.00	$84,706.53	$10.74	$7,327.11	$495.53	$7,833.39
2886137	1	1 Acre	1	1.00	$84,706.53	$10.74	$7,327.11	$495.53	$7,833.39
2886138	1	1 Acre	1	1.00	$84,706.53	$10.74	$7,327.11	$495.53	$7,833.39
2886139	1	1 Acre	1	1.00	$84,706.53	$10.74	$7,327.11	$495.53	$7,833.39
2886140	1	1 Acre	1	1.00	$84,706.53	$10.74	$7,327.11	$495.53	$7,833.39
2886141	1	1 Acre	1	1.00	$84,706.53	$10.74	$7,327.11	$495.53	$7,833.39
2886142	1	1 Acre	1	1.00	$84,706.53	$10.74	$7,327.11	$495.53	$7,833.39
2886143	1	1 Acre	1	1.00	$84,706.53	$10.74	$7,327.11	$495.53	$7,833.39
2886144	1	1 Acre	1	1.00	$84,706.53	$10.74	$7,327.11	$495.53	$7,833.39
2886145	1	1 Acre	1	1.00	$84,706.53	$10.74	$7,327.11	$495.53	$7,833.39
2886146	1	1 Acre	1	1.00	$84,706.53	$10.74	$7,327.11	$495.53	$7,833.39
2886147	1	1 Acre	1	1.00	$84,706.53	$10.74	$7,327.11	$495.53	$7,833.39
2886148	1	1 Acre	1	1.00	$84,706.53	$10.74	$7,327.11	$495.53	$7,833.39
2886149	1	1 Acre	1	1.00	$84,706.53	$10.74	$7,327.11	$495.53	$7,833.39
2886150	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886151	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886152	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886153	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886154	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886155	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886156	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886157	1	86	3	0.49	$41,506.20	$5.26	$3,590.29	$242.81	$3,838.36
2886158	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886159	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886160	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886161	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886162	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2886163	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	171			**93.08**	**$7,884,483.94**	**$1,000.00**	**$682,007.86**	**$46,123.97**	**$729,131.83**

APPENDIX K
PHASE #7 SUBDIVISION ALLOCATION

Appendix K
Phase #7 Subdivision Allocation

Phases #2-9 Assessment Allocation

Prior to Subdivision				After Subdivision							
Parent Parcel	**Projected No. of Units**	**Total Equivalent Units**	**Applicable Ph. #2-9 Assessment**	**New Parcels**	**Lot Type**	**No. of Units**	**Equivalent Unit Factor**	**Total Equivalent Units**	**Ph. #2-9 Assessment per Equivalent Unit**	**Ph. #2-9 Assessment per Unit**	**Total Ph. #2-9 Assessment**
2635984	449	198.43	$4,993,682	Various Ph. #7 Parcels	Lot Type 1 (One-acre Lot)	14	1.00	14.00	$25,166	$25,166	$352,324
					Lot Type 2 (100 Ft Lot)	54	0.65	35.10	$25,166	$16,358	$883,325
					Lot Type 3 (86 Ft Lot)	33	0.49	16.17	$25,166	$12,331	$406,934
					Lot Type 4 (74 Ft Lot)	39	0.43	16.77	$25,166	$10,821	$422,033
					Lot Type 7 (65 Ft Lot)	31	0.37	11.47	$25,166	$9,311	$288,654
				Subtotal Ph. #7 Parcels		*171*		*93.51*			*$2,353,269*
				Ph. #8-9 Parcels		278		104.92	$25,166		$2,640,413
Total	**449**	**198.43**	**$4,993,682**			**449**		**198.43**			**$4,993,682**

Phase #7 Assessment Allocation

Prior to Subdivision				After Subdivision							
Parent Parcel	**Projected No. of Units**	**Total Equivalent Units**	**Applicable Ph. #7 Assessment**	**New Parcels**	**Lot Type**	**No. of Units**	**Equivalent Unit Factor**	**Total Equivalent Units**	**Ph. #7 Assessment per Equivalent Unit**	**Ph. #7 Assessment per Unit**	**Total Ph. #7 Assessment**
2635984	171	93.51	$7,920,908	Various Ph. #7 Parcels	Lot Type 1 (One-acre Lot)	14	1.00	14.00	$84,707	$84,707	$1,185,891
					Lot Type 2 (100 Ft Lot)	54	0.65	35.10	$84,707	$55,059	$2,973,199
					Lot Type 3 (86 Ft Lot)	33	0.49	16.17	$84,707	$41,506	$1,369,705
					Lot Type 4 (74 Ft Lot)	39	0.43	16.77	$84,707	$36,424	$1,420,529
					Lot Type 7 (65 Ft Lot)	31	0.37	11.47	$84,707	$31,341	$971,584
Total	**171**	**93.51**	**$7,920,908**			**171**		**93.51**			**$7,920,908**

APPENDIX L
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

ONCE RECORDED WITH THE COUNTY, PLEASE SEND A COPY TO TXPID.DISCLOSURES@MUNICAP.COM.

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL[S] FOR THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on March 10, 2008, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2008-06R establishing the Lakes at Mustang Ranch Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Phase #1 of the PID, pursuant to Ordinance No. 2015-02 which ordinance also approved the Lakes at Mustang Ranch Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of January 13, 2015, (the "Service and Assessment Plan and Phase #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Phases #2-9 Major Improvement Area of the PID, pursuant to Ordinance No. 2015-03 which ordinance also approved the Lakes at Mustang Ranch Public Improvement District Service and Assessment Plan and Assessment Roll related to the Phases #2-9 Major Improvement Area, dated as of January 13, 2015 (the "Service and Assessment Plan and Phases #2-9 Major Improvement Area Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #2 of the PID, pursuant to and ordinance that also approved the Lakes at Mustang Ranch Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #2, dated as of December 13, 2016 (the "Updated Service and Assessment Plan and Phase #2 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #3 of the PID, pursuant to Ordinance No. 2019-51 which ordinance also approved the Lakes at Mustang Ranch Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #3, dated as of December 10, 2019 (the "Updated Service and Assessment Plan and Phase #3 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #4 of the PID, pursuant to Ordinance No. 2020-50 which ordinance also approved the Lakes at Mustang Ranch Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #4, dated as of July 14, 2020 (the "Updated Service and Assessment Plan and Phase #4 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #5 of the PID, pursuant to Ordinance NO. 2021-48 which ordinance also approved the Lakes at Mustang Ranch Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #5, dated as of June 8, 2021 (the "Updated Service and Assessment Plan and Phase #5 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #6 of the PID, pursuant to Ordinance No. 2022-68 which ordinance also approved the Lakes at Mustang Ranch Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #6, dated as of June 14, 2022 (the "Updated Service and Assessment Plan and Phase #6 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #7 of the PID, pursuant to Ordinance No. 2023-12 which ordinance also approved the Lakes at Mustang Ranch Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #7, dated as of February 14, 2023 (the "Updated Service and Assessment Plan and Phase #7 Assessment Roll"); [and, together with the Service and Assessment Plan and Phase #1, Phases #2-9 Major Improvement Area, Phase #2, Phase #3, Phase #4, Phase #5, and Phase #6 Assessment Rolls, the "Updated Service and Assessment Plan and Assessment Rolls"]; and

WHEREAS, the Updated Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1, Phases #2-9 Major Improvement Area, Phase #2, Phase #3, Phase #4, Phase #5, Phase #6, and Phase #7 Assessment Rolls (the "Assessment Rolls") attached thereto, update the Updated Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Rolls attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Lakes at Mustang Ranch Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided,

however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Legacy Hills PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Legacy Hills Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Legacy Hills PID was created by the City Council pursuant to the PID Act and a resolution approved on September 14, 2021**.** The PID is located generally in Celina's northwest quadrant, just east of the proposed DNT thoroughfare, approximately 3.5 miles west of Preston Road and approximately three miles north of Old Celina Park. The PID is anticipated to contain an estimated 6,900 residential units on approximately 3,268.6 acres. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. SAP Update Presentation
2. Legacy Hills - Annual SAP Update

3. Legacy Hills PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

LEGACY HILLS
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 - 8/31/25)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

LEGACY HILLS
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 – 8/31/25)

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APPENDIX D - PID ASSESSMENT NOTICE

I. INTRODUCTION

On September 14, 2021 (the "Creation Date") the City Council (the "City Council") of the City of Celina, Texas (the "City") passed and approved Resolution No. 2021-84R approving and authorizing the creation of the Legacy Hills Public Improvement District (the "PID") to finance the costs of certain public improvements for the benefit of property in such public improvement district (the "Authorized Improvements"). The Legacy Hills PID is located within the North Parkway Municipal Management District No. 1 (the "District"), formerly known as the North Celina Municipal Management District No. 3, all of which is located within the corporate boundaries of the City.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted assessment rolls (the "Assessment Rolls") identifying the Assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update is related to the annual budget for the payment of PID obligations in 2024-25.

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

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

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

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1A-1B Improvements Sources and Uses

The initial total estimated cost of the Phase #1A-1B Improvements is equal to $17,694,509, as shown in the Service and Assessment Plan. According to the Developer, there have been budget line-item amount revisions for the Authorized Improvements. The revised updated estimated cost of the Phase #1A-1B Improvements is $18,768,274.

Table II-A-1 on the following page summarizes the sources and uses of funds required to construct the Authorized Improvements and establish the PID. The Actual Costs of the Authorized Improvements were provided by the Developer for Requisition #31 and Requisition #22 as of July 18, 2024.

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Table II-A-1
Phase #1A-1B Sources and Uses of Funds[1]

Sources of Funds	Initial Estimated Budget	Budget Revisions	Updated Budget	Spent to Date	Remaining to be Funded
Phase #1A Improvements					
Assessments	$9,718,212	$0	$9,718,212	$9,718,212	$0
Other funding sources	$2,711,686	$723,864	$3,435,550	$3,435,550	$0
Subtotal: Phase #1A Sources	*$12,429,898*	*$723,864*	*$13,153,762*	*$13,153,762*	*$0*
Phase #1B Improvements					
Par amount	*$3,581,788*	*$0*	*$3,581,788*	$2,377,268	$1,204,520
Other funding sources	*$1,682,823*	*$349,901*	*$2,032,724*	$0	$2,032,724
Subtotal: Phase #1B Sources	*$5,264,611*	*$349,901*	*$5,614,512*	*$2,377,268*	*$3,237,244*
Total Sources	**$17,694,509**	**$1,073,765**	**$18,768,274**	**$15,531,030**	**$3,237,244**
Uses of Funds					
Phase #1A Improvements					
Road Improvements	$5,884,500	$516,074	$6,400,574	$6,400,574	$0
Water Improvements	$1,040,720	$67,950	$1,108,670	$1,108,670	$0
Sanitary Sewer Improvements	$1,550,000	$0	$1,550,000	$1,550,000	$0
Storm Drainage Improvements	$1,991,000	$37,306	$2,028,306	$2,028,306	$0
Other Soft and Miscellaneous Costs	$1,963,679	$102,534	$2,066,213	$2,066,213	$0
Subtotal: Phase #1A Improvements	*$12,429,899*	*$723,863*	*$13,153,762*	*$13,153,762*	*$0*
Phase #1B Improvements					
Roadway Improvements	$2,355,015	($34,239)	$2,320,776	$734,090	$1,586,686
Water Improvements	$614,210	$0	$614,210	$133,214	$480,996
Sanitary Sewer Improvements	$644,000	$110,435	$754,435	$511,957	$242,479
Storm Drainage Improvements	$645,506	$0	$645,506	$241,433	$404,073
Other Soft and Miscellaneous Costs	$1,005,879	$273,705	$1,279,584	$756,574	$523,010
Subtotal: Phase #1B Improvements	*$5,264,610*	*$349,902*	*$5,614,512*	*$2,377,268*	*$3,237,244*
Total Uses	**$17,694,509**	**$1,073,765**	**$18,768,274**	**$15,531,030**	**$3,237,244**

[1] According to Legacy Hills' Phase #1A Requisition #31 and Phase #1B Requisition #22 as approved by the City on July 18, 2024.

Phase #1A-1B Improvement Area Cost Variances

There have been cost overruns for the Phase #1A-1B Improvements. The additional costs of the Phase #1A-1B Improvements are funded by the Developer as well as available interest and dividend earnings in the Project Fund.

For additional PID development-related information, refer to the link below:

https://emma.msrb.org/Security/Details/ADE9BABF93AE20C003ED6B6BDA368E387

B. Five Year Service Plan

A service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years is shown by Table II-B-1 below.

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness
2022-2030

Assessment Year Ending 09/01	Projected Annual Installments (Phase #1A)[1]	Projected Annual Installments (Phase #1B)[1]
2022-24	$884,080	$325,830
2025	$654,220	$241,122
2026	$651,624	$240,165
2027	$648,790	$239,121
2028	$647,182	$238,528
2029	$645,273	$237,825
2030	$643,797	$237,281
Total	**$4,774,965**	**$1,759,872**

1 - Assessment years ending 2022 through 2025 reflect actual Annual Installments amounts billed. Assessment years 2026 through 2030 reflect projected Annual Installments and are subject to change.

C. Status of Development

See Table II-C-1 below for the status of completed homes within Phase #1A-1B located within the PID based on certificate of occupancy issuances, according to the City.

Table II-C-1
Completed Homes – Phase #1

Status	Cumulative as of September 30, 2023[1]	Cumulative as of June 1, 2024[1]
Homes completed[1]	0	0

1 - Homes completed are based on certificate of occupancy issuances as reported by the City Town as of June 1, 2024.

D. ANNUAL BUDGET – PHASE #1A

Phase #1A - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the execution of the Phase #1A Reimbursement Agreements, of which twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest based on the interest rate applicable to the Phase #1A Reimbursement Agreements, which is 4.32 percent per annum for 2024-25. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

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

Phase #1A Annual Installments to be Collected for 2024-25

The budget for Phase #1A of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-D-1 on the following page.

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Table II-D-1
Budget for the Phase #1A Annual Installments to be Collected for 2024-25

Descriptions	Phase #1A Reimbursement Agreement
Interest through September 1, 2025	$402,087
Principal due by September 1, 2025	$213,362
Subtotal debt service	*$615,449*
Administrative expenses	$38,771
Subtotal Expenses	*$38,771*
Available administrative expense account	$0
Available capitalized interest account	$0
Subtotal funds available	*$0*
Annual Installments	**$654,220**

Debt Service Payments

Annual Installments to be collected for principal and interest due on the Phase #1A Reimbursement Agreement include interest due on September 1, 2025 in the amount of $402,087, which equals interest on the outstanding Assessments balance of $9,307,563, for one year, at an effective interest rate of 4.32 percent. Annual Installments to be collected include a principal amount of $213,362 due on September 1, 2025. As a result, the total principal and interest due for the Phase #1A Reimbursement Agreement in 2024-25 is estimated to be $615,449.

Administrative Expenses

Administrative expenses include the City, Administrator, auditor, dissemination agent, and contingency fees. As shown in Table II-D-2 on the following page, the total Phase #1A administrative expenses to be collected for 2024-25 are estimated to be $38,771.

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Table II-D-2
Phase #1A Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$3,000
PID Administrator	$29,000
Auditor	$1,000
Dissemination Agent	$2,000
Contingency	$3,771
Total	**$38,771**

Available Capitalized Interest Account

According to Section 6.4(c) of the Trust Indenture for the North Parkway Municipal Management District No. 1 Contract Revenue Bonds, Series 2021 (Legacy Hills Public Improvement District Phase #1A-1B Improvements (the "Trust Indenture"), there will be no funds available in the Capitalized Interest Account after September 1, 2024.

Available Administrative Expense Account

As of June 30, 2024, the available balance for Administrative Expenses was $7,720. This balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phase #1A-1B 2024-25 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT – PHASE #1A

According to the Service and Assessment Plan, the Phase #1A Annual Installments shall be collected in an amount sufficient to pay principal and interest on Phase #1A Reimbursement Agreements and to cover Administrative Expenses of the PID.

According to the Service and Assessment Plan, 421 units, representing 347.47 total outstanding Equivalent Units, are estimated to be within Phase #1A of the PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit in Phase #1A will be $1,771.24 (i.e. $615,449 ÷ 347.47 = $1,771.24). The Administrative Expenses to be collected from each Equivalent Unit in Phase #1A will be $111.58 (i.e. ($38,771 ÷ 347.47 = $111.58). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #1A will be $1,882.83 (i.e. $1,771.24 + $111.58 = $1,882.83). The Annual Installment to be collected from each Parcel within Phase #1A is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,882.83 by the total estimated Equivalent Units for each Parcel in Phase #1A.

The Annual Installment due to be collected from each Land Use Class in Phase #1A for 2024-25 is shown in Table II-E-1 below.

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

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 - 60 FT Lot	$1,882.83	1.00	$1,882.83
Lot Type 2 - 50 FT Lot	$1,882.83	0.83	$1,568.39
Lot Type 3 - 40 FT Lot	$1,882.83	0.67	$1,255.84

The list of Parcels within Phase #1A of the PID, the estimated number of units to be developed on the current residential Parcels, the total outstanding Assessments and the Annual Installments to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

F. ANNUAL BUDGET – PHASE #1B

Phase #1B - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the execution of the Phase #1B Reimbursement Agreements, of which twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest based on the interest rate applicable to the Phase #1B Reimbursement Agreements, which is 4.32 percent per annum for 2024-25. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

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

Phase #1B Annual Installments to be Collected for 2024-25

The budget for Phase #1B of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-F-1 below.

Table II-F-1
Budget for the Phase #1B Annual Installments
to be Collected for 2024-25

Descriptions	Phase #1B Reimbursement Agreement
Interest through September 1, 2025	$148,195
Principal due by September 1, 2025	$78,638
Subtotal debt service	*$226,833*
Administrative expenses	$14,290
Subtotal Expenses	*$14,290*
Available administrative expense account	$0
Available capitalized interest account	$0
Subtotal funds available	*$0*
Annual Installments	**$241,122**

Debt Service Payments

Annual Installments to be collected for principal and interest due on the Phase #1B Reimbursement Agreement include interest due on September 1, 2025 in the amount of $148,195, which equals interest on the outstanding Assessments balance of $3,430,437, for one year, at an effective interest rate of 4.32 percent. Annual Installments to be collected include a principal amount of $78,638 due on September 1, 2025. As a result, the total principal and interest due for the Phase #1B Reimbursement Agreement in 2024-25 is estimated to be $226,833.

Administrative Expenses

Administrative expenses include the City, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-F-2 on the following page, the total Phase #1B administrative expenses to be collected for 2024-25 are estimated to be $14,290.

Table II-F-2
Phase #1B Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$3,000
PID Administrator	$9,000
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$290
Total	**$14,290**

Available Capitalized Interest Account

According to Section 6.4(c) of the Trust Indenture, moneys received through the issuance of the North Parkway Municipal Management District No. 1 Contact Revenue Bonds, Series 2021 (Legacy Hills Public Improvement Districts Phase #1A-1B) there will be no funds available in the Capitalized Interest Account after September 1, 2024.

Available Administrative Expense Account

As of June 30, 2024, the available balance for Administrative expenses was $7,720. This balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phase #1B 2024-25 Annual Installment.

G. ANNUAL INSTALLMENTS PER UNIT – PHASE #1B

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on Phase #1B Reimbursement Agreement and to cover Administrative Expenses of the PID.

According to the Service and Assessment Plan, 192 units, representing 128.06 total outstanding Equivalent Units, are estimated to be within Phase #1B of the PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit in Phase #1A will be $1,771.24 (i.e. $226,833 ÷ 128.06 = $1,771.24). The Administrative Expenses to be collected from each Equivalent Unit in Phase #1B will be $111.58 (i.e. ($14,290 ÷ 128.06 = $111.58). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #1B will be $1,882.83 (i.e. $1,771.24 + $111.58 = $1,882.83). The Annual Installment to be collected from each Parcel within Phase #1B is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,882.83 by the total estimated Equivalent Units for each Parcel in Phase #1B.

The Annual Installment due to be collected from each Land Use Class in Phase #1B for 2024-25 is shown in Table II-G-1 below.

Table II-G-1
Phase #1B Annual Installment Per Unit

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 - 60 FT Lot	$1,882.83	1.00	$1,882.83
Lot Type 2 - 50 FT Lot	$1,882.83	0.83	$1,568.39
Lot Type 3 - 40 FT Lot	$1,882.83	0.67	$1,255.84

The list of Parcels within Phase #1B of the PID, the estimated number of units to be developed on the current residential Parcels, the total outstanding Assessments and the Annual Installments to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix C-2.

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III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

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

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The Assessment Rolls are shown in Appendix C-1 and C-2 of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated number of Equivalent Units to be built on each newly subdivided Parcel

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

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

MM Celina 294, LLC, a Texas limited liability company and MM Celina 40, LLC, a Texas limited liability company, collectively the Developer, has confirmed there have been no parcel subdivisions in the PID applicable for the Annual Installments to be collected in 2024-25.

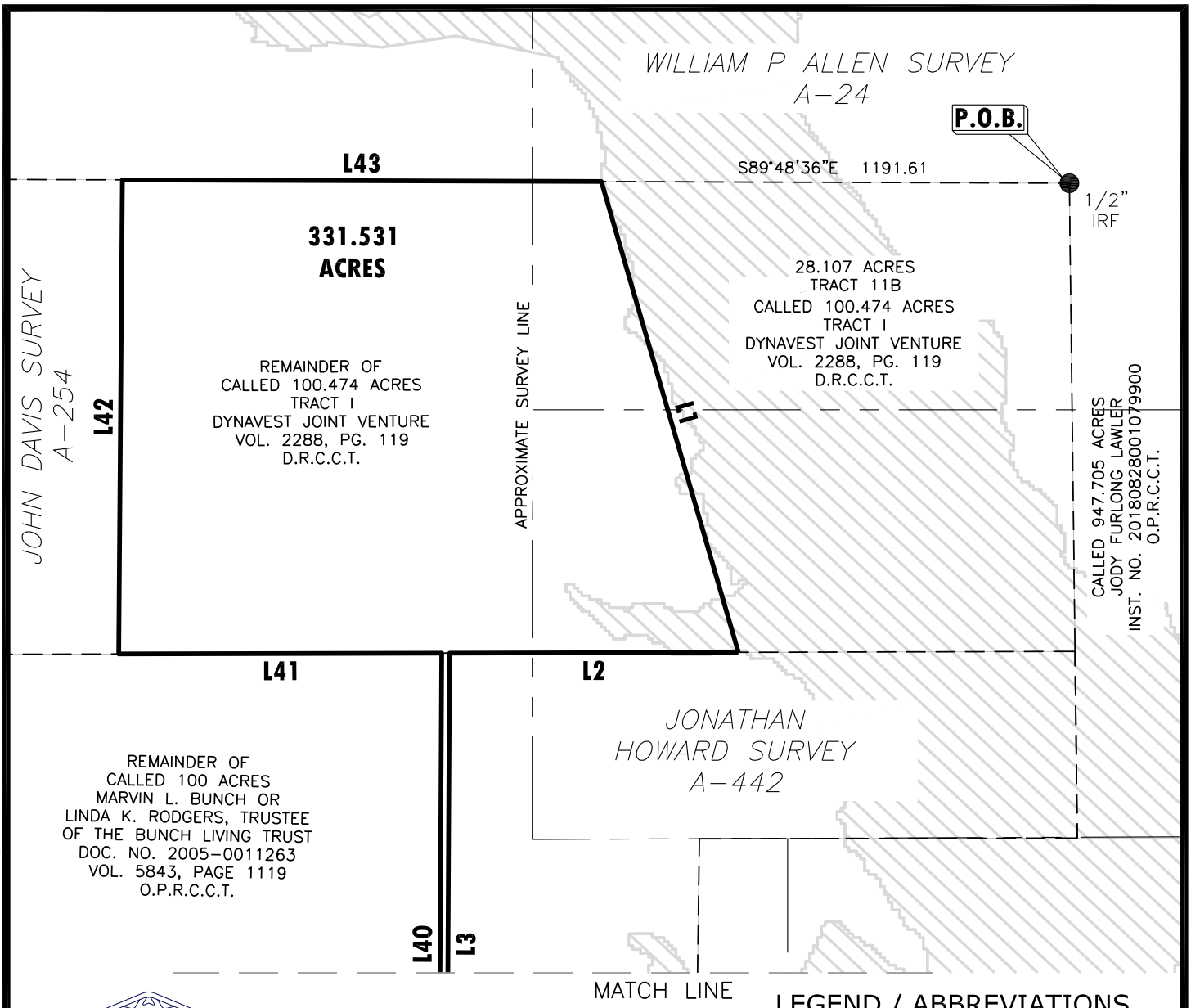
B. PREPAYMENT OF ASSESSMENTS

There have been no Assessment prepayments as of June 30, 2024.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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APPENDIX A
MAP OF LEGACY HILLS PID



LEGEND / ABBREVIATIONS

— — — — —	ADJOINER LINE
———	BOUNDARY LINE
●	IRON ROD FOUND
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
IRF	IRON ROD FOUND

STATE OF TEXAS
REGISTERED
ROBERT GLEN MALOY
6028
PROFESSIONAL
LAND SURVEYOR

GRAPHIC SCALE

0 400 800

1 INCH = 400 FT.

EXHIBIT

331.531 ACRES - 14,441,501 SQ. FT. IN THE JOHN DAVIS SURVEY, ABSTRACT NO. 254, THE WILLIAM P. ALLEN SURVEY, ABSTRACT NO. 24, AND THE JONATHAN HOWARD SURVEY, ABSTRACT NO. 442, COLLIN COUNTY, TEXAS

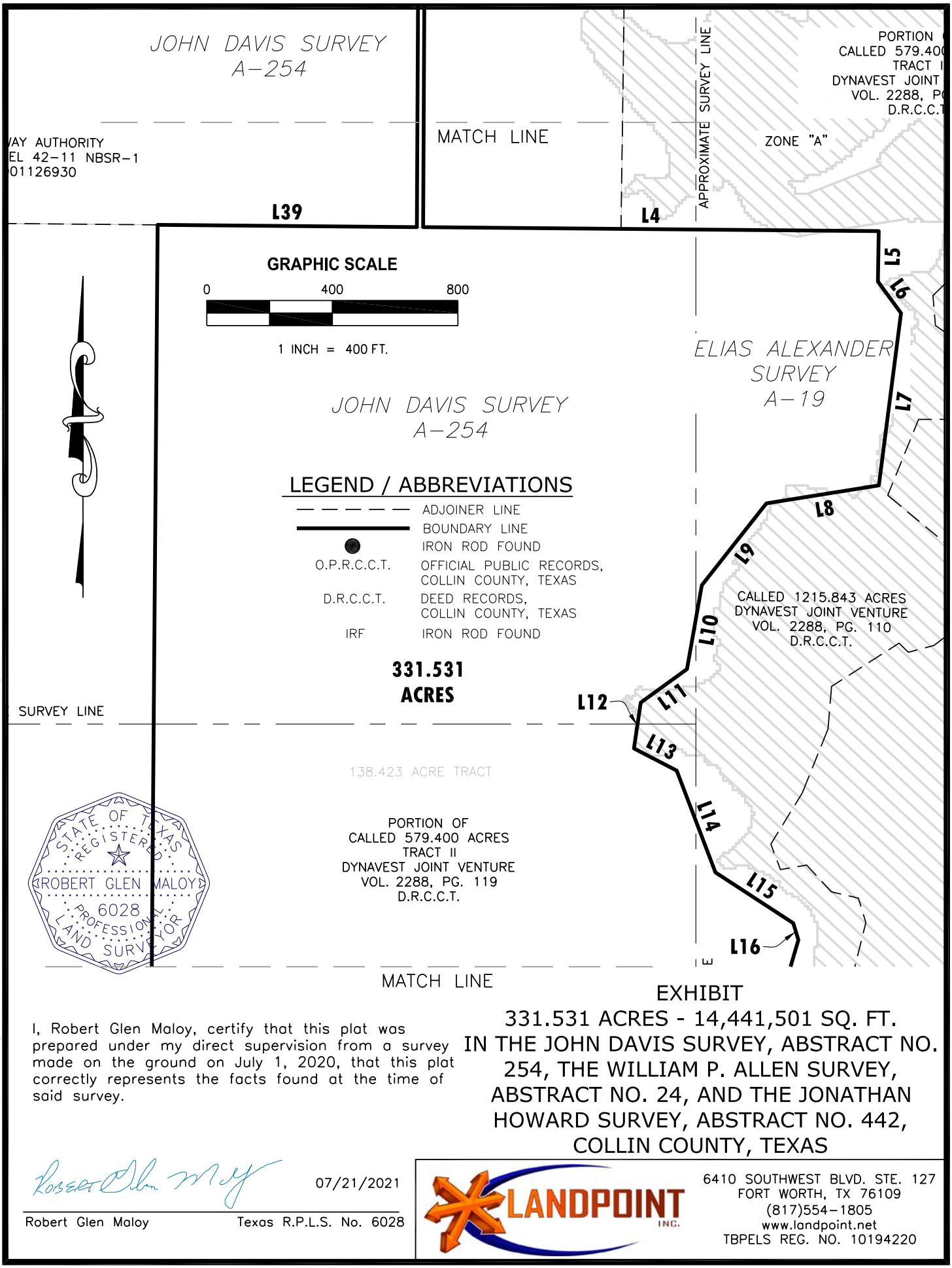
I, Robert Glen Maloy, certify that this plat was prepared under my direct supervision from a survey made on the ground on July 1, 2020, that this plat correctly represents the facts found at the time of said survey.

Robert Glen Maloy 07/21/2021

Robert Glen Maloy Texas R.P.L.S. No. 6028

LANDPOINT INC.
6410 SOUTHWEST BLVD. STE. 127
FORT WORTH, TX 76109
(817)554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

X:\2021\21-0195-6\Working\DWG\Easement & ROW Exhibits\21-0195 Dynavest - Celina - PID Exhibit.dwg



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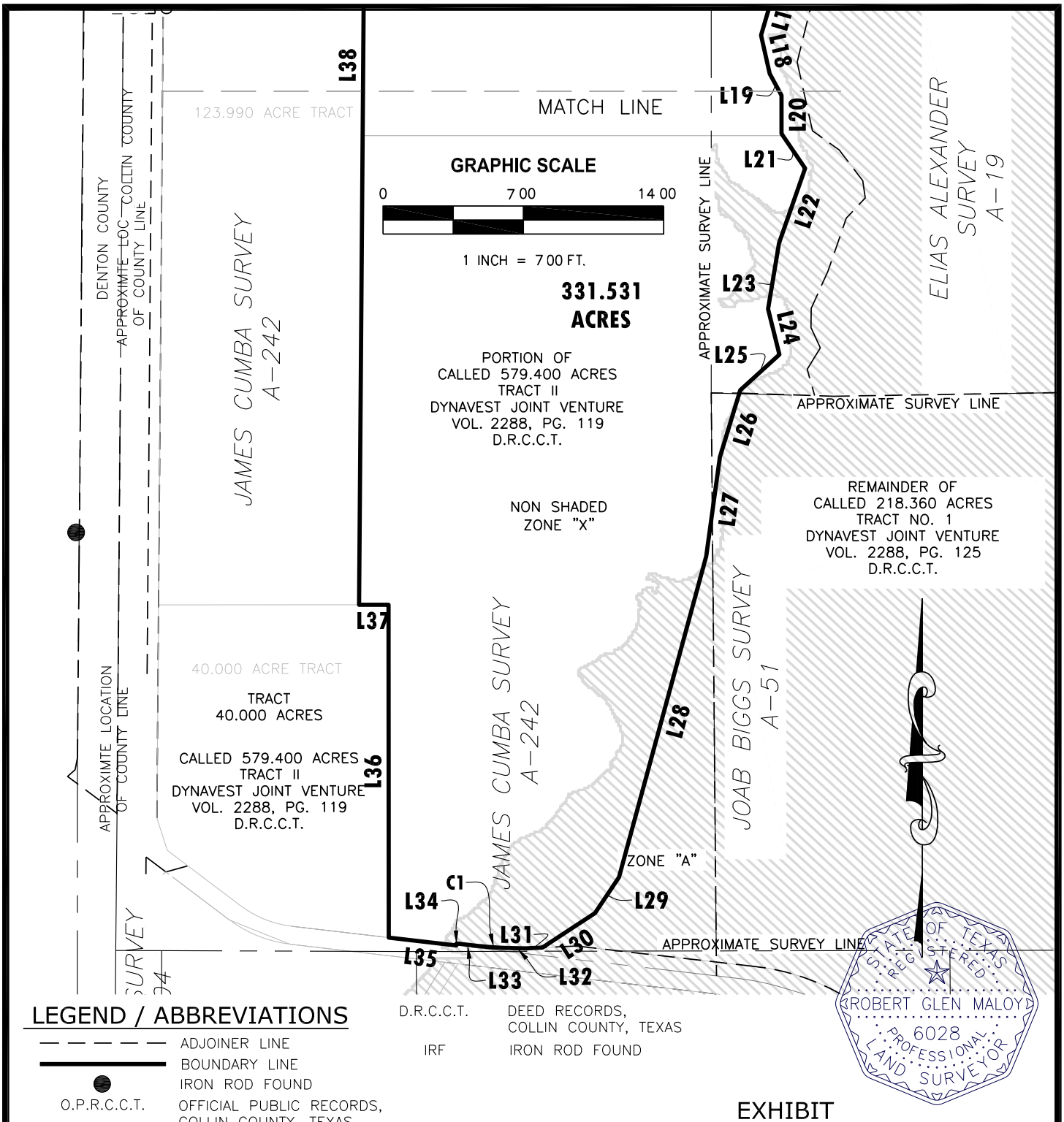
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LEGEND / ABBREVIATIONS

ADJOINER LINE

BOUNDARY LINE

IRON ROD FOUND

O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS

IRF IRON ROD FOUND

I, Robert Glen Maloy, certify that this plat was prepared under my direct supervision from a survey made on the ground on July 1, 2020, that this plat correctly represents the facts found at the time of said survey.

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X:\2021\21-0195-6\Working\DWG\Easement & ROW Exhibits\21-0195 Dynavest - Celina - PID Exhibit.dwg

PAD LAYOUT
GRAY PADS = 75'

LOT COUNT	
	40' LOT
TOTAL	±192 LOTS
PROPERTY	±39.6 AC
OPEN SPACE	±4 AC
TOTAL	±43.6 AC

PAD LAYOUT
GRAY PADS = 80' OR LESS
GREEN PADS = 85'

LOT COUNT				
	40' LOT	50' LOT	60' LOT	TOTAL
PHASE I	108	220	78	406
PHASE II	165	147	94	406
PHASE III	200	194	11	405
TOTAL	473	561	183	1217
%	38.86%	46.10%	15.04%	
PROPERTY	292.22 AC			
OPEN SPACE	REQUIRED 10%	PROVIDED		
	29.22 AC	30.295 AC		

PRELIMINARY PHASING PLAN RELOT

LEGACY HILLS
DYNAVEST

HALFF ®
9500 AMBERGLEN BLVD.
BUILDING F, SUITE 125
AUSTIN, TEXAS 78729
TEL. (512) 777-4600
FAX. (512) 252-8141
TBPE FIRM #F-312

Issued:	8/18/2021
Scale:	1" = 200'
Drawn By:	PMH
AVO:	43789.001
HALFF Office:	AUSTIN

43789-PHAS1-43789.dwg

PHASE #1B
PHASE III
405 LOTS
PHASE II
406 LOTS
PHASE I
406 LOTS
PHASE #1A
AMENITY CENTER LOT 2.232 AC
FOUR SEASONS RANCH, LTD
DYNAVEST JOINT VENTURE
BUNCH LIVING TRUST
JAMES RANCH PARTNERS LTD
PARKWOOD LP
DENTON COUNTY
COLLIN COUNTY
URE ROAD (RD2)
FRITCHER RD
DALLAS NORTH TOLLWAY
FUTURE DALLAS NORTH TOLLWAY
FM 455
FM 455 (G.A. MOORE PARKWAY)
MATCH LINE STA 2265+00 (SEE ROLL 4 OF 4
CREEK CENTER LINE
FEMA FLOODPLAIN
FLOODPLAIN (PROPOSED)
FLOODPLAIN (NO RECLAMATION)

KFM ENGINEERING & DESIGN

0 150 300 600
Scale: 1"=300'

legacy hills
pid concept plan
August 20TH, 2021
The information shown is based on the best information available and is subject to change without notice.

APPENDIX B-1
PHASE #1A DEBT SERVICE SCHEDULE

Appendix B-1
Proposed Assessment Roll - Phase #1A

Parcel	**All Parcels**
Equivalent Units	**347.467**
Assessment	**$9,718,212**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Total Annual Installment[4]
9/30/22	$0	$369,681	$36,535	$406,215
9/30/23	$202,402	$419,827	$37,265	$659,494
9/30/24	$208,247	$411,083	$38,011	$657,341
9/30/25	$213,362	$402,087	$38,771	$654,220
9/30/26	$219,208	$392,869	$39,546	$651,624
9/30/27	$225,053	$383,400	$40,337	$648,790
9/30/28	$232,360	$373,677	$41,144	$647,182
9/30/29	$239,667	$363,639	$41,967	$645,273
9/30/30	$247,705	$353,286	$42,806	$643,797
9/30/31	$255,742	$342,585	$43,662	$641,990
9/30/32	$263,780	$331,537	$44,536	$639,852
9/30/33	$274,010	$320,142	$45,426	$639,578
9/30/34	$283,509	$308,304	$46,335	$638,148
9/30/35	$294,469	$296,057	$47,261	$637,787
9/30/36	$305,430	$283,336	$48,207	$636,972
9/30/37	$316,390	$270,141	$49,171	$635,702
9/30/38	$328,081	$256,473	$50,154	$634,708
9/30/39	$339,772	$242,300	$51,157	$633,229
9/30/40	$352,925	$227,622	$52,180	$632,727
9/30/41	$366,077	$212,376	$53,224	$631,677
9/30/42	$379,229	$196,561	$54,289	$630,079
9/30/43	$394,574	$180,178	$55,374	$630,127
9/30/44	$409,919	$163,133	$56,482	$629,533
9/30/45	$425,994	$145,424	$57,611	$629,029
9/30/46	$443,530	$127,021	$58,764	$629,315
9/30/47	$461,067	$107,861	$59,939	$628,867
9/30/48	$479,334	$87,943	$61,138	$628,415
9/30/49	$498,332	$67,235	$62,360	$627,928
9/30/50	$518,792	$45,707	$63,608	$628,107
9/30/51	$539,251	$23,296	$64,880	$627,427
Total	**$9,718,212**	**$7,704,780**	**$1,482,140**	**$18,905,132**

1 – The 9/30/XX dates represent the fiscal year end. Annual Installment amounts are calculated based on a 9/1/XX-8/31/XX Assessment Year.

2 – Annual Installments are calculated using 4.32% interest rate on the Phase #1A Reimbursement Agreement.

3 – Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

4 – The interest and Administrative Expenses due for the year ending 9/30/22 will be paid from funds available to the District for those purposes. As a result, the first Annual Installments will be billed in October 2022 and will be due by January 31, 2023. Anuual Installments do not include any applicable credits.

APPENDIX B-2
PHASE #1B DEBT SERVICE SCHEDULE

Appendix B-2
Proposed Assessment Roll - Phase #1B

Parcel	**All Parcels**
Equivalent Units	**128.06**
Assessment	**$3,581,788**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Total Annual Installment[4]
9/30/22	$0	$136,251	$13,465	$149,717
9/30/23	$74,598	$154,733	$13,735	$243,066
9/30/24	$76,753	$151,511	$14,009	$242,273
9/30/25	$78,638	$148,195	$14,290	$241,122
9/30/26	$80,792	$144,798	$14,575	$240,165
9/30/27	$82,947	$141,308	$14,867	$239,121
9/30/28	$85,640	$137,724	$15,164	$238,528
9/30/29	$88,333	$134,025	$15,467	$237,825
9/30/30	$91,295	$130,209	$15,777	$237,281
9/30/31	$94,258	$126,265	$16,092	$236,615
9/30/32	$97,220	$122,193	$16,414	$235,827
9/30/33	$100,990	$117,993	$16,742	$235,726
9/30/34	$104,491	$113,630	$17,077	$235,199
9/30/35	$108,531	$109,116	$17,419	$235,066
9/30/36	$112,570	$104,427	$17,767	$234,765
9/30/37	$116,610	$99,564	$18,123	$234,297
9/30/38	$120,919	$94,527	$18,485	$233,931
9/30/39	$125,228	$89,303	$18,855	$233,386
9/30/40	$130,075	$83,893	$19,232	$233,201
9/30/41	$134,923	$78,274	$19,616	$232,814
9/30/42	$139,771	$72,445	$20,009	$232,225
9/30/43	$145,426	$66,407	$20,409	$232,242
9/30/44	$151,081	$60,125	$20,817	$232,024
9/30/45	$157,006	$53,598	$21,234	$231,838
9/30/46	$163,470	$46,816	$21,658	$231,943
9/30/47	$169,933	$39,754	$22,091	$231,778
9/30/48	$176,666	$32,413	$22,533	$231,611
9/30/49	$183,668	$24,781	$22,984	$231,432
9/30/50	$191,208	$16,846	$23,444	$231,498
9/30/51	$198,749	$8,586	$23,912	$231,247
Total	**$3,581,788**	**$2,839,708**	**$546,264**	**$6,967,761**

1 – The 9/30/XX dates represent the fiscal year end. Annual Installment amounts are calculated based on a 9/1/XX-8/31/XX Assessment Year.

2 – Annual Installments are calculated using 4.32% interest rate on the Phase #1B Reimbursement Agreement.

3 – Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

4 – The interest and Administrative Expenses due for the year ending 9/30/22 will be paid from funds available to the District for those purposes. As a result, the first Annual Installments will be billed in October 2022 and will be due by January 31, 2023. Anuual Installments do not include any applicable credits.

APPENDIX C-1
PHASE #1A ASSESSMENT ROLL SUMMARY – 2024-25

APPENDIX C-1
Phase #1A Assessment Roll Summary

Parcel ID	Estimated Equivalent Units	Total Assessments	Principal	Interest	Administrative Expenses	Annual Installment
2840552	17.83	$477,691	$10,950.36	$20,636.24	$1,989.83	$33,576.43
2840554	329.63	$8,829,872	$202,411.89	$381,450.47	$36,781.01	$620,643.38
Total	**347.47**	**$9,307,563**	**$213,362.25**	**$402,086.71**	**$38,770.84**	**$654,219.81**

APPENDIX C-2
PHASE #1B ASSESSMENT ROLL SUMMARY – 2024-25

APPENDIX C-2
Phase #1B Assessment Roll Summary

Parcel ID	Estimated Equivalent Units	Total Assessments	Principal	Interest	Administrative Expenses	Annual Installment
984938	100.05	$2,680,029	$61,435.74	$115,777.26	$11,163.72	$188,376.71
2840595	12.67	$339,470	$7,781.86	$14,665.12	$1,414.07	$23,861.05
2840596	15.34	$410,938	$9,420.15	$17,752.51	$1,711.77	$28,884.43
Total	**128.06**	**$3,430,437**	**$78,637.75**	**$148,194.89**	**$14,289.56**	**$241,122.19**

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

ONCE RECORDED WITH THE COUNTY, PLEASE SEND A COPY TO TXPID.DISCLOSURES@MUNICAP.COM.

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE LEGACY HILLS PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on September 14, 2021, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2021-84R establishing the Legacy Hills Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 2021-92 which ordinance also approved the Legacy Hills Public Improvement District Service and Assessment Plan and Assessment Roll (the "Service and Assessment Plan and Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Legacy Hills Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided,

however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Mosaic PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Mosaic Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Mosaic PID was created by the City Council pursuant to the PID Act and a resolution approved on November 9, 2021. The PID is located generally north of Parvin Road and east of Smiley Road. The PID is anticipated to contain an estimated 1,470 single family residential units on approximately 684.752 acres within multiple phases. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The service plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. SAP Update Presentation
2. Mosiac PID - Annual SAP Update - 2024-25
3. Mosaic PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

MOSAIC
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 - 8/31/25)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

MOSAIC PUBLIC IMPROVEMENT DISTRICT
ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 – 8/31/25)

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APPENDIX A – PID MAP

APPENDIX B – PREPAID PARCELS

APPENDIX C – 2024-25 ASSESSMENT ROLL SUMMARY

APPENDIX D – PID ASSESSMENT NOTICE

I. INTRODUCTION

The Mosaic Public Improvement District (the "PID") was created pursuant to the PID Act and Resolution No. 2021-104R of the City Council on November 9, 2021, to finance certain public improvement projects for the benefit of the property in the PID.

On April 11, 2023, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2023 (Mosaic Public Improvement District Phase #1 Project) (the "Phase #1 Bonds") in the principal amount of $15,923,000 were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan dated April 11, 2023 (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"), the Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted an assessment roll for the PID attached as Appendix G to the Service and Assessment Plan (the "Assessment Roll") identifying the Assessments on each Parcel of Assessed Property, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2024-25.

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

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or

paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

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

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

(The remainder of this page is intentionally left blank.)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Pursuant to the original Service and Assessment Plan adopted on April 11, 2023, the initial total estimated costs of the Phase #1 Projects, excluding Phase #1 Bond issuance costs, were equal to $23,763,687. According to Requisition #5 approved by the City on April 1, 2024, the actual Phase #1 Project costs, including Phase #1's share of the Initial Major Improvements, spent to date are equal to $22,596,075, net of retainage held.

Table II-A on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Projects, (2) establish the PID, and (3) issue the Phase #1 Bonds.

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Table II-A
Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget[1]	Budget Revisions	Updated Budget	Spent to Date	Remaining to Draw
Par amount	$15,923,000	$0	$15,923,000	$15,923,000	$0
Original Issue Discount	($55,456)	$0	($55,456)	($55,456)	$0
Assessment	$6,425,000	$0	$6,425,000	$6,425,000	$0
Other funding sources	$4,992,421	($651,985)	$4,340,435	$3,824,809	$515,626
Total Sources	**$27,284,965**	**($651,985)**	**$26,632,980**	**$26,117,353**	**$515,626**
Uses of Funds					
Phase #1 Improvements					
Road Improvements	$7,934,786	$1,110,725	$9,045,511	$9,045,511	$0
Water Improvements	$2,501,791	$8,878	$2,510,669	$2,510,669	$0
Sanitary Sewer Improvements	$2,265,405	$178,911	$2,444,315	$2,444,315	$0
Drainage Improvements	$4,908,145	$392,220	$5,300,365	$5,300,365	$0
Soft and miscellaneous costs	$3,905,516	($2,119,774)	$1,785,742	$1,785,742	$0
Less retainage held	$0	$0	$0	$0	$0
Subtotal: Phase #1 Improvements	*$21,515,642*	*($429,041)*	*$21,086,602*	*$21,086,602*	*$0*
Initial Major Improvements[3]					
Road Improvements	$217,626	($2,158)	$215,468	$215,468	$0
Water Improvements	$348,371	($35,448)	$312,923	$312,923	$0
Sanitary Sewer Improvements	$763,484	($8,171)	$755,313	$755,313	$0
Drainage Improvements	$190,184	($2,035)	$188,149	$188,149	$0
Soft and miscellaneous costs	$226,816	($175,132)	$51,684	$37,621	$14,063
Less retainage held	$0	$0	$0	$0	$0
Subtotal: Initial Major Improvements	*$1,746,481*	*($222,944)*	*$1,523,537*	*$1,509,474*	*$14,063*
Additional Major Improvements					
Road Improvements	$253,605	$0	$253,605	$0	$253,605
Water Improvements	$39,786	$0	$39,786	$0	$39,786
Sanitary Sewer Improvements	$12,448	$0	$12,448	$0	$12,448
Drainage Improvements	$86,651	$0	$86,651	$0	$86,651
Soft and miscellaneous costs	$109,073	$0	$109,073	$0	$109,073
Subtotal: Additional Major Improvements	*$501,563*	*$0*	*$501,563*	*$0*	*$501,563*
Bond Issuance Costs					
Debt Service Reserve Fund	$780,000	$0	$780,000	$780,000	$0
Administrative Expense Fund	$1,092,123	$0	$1,092,123	$1,092,123	$0
Capitalized Interest Account	$1,121,465	$0	$1,121,465	$1,121,465	$0
Cost of Issuance Account	$50,000	$0	$50,000	$50,000	$0
Underwriters Discount	$477,690	$0	$477,690	$477,690	$0
Subtotal: Bond Issuance Costs	$3,521,278	$0	$3,521,278	$3,521,278	$0
Total Uses	**$27,284,965**	**($651,985)**	**$26,632,980**	**$26,117,353**	**$515,626**

1 – According to the Service and Assessment Plan adopted on April 11, 2023.
2 – According to Requisition #5 approved by the City on April 1, 2024.
3 – Initial Major Improvement costs allocated to Phase #1 represent 24.41 percent of the total Initial Major Improvement costs pursuant to the Service and Assessment Plan.

B. Five Year Service Plan

For additional PID development and improvement related information, refer to the link provided in Section II.A. of this report.

All of the Authorized Improvements are expected to be built in phases. The anticipated budget for the Phase #1 Projects over a period of five years and the Annual Installments expected to be collected for these costs are shown by Table II-B below.

Table II-B
Projected Annual Installments (2024-2030)

Assessment Year Ending 09/01	PID Bond Projected Annual Installments
2024	$600,443
2025	$1,624,232
2026	$1,682,839
2027	$1,682,570
2028	$1,682,445
2029	$1,682,406
2030	$1,682,404
Total	**$11,237,782**

1 - Assessment years ending 2024 and 2025 reflect actual Annual Installments to be billed and are net of applicable reserve fund income and capitalized interest credits. Assessment years 2026 through 2030 reflect projected Annual Installments and are subject to change.

C. Status of Development

According to the City, 198 building permits have been issued for the PID as of June 1, 2024, representing 46.77 percent of the Phase #1 Assessments. As of the same date, 15 certificates of occupancy have been issued for the Phase #1 Assessments of the PID.

See Table II-C below for the status of completed homes within the PID as of June 1, 2024.

Table II-C
Completed Homes

Status	Cumulative as of September 30, 2023	Cumulative as of June 1, 2024[1]
Completed Homes[1]	0	15

1 – According to certificates of occupancy issued by the City as of June 1, 2024.

D. ANNUAL BUDGET

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Bonds and/or execution of the PID Reimbursement Agreement Obligation, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment securing the Phase #1 Bonds and the Phase #1 Reimbursement Agreement shall bear interest at the rate on the Phase #1 Bonds and Phase #1 Reimbursement Agreement. The effective interest rate on the Phase #1 Bonds is 5.24 percent per annum. The effective interest rate on the Phase #1 Reimbursement Agreement is 5.85 percent per annum. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate (5.24 percent) on the Phase #1 Bonds and (5.85 percent) on the Phase #1 Reimbursement Agreement plus and additional interest of one-half of one percent is used to calculate the interest on the Assessments securing the Phase #1 Bonds. These payments, the "Annual Installments" of the Assessments shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installments due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installments on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installments shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on Phase #1 Bonds and Phase #1 Reimbursement Agreement from the collection of the Annual Installments of the Assessments on the Assessed Property. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Annual Installments to be Collected for 2024-25

The budget for the PID will be paid from the collection of Annual Installments of the Assessments on the Assessed Property collected for 2024-25 as shown by Table II-D-1 on the following page.

Table II-D-1
Budget for the Annual Installments
to be Collected for 2024-25

Descriptions	Phase #1 Bonds	PID Reimbursement Agreement	Total
Interest payment on March 1, 2025	$417,372	$187,931	$605,303
Interest payment on September 1, 2025	$417,372	$187,931	$605,303
Principal payment on September 1, 2025	$251,000	$89,000	$340,000
Subtotal debt service on bonds	*$1,085,744*	*$464,863*	*$1,550,606*
Administrative Expenses	$37,064	$14,956	*$52,020*
Excess interest for prepayment and delinquency reserves	$79,615	$0	$79,615
Subtotal Expenses	*$1,202,423*	*$479,818*	*$1,682,241*
Available reserve fund income	($58,009)	$0	($58,009)
Available capitalized interest account	$0	$0	$0
Available Administrative Expense account	$0	$0	$0
Subtotal funds available	*($58,009)*	*$0*	*($58,009)*
Annual Installments	**$1,144,414**	**$479,818**	**$1,624,232**

Debt Service Payments

Annual Installments to be collected for principal and interest on the Phase #1 Bonds include interest due on March 1, 2025, in the amount of $417,372 and September 1, 2025, in the amount of $417,372, which equal interest on the outstanding Phase #1 Bonds of $15,923,000 six months, respectively, at an effective interest rate of 5.24 percent per annum. Phase #1 Bond Annual Installments to be collected include a principal amount of $251,000 due on September 1, 2025. As a result, total Annual Installments to be collected for principal and interest on the Phase #1 Bonds in 2024-25 is estimated to be $1,085,744.

Additionally, annual Installments to be collected for principal and interest on the Phase #1 Reimbursement Agreement include interest due on March 1, 2025, in the amount of $187,931 and September 1, 2025, in the amount of $187,931, which equal interest on the outstanding Phase #1 Reimbursement Agreement of $6,425,000 six months, respectively, at an effective interest rate of 5.85 percent per annum. Phase #1 Reimbursement Agreement Annual Installments to be collected include a principal amount of $89,000 due on September 1, 2025. As a result, total Annual Installments to be collected for principal and interest on the Phase #1 Reimbursement Agreement in 2024-25 is estimated to be $464,863.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent expenses, and contingency fees. As shown in Table II-D-2 on the following page, the total administrative expenses to be collected for 2024-25 are estimated to be $52,020.

Table II-D-2
Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$32,800
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$3,500
Contingency	$4,970
Total	**$52,020**

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for additional interest reserves in the amount of $79,615, which equals 0.5 percent interest on the outstanding Phase #1 Bond balance of $15,923,000.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Reserve Fund was $1,179,474, which includes the Bond Reserve Requirement of $1,121,465 and investment income of $59,009. Pursuant to Section 6.7(e) of the Phase #1 Bond Trust Indenture the excess balance of $59,009 should be transferred to the Phase #1 Principal & Interest Account and used to pay interest on the Phase #1 Bonds on the next interest payment date. As a result, $59,009 is available to pay a portion of the Phase #1 Bonds debt service.

Available Capitalized Interest Account

As of May 31, 2024, and in accordance with Section 6.4(d) of the Trust Indenture, all Capitalized Interest funds will have been fully expended as of September 1, 2024. As a result, there is no credit to reduce the 2024-25 Improvement Area #1 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the available balance for administrative expenses was $65,305. Approximately $65,305 is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phase #1 Bonds 2024-25 Annual Installment.

E. Annual Installments Per Unit

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #1 Bonds and Phase #1 Reimbursement Agreement, (ii) to fund the Prepayment Reserve and Delinquency Reserve, and (iii) to cover Administrative Expenses of the PID.

According to the Developer, 435 units are anticipated to be built within the PID representing 323.08 outstanding Equivalent Units. The principal and interest portion of Annual Installments to be collected from each unit will be calculated by taking the subtotal debt service on Phase #1 Bonds and Phase #1 Reimbursement Agreement, including excess interest for prepayment and delinquency, less any available reserve fund income, divided by the total outstanding Equivalent Units. Accordingly, the net principal and interest portion of Annual Installments to be collected from each Equivalent Unit will be $4,866.36 (i.e. ($1,550,606 + $79,615 - $58,009) ÷ 323.08 = $4,866.36) The Administrative Expenses to be collected from each Equivalent Unit will be $161.01 (i.e. $52,020 ÷ 323.08 = $161.01). Accordingly, the Annual Installment to be collected from each Equivalent Unit will be $5,027.37 ($4,866.36 + $161.01 = $5,027.37). The Annual Installments to be collected from each Parcel within the PID is calculated by multiplying the Annual Installments for each unit of $5,027.37 by the total estimated Equivalent Units for each Parcel in the PID as shown in Appendix C.

The Annual Installments due to be collected from each Land Use Class in the PID for 2024-25 are shown in Table II-E below.

Table II-E
Annual Installments Per Unit

Land Use Class	Annual Installments Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installments
Single-Family - 70 Ft	$5,027.37	1.00	$5,027.37
Single-Family - 60 Ft	$5,027.37	0.84	$4,220.98
Single-Family - 50 Ft	$5,027.37	0.79	$3,987.88
Single-Family - 40 Ft	$5,027.37	0.59	$2,948.38
Townhomes	$5,027.37	0.47	$2,356.19

1 - Based on the current outstanding Equivalent Units.

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installments to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix C.

F. Bond Redemption Related Updates

The Phase #1 Bonds were issued in May 2023. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the Phase #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2043**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Indenture of Trust.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1 Bonds do not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

Assessment Methodology

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

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

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

The 2024-25 Assessment Roll Summary is shown in Appendix C of this report. Each Parcel of in the PID is identified, along with the Assessment on each Parcel and the Annual Installments to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated Equivalent Units to be built on each newly subdivided Parcel
D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

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

According to CCAD records, the Phase #1 Parcels 983680 and 983685 was subdivided into 435 residential lots in 2023. The Phase #1 Assessments for the parent parcels was allocated to the 435 residential lots as shown in Table IV-A-1 on the following page.

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Table IV-A-1
Parcel Subdivision

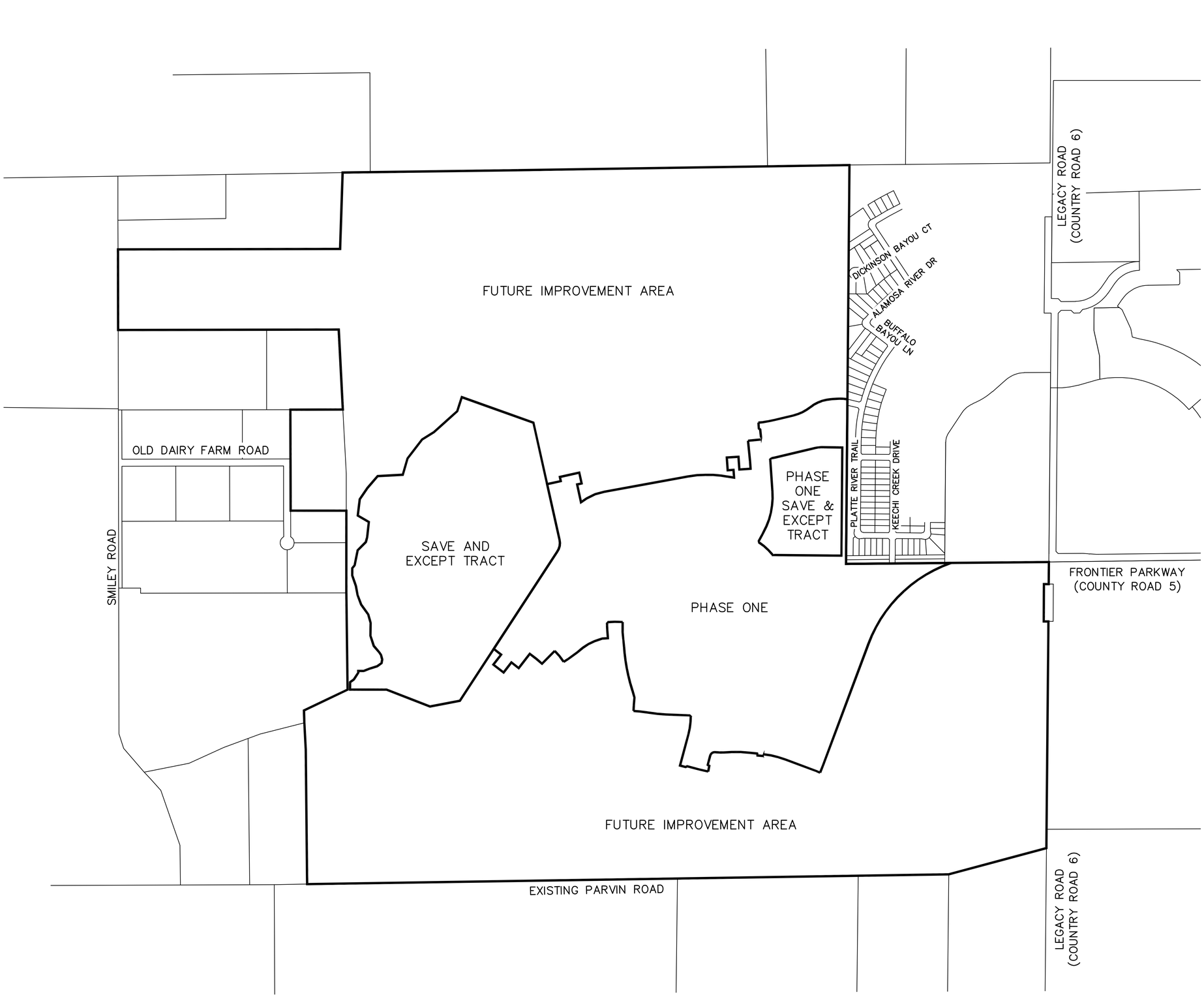
Prior to Subdivision				After Subdivision						
Parent Parcel	**Estimated No. of Lots**	**Equivalent Units**	**Total Assessment**	**New Parcels**	**Lot Type**	**No. of Lots**	**Equivalent Units per Lot**	**Total Equivalent Units**	**Assessment Per Equivalent Unit**	**Total Assessment**
983680 and 983685	435	323.08	$22,348,000	Various	Lot Type 1 - 70 Ft	62	1.00	62.00	$69,172	$4,288,677
					Lot Type 2 - 60 Ft	109	0.84	91.52	$58,077	$6,330,385
					Lot Type 3 - 50 Ft	110	0.79	87.26	$54,870	$6,035,666
					Lot Type 4 - 40 Ft	86	0.59	50.44	$40,567	$3,488,776
					Townhomes	68	0.47	31.87	$32,419	$2,204,496
Total		**323.08**	**$22,348,000**			**435**		**323.08**		**$22,348,000**

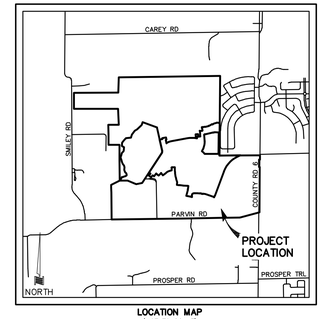
B. Prepayment of Assessments

There have been no Assessment prepayments as of June 30, 2024.

The complete Assessment Roll is available for review at the City Hall, located at 142 N Ohio, Celina, Texas 75009.

APPENDIX A
PID MAP





LOCATION MAP
(NOT TO SCALE)

N

DOWDEY, ANDERSON & ASSOCIATES, INC.

P.I.D. EXHIBIT
MOSAIC
CITY OF CELINA
DENTON COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
DAA	DAA	DAA	2022-03-25	N.T.S.	04051T	1 / 1

PLATE NO.:

S:\PROJECTS C3D\04051\Dwg\04051EXBT01-PID BOUNDARIES.dwg, PID EXHIBIT-OVERALL, 3/25/2022 12:13:56 PM, dant

APPENDIX B
PREPAID PARCELS

Appendix B
Prepaid Parcels

As of June 30, 2024, there have been no prepayments of Assessments for any Parcel within the PID.

APPENDIX C
ASSESSMENT ROLL SUMMARY 2024-25

Appendix C
Assessment Roll Summary - Phase #1
2024-25

Parcel	Estimated No. of units	Lot Size	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
1026797	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026798	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026799	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026800	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026801	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026802	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026803	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026804	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026805	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026806	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026807	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026808	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026809	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026810	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026811	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026812	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026813	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026814	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026815	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026816	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026817	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026818	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026819	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026820	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026821	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026822	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026823	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026824	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026825	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026826	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026827	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026828	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026829	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026830	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026831	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026832	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026833	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026834	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026835	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026836	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026837	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026838	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026839	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026840	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026841	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026842	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026843	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026844	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88

Parcel	Estimated No. of units	Lot Size	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
1026845	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026846	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026847	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026848	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026849	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026850	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026851	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026852	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026853	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026854	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026855	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026856	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026857	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026858	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026859	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026860	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026861	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026862	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026863	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026864	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026865	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026866	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026867	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026868	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026869	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026870	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026871	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026872	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026873	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026874	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026875	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026876	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026877	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026878	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026879	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026880	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026881	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026882	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026883	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026884	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026885	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026886	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026887	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026888	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026889	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026890	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026891	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026892	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026893	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026894	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026895	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026896	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026897	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026898	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026899	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026900	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026901	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026902	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026903	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026904	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026905	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026906	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026907	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026908	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026909	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026910	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026911	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026912	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98

Parcel	Estimated No. of units	Lot Size	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
1026913	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026914	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026915	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026916	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026917	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026918	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026919	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026920	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026921	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026922	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026923	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026924	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026925	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38

Parcel	Estimated No. of units	Lot Size	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
1026926	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026927	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026928	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026929	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026930	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026931	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026932	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026933	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026934	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026935	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026936	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026937	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026938	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026939	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026940	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026941	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026942	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026943	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026944	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026945	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026946	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026947	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026948	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026949	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026950	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026951	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026952	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026953	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026954	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026955	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026956	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026957	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026958	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026959	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026960	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026961	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026962	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026963	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026964	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026965	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026966	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026967	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026968	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026969	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026970	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026971	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026972	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026973	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026974	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026975	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026976	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026977	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026978	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026979	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026980	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026981	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026982	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1026983	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026984	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026985	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026986	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026987	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026988	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026989	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026990	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026991	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026992	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026993	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38

Parcel	Estimated No. of units	Lot Size	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
1026994	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026995	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026996	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026997	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026998	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1026999	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1027000	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1027001	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1027002	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1027003	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1027004	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1027005	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1027006	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1027007	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1027008	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1027009	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1027010	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1027011	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1027012	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1027013	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1027014	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1027015	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1027016	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1027017	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1027018	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1027019	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1027020	1	40	0.59	$40,567.16	$617.18	$2,092.25	$144.52	$94.43	$2,948.38
1027021	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1027022	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1027023	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1027024	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1027025	0	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1027026	0	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1027027	0	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1027028	0	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1027029	0	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1027030	0	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1027031	0	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1027032	0	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1027033	0	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1027034	0	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1027035	0	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1027036	0	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1027037	0	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1027038	0	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1026717	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026718	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026719	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026720	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026721	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026722	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026723	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026724	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026725	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026726	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026727	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026728	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026729	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026730	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026731	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026732	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026733	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026734	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026735	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026736	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026737	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026738	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026739	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98

Parcel	Estimated No. of units	Lot Size	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
1026740	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026741	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026742	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026743	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026744	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026745	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026746	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026747	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026748	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026749	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026750	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026751	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026752	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026753	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026754	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026755	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026756	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026757	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026758	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026759	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026760	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026761	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026762	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026763	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026764	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026765	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026766	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026767	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026768	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026769	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026770	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026771	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026772	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026773	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026774	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026775	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026776	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026777	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026778	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026779	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026780	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026781	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026782	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026783	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026784	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026785	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1026786	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026787	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026788	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026789	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026790	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1026791	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1034038	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034039	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034040	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034041	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034042	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034043	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034044	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034045	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034046	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034047	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034048	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034049	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034050	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034051	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034052	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034053	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19

Parcel	Estimated No. of units	Lot Size	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
1034054	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034055	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034056	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034057	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034058	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034059	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034060	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034061	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034062	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034063	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034064	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034065	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034066	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034067	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034068	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034069	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034070	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034071	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034072	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034073	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034074	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034075	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034076	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034077	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034078	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034079	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034080	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034081	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034082	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034083	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034084	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034085	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034086	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034087	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034088	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034089	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034090	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034091	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034092	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034093	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034094	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034095	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034096	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034097	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034098	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034099	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034100	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034101	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034102	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034103	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034104	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034105	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034106	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034107	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034108	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034109	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034110	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034111	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034112	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034113	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034114	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034115	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034116	1	60	0.84	$58,076.92	$883.58	$2,995.32	$206.90	$135.19	$4,220.98
1034117	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1034118	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1034119	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1034120	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1034121	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37

Parcel	Estimated No. of units	Lot Size	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
1034122	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1034123	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1034124	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1034125	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1034126	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1034127	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1034128	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1034129	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034130	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034131	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034132	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034133	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034134	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034135	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034136	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034137	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034138	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034139	0	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1034142	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034143	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034144	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034145	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034146	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034147	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034148	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034149	1	Townhomes	0.47	$32,419.06	$493.22	$1,672.01	$115.49	$75.46	$2,356.19
1034150	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1034151	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1034152	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1034153	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1034154	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1034155	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1034156	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1034157	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1034158	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1034160	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1034161	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1034162	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1034163	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1034164	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1034165	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1034166	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1034167	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1034168	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1034169	1	70	1.00	$69,172.22	$1,052.38	$3,567.55	$246.43	$161.01	$5,027.37
1034170	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1034171	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1034172	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1034173	1	50	0.79	$54,869.69	$834.78	$2,829.90	$195.47	$127.72	$3,987.88
1034174	0	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1034175	0	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1034176	0	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1034177	0	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**435**		**323.08**	**$22,348,000.00**	**$340,000.00**	**$1,152,597.27**	**$79,615.00**	**$52,020.00**	**$1,624,232.27**

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE MOSAIC PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on November 9, 2021, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2021-104R establishing the Mosaic Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 2023-31 which ordinance also approved the Mosaic Public Improvement District Service and Assessment Plan and Assessment Roll, dated as of April 11, 2023 (the "Service and Assessment Plan and Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Mosaic Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Mustang Lakes Annex SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Mustang Lakes Annex Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Mustang Lakes Annex Public Improvement District (the "Mustang Lakes Annex PID") was created by the City on August 13, 2019 and is an approximately 556.836 acre master planned project located southwest of the corner of Choate Parkway and FM 2478 in the City. The Mustang Lakes Annex PID will consist of primarily residential home sites and mixed-used land including multifamily, retail, office, and other uses. The Mustang Lakes Annex PID is expected to be developed in multiple phases. The public improvements will include road, water, sewer, and storm drainage infrastructure. Upon completion, the Mustang Lakes Annex PID is expected to have approximately 1,436 single family homes.
The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:

1. SAP Update Presentation
2. Mustang Lakes Annex - Annual SAP Update - 2024-25
3. Mustang Lakes Annex PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

MUSTANG LAKES (ANNEX)
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
2024-25

AS APPROVED BY CITY COUNCIL ON:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

MUSTANG LAKES (ANNEX)
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE – 2024-25

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APPENDIX E - PID ASSESSMENT NOTICE

I. INTRODUCTION

The Mustang Lakes (Annex) Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council of the City of Celina (the "City Council") on August 13, 2019 to finance certain public improvement projects for the benefit of the property in the PID.

On March 14, 2023, the City of Celina (the "City") approved the PID Reimbursement Agreement to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The Phase #1 Reimbursement Agreement Obligation allocated to the Phase #1 Initial Projects was $4,945,798 and the Phase #1 Reimbursement Obligation allocated to the Phase #1 Additional Major Improvement Projects was $1,760,000, together $6,705,798 for the entire Phase #1 projects.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2024-25.

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

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

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

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Initial Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 14, 2023, the initial total estimated costs of the Phase #1 Initial Improvements, including the proportional share of the Phase #1 Initial Major Improvements costs were equal to $4,945,798.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Initial Improvements, including the proportional share of the Phase #1 Initial Major Improvement costs and (2) establish the PID.

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Table II-A-1
Projected Sources and Uses - Phase #1 Initial Improvement Projects

	Initial Estimated Budget	Budget Revisions[1]	Updated Budget[1]	Amount Spent to Date[1]	Remaining Balance[1]
Assessment amount	$4,945,798	$0	$4,945,798	$0	$4,945,798
Other funding sources	$0	$0	$0	$0	$0
Total Sources	**$4,945,798**	**$0**	**$4,945,798**	**$0**	**$4,945,798**
Uses of Funds					
Phase #1 Initial Improvements[1]:					
Roadway improvements	$1,561,000	$0	$1,561,000	$0	$1,561,000
Water improvements	$658,000	$0	$658,000	$0	$658,000
Sanitary sewer improvements	$593,000	$0	$593,000	$0	$593,000
Storm drainage improvements	$741,000	$0	$741,000	$0	$741,000
Soft and miscellaneous costs	$1,220,093	$0	$1,220,093	$0	$1,220,093
Subtotal	*$4,773,093*	*$0*	*$4,773,093*	*$0*	*$4,773,093*
Initial Major Improvements[1]:					
Roadway improvements	$46,655	$0	$46,655	$0	$46,655
Water improvements	$12,251	$0	$12,251	$0	$12,251
Sanitary sewer improvements	$36,941	$0	$36,941	$0	$36,941
Soft and miscellaneous costs	$41,857	$0	$41,857	$0	$41,857
Subtotal	*$137,705*	*$0*	*$137,705*	*$0*	*$137,705*
Other Assessment Levy Costs:				*$0*	*$0*
First year Administrative Expenses	$35,000	$0	$35,000	$0	$35,000
Subtotal	*$35,000*	*$0*	*$35,000*	*$0*	*$35,000*
Total Uses	**$4,945,798**	**$0**	**$4,945,798**	**$0**	**$4,945,798**

[1]According to the City, the Developer had not submitted any costs for reimbursement as of July 15, 2024.

Phase #1 Initial Improvements Cost Variances

As stated in Table II-A-1 above, there are no significant variances to the Phase #1 Initial Improvement's aggregate budget.

Phases #1 Additional Major Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 14, 2023, Phase #1's proportional share of the Additional Major Improvements' estimated costs was equal to $2,356,204

Table II-A-2 below summarizes the updated sources and uses of funds required to (1) construct Phase #1's proportional share of the Additional Major Improvements and (2) establish the PID.

Table II-A-2
Projected Sources and Uses - Phase #1 Additional Major Improvement Projects

Sources of Funds	Initial Estimated Budget[2]	Budget Revisions[1]	Updated Budget[1]	Amount Spent to Date[1]	Remaining Balance[1]
Assessment amount	$1,760,000	$0	$1,760,000	$0	$1,760,000
Other funding sources	$596,204	$0	$596,204	$0	$596,204
Total Sources	**$2,356,204**	**$0**	**$2,356,204**	**$0**	**$2,356,204**
Uses of Funds					
Additional Major Improvements1:					
Roadway improvements	$604,395	$0	$604,395	$0	$604,395
Water improvements	$191,253	$0	$191,253	$0	$191,253
Sanitary sewer improvements	$133,269	$0	$133,269	$0	$133,269
Storm drainage improvements	$805,629	$0	$805,629	$0	$805,629
Soft and miscellaneous costs	$611,658	$0	$611,658	$0	$611,658
Subtotal	*$2,346,204*	*$0*	*$2,346,204*	*$0*	*$2,346,204*
Other Assessment Levy Costs:					
First year Administrative Expenses	$10,000	$0	$10,000	$0	$10,000
Subtotal	*$10,000*	*$0*	*$10,000*	*$0*	*$10,000*
Total Uses	**$2,356,204**	**$0**	**$2,356,204**	**$0**	**$2,356,204**

[1]According to the City, the Developer had not submitted any costs for reimbursement as of July 15, 2024.

Phases #1 Additional Major Improvements Cost Variances

As stated in Table II-A-2 above, there are no significant variances to the Phases #1 Additional Major Improvement aggregate budget.

B. Five Year Service Plan

A service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-B-1 on the following page.

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness
2022-2030

Assessment Year Ending 09/01[1]	Phase #1 Initial Improvements Projected Annual Installments	Phase #1 Additional Major Improvements Projected Annual Installments
2024	$0	$0
2025	$482,606	$169,928
2026	$483,215	$170,038
2027	$483,839	$170,151
2028	$484,477	$170,269
2029	$485,129	$170,391
2030	$435,083	$151,227
Total	**$2,854,350**	**$1,002,004**

1 - Assessment years ending 2024 through 2025 reflect actual Annual Installments. Assessment years 2026 through 2030 reflect projected Annual Installments and are subject to change.

C. ANNUAL BUDGET – PHASE #1 INITIAL IMPROVEMENTS

Phase #1 Initial Improvements - Annual Installments – 2024-25

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the earlier of (i) September 1, 2024, (ii) with tax bills sent the first October after the issuance of one or more series of Bonds for Phase #1 Initial Projects and such that upon the issuance of such Bonds, all Assessments levied for the Phase #1 Initial Projects shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments related to the Phase #1 Initial Projects on the Phase #1 Assessed Property. The first Annual Installments are due on January 31, 2025 and thirty (30) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment securing the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) shall bear interest at the rate on the Reimbursement Agreement Obligation (Phase #1 Initial Projects). The interest rate applicable to the Reimbursement Agreement Obligation (Phase #1 Initial Projects) is 9.03 percent per annum for 2024-25 and is used to calculate the interest on the Assessments securing the Reimbursement Agreement Obligation (Phase #1 Initial Projects). These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2024.

Pursuant to the Service and Assessment Plan, each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Reimbursement Agreement Obligation (Phase #1 Initial Projects) from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Phase #1 Initial Improvements Annual Installments to be Collected for 2024-25

The budget for Phase #1 Initial Improvements of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-C-1 below.

Table II-C-1
Budget for the Phase #1 Initial Improvements Annual Installments to be Collected for 2024-25

Descriptions	Total
Interest payment on or after September 1, 2025	$446,606
Principal payment on September 1, 2025	$1,000
Subtotal debt service on R.A.	*$447,606*
Administrative Expenses	$35,000
Subtotal Expenses	*$482,606*
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$482,606**

Debt Service Payments

Annual Installments to be collected for principal and interest include the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) interest due on September 1, 2025 in the amount of $446,606, which equal interest on the outstanding balance of $4,945,798 for twelve months and an effective interest rate of 9.03 percent. Phase #1 Initial Improvements Annual Installments to be collected include a principal amount of $1,000 due on September 1, 2025. As a result, total Annual Installments to be collected for the Phase #1 Initial Improvements principal and interest in 2024-25 is equal to $447,606.

Administrative Expenses

Administrative expenses include the City, Administrator and contingency fees. As shown in Table II-C-2 on the following page, the total Phase #1 Initial Improvements' administrative expenses to be collected for 2024-25 are estimated to be $35,000.

Table II-C-2
Phase #1 Initial Improvements Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$4,425
Administrator	$26,887
Contingency	$3,688
Total	**$35,000**

Available Administrative Expense Account

There are no available administrative expense funds to reduce the 2024-25 Annual Installment.

D. ANNUAL INSTALLMENTS PER UNIT – PHASE #1 INITIAL IMPROVEMENTS

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Reimbursement Agreement Obligation (Phase #1 Initial Projects) and to cover Administrative Expenses of the Phase #1 Initial Improvements.

According to the Service and Assessment Plan, 152 units, representing 102.42 total Equivalent Units, are anticipated to be built within the Phase #1 Initial Improvement area of the PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $4,370.29 (i.e. ($1,000 + $446,606) ÷ 102.42 = $4,370.29 and the Administrative Expenses to be collected from each Equivalent Unit will be $341.73 (i.e. ($35,000 ÷ 102.42 = $341.73). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Phase #1 Initial Improvement area of the PID will be $4,712.02 ($4,370.29 + $341.73 = $4,712.02). The Annual Installment to be collected from each Parcel within the Phase #1 Initial Improvement area is calculated by multiplying the Annual Installment for each Equivalent Unit of $4,712.02 by the total estimated Equivalent Units for each Parcel in the Phase #1 Initial Improvement area.

The Annual Installment due to be collected from each Lot Type in the Phase #1 Initial Improvement area for 2024-25 is shown in Table II-D-1 on the following page.

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Table II-D-1
Phase #1 Initial Improvements - Annual Installment Per Unit

Lot Type	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (86 Ft Lot)	$4,712.02	1.00	$4,712.02
Lot Type 2 (74 Ft Lot)	$4,712.02	0.98	$4,617.78
Lot Type 3 (60 Ft Lot)	$4,712.02	0.81	$3,816.74
Lot Type 4 (50 Ft Lot)	$4,712.02	0.58	$2,732.97
Lot Type 5 (40 Ft Lot)	$4,712.02	0.52	$2,450.25

The list of Parcels within the Phase #1 Initial Improvement area of the PID, the number of units to be developed on the current residential Parcels, the outstanding Assessment, the annual principal and interest, the Administrative Expenses and the Annual Installment to be collected for 2024-25 are shown in the Phase #1 Initial Improvement Assessment Roll Summary attached hereto as Appendix C.

E. ANNUAL BUDGET – PHASE #1 ADDITIONAL MAJOR IMPROVEMENTS

Phase #1 Additional Major Improvements - Annual Installments – 2024-25

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the earlier of (i) September 1, 2024, (ii) with tax bills sent the first October after the issuance of one or more series of Bonds for the Phase #1 Additional Major Improvements and such that upon the issuance of such Bonds, all Assessments levied for the Phase #1 Additional Major Improvements shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments related to the Phase #1 Additional Major Improvements on the Phase #1 Assessed Property. Such first Annual Installment for a Phase #1Additional Major Improvement Lot or Parcel for which collection has begun shall be due by January 31st of the following calendar year. The first Annual Installments are due on January 31, 2025 and thirty (30) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment securing the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Projects) shall bear interest at the rate on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Projects). The interest rate applicable to the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Projects) is 9.03 percent per annum for 2024-25 and is used to calculate the interest on the Assessments securing the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Projects). These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Projects) from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Phase #1 Additional Major Improvements Annual Installments to be Collected for 2024-25

The budget for Phase #1 Additional Major Improvements of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-E-1 below.

Table II-E-1
Budget for the Phase #1 Additional Major Improvements Annual Installments to be Collected for 2024-25

Descriptions	Total
Interest payment on or after September 1, 2025	$158,928
Principal payment on September 1, 2025	$1,000
Subtotal debt service on R.A.	*$159,928*
Administrative Expenses	$10,000
Subtotal Expenses	*$169,928*
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$169,928**

Debt Service Payments

Annual Installments to be collected for principal and interest include the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Projects) interest due on September 1, 2025 in the amount of $158,928, which equal interest on the outstanding balance of $1,760,000 for twelve months and an effective interest rate of 9.03 percent. Phase #1 Additional Major Improvement Annual Installments to be collected include a principal amount of $1,000 due on September 1, 2025. As a result, total Annual Installments to be collected for the Phase #1 Additional Major Improvement principal and interest in 2024-25 is equal to $159,928.

Administrative Expenses

Administrative expenses include the City, Administrator, auditor, and contingency fees. As shown in Table II-E-2 on the following page, the total Phase #1 Additional Major Improvements' administrative expenses to be collected for 2024-25 are estimated to be $10,000.

Table II-E-2
Phase #1 Additional Major Improvements Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$1,575
Administrator	$7,113
Contingency	$1,312
Total	**$10,000**

Available Administrative Expense Account

There are no available administrative expense funds to reduce the 2024-25 Annual Installment.

F. Annual Installments Per Unit – Phase #1 Additional Major Improvements

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) and to cover Administrative Expenses of the Phase #1 Initial Improvements.

According to the Service and Assessment Plan, 152 units, representing 102.42 total Equivalent Units, are anticipated to be built within the Phase #1 Additional Major Improvement area of the PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $1,561.49 (i.e. ($1,000 + $158,928) ÷ 102.42 = $1,561.49 and the Administrative Expenses to be collected from each Equivalent Unit will be $97.64 (i.e. ($10,000 ÷ 102.42 = $97.64). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Phase #1 Additional Major Improvement area of the PID will be $1,659.13 ($1,561.49 + $97.64 = $1,659.13). The Annual Installment to be collected from each Parcel within the Phase #1 Additional Major Improvement area is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,659.13 by the total estimated Equivalent Units for each Parcel in the Phase #1 Additional Major Improvement area.

The Annual Installment due to be collected from each Lot Type in the Phase #1 Additional Major Improvement area for 2024-25 is shown in Table II-F-1 on the following page.

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Table II-F-1
Phase #1 Additional Major Improvements - Annual Installment Per Unit

Lot Type	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (86 Ft Lot)	$1,659.13	1.00	$1,659.13
Lot Type 2 (74 Ft Lot)	$1,659.13	0.98	$1,625.95
Lot Type 3 (60 Ft Lot)	$1,659.13	0.81	$1,343.89
Lot Type 4 (50 Ft Lot)	$1,659.13	0.58	$962.29
Lot Type 5 (40 Ft Lot)	$1,659.13	0.52	$862.75

The list of Parcels within the Phase #1 Additional Major Improvements area of the PID, the number of units to be developed on the current residential Parcels, the outstanding Assessment, the annual principal and interest, the Administrative Expenses and the Annual Installment to be collected for 2024-25 are shown in the Phase #1 Additional Major Improvement Assessment Roll Summary attached hereto as Appendix D.

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III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

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

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The updated Assessment Rolls are shown in Appendix C and D of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated number of units to be built on each newly subdivided Parcel

D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

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

According to the Developer and the Collin Central Appraisal District records, the final plat for Phase #1was recorded on June 5, 2023. The Assessments have been allocated proportionally according to Lot Type as shown in Table IV-A-1 on the following page. The various PID Lots were subdivided from Parcel 2794473.

Table IV-A-1
Prior to & After Subdivision of Parcels

Prior to subdivision				After Subdivision						
Parent Parcel	**Projected Number of Units**	**Total Equivalent Units**	**Total Assessment**	**New Parcels**	**Lot Size**	**Number of Units**	**Equivalent Unit Factor**	**Total Equivalent Units**	**Assessment per Unit**	**Total Assessment**
2794473	152	102.42	$6,705,798.16	Various	86'	0	1.00	0.00	$65,473.52	$0.00
				Various	74'	0	0.98	0.00	$64,164.05	$0.00
				Various	60'	62	0.81	50.22	$53,033.55	$3,288,080.29
				Various	50'	90	0.58	52.20	$37,974.64	$3,417,717.86
				Various	40'	0	0.52	0.00	$34,046.23	$0.00
Total	**152**	**102.42**	**$6,705,798.16**			**152**		**102.42**		**$6,705,798.16**

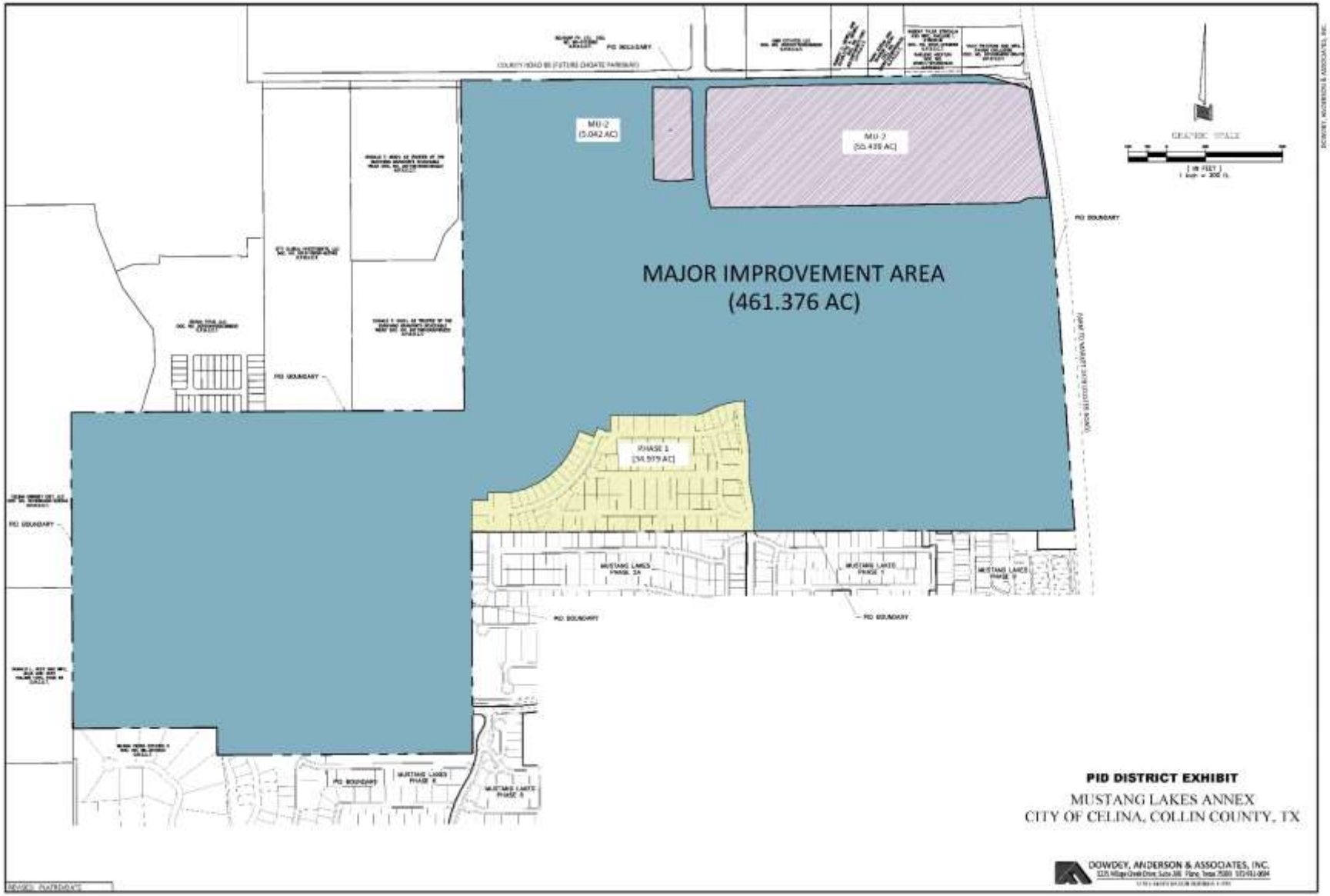
B. PREPAYMENT OF ASSESSMENTS

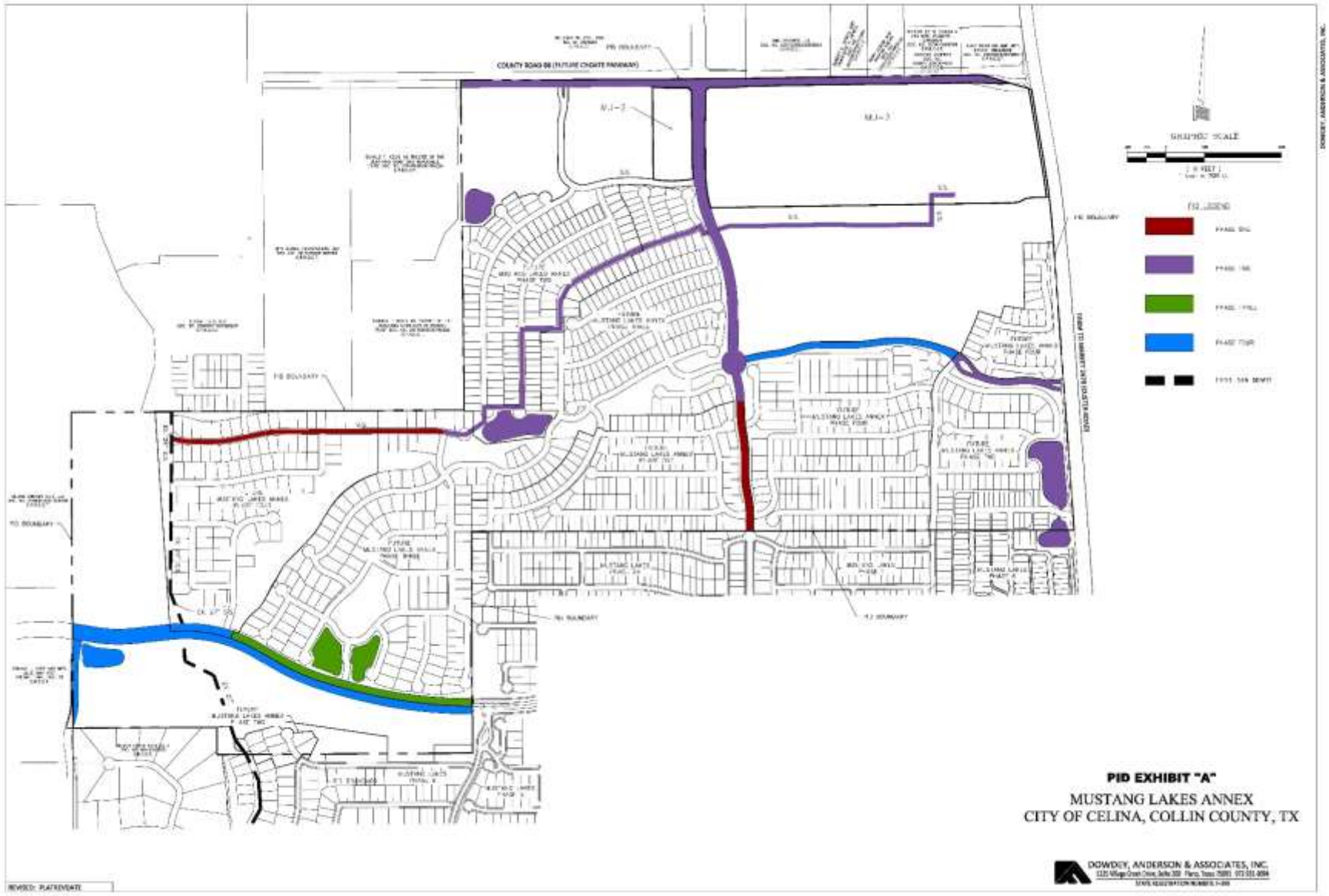
As of June 30, 2024, there have been no prepayment of Assessments for any Parcel within the PID.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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APPENDIX A
PID MAP


MU-2
(5.042 AC)
MU-2
(50.439 AC)
MAJOR IMPROVEMENT AREA
(461.376 AC)
PHASE 1
(34.979 AC)
PID BOUNDARY
MUSTANG LAKES PHASE 3A
MUSTANG LAKES PHASE 1
MUSTANG LAKES PHASE 2
MUSTANG LAKES PHASE 4
GRAPHIC SCALE
(IN FEET)
PID DISTRICT EXHIBIT
MUSTANG LAKES ANNEX
CITY OF CELINA, COLLIN COUNTY, TX
DOWDEY, ANDERSON & ASSOCIATES, INC.


COUNTY ROAD 66 (FUTURE CHISHOLM PARKWAY)
PID BOUNDARY
GRAPHIC SCALE
PID LEGEND
PID EXHIBIT "A"
MUSTANG LAKES ANNEX
CITY OF CELINA, COLLIN COUNTY, TX
DOWDEY, ANDERSON & ASSOCIATES, INC.
REVISED: PLAT/REVDATE

APPENDIX B
PREPAID PARCELS

PREPAID PARCELS

As of June 30, 2024, there have been no prepayment of Assessments for any Parcel within the PID.

APPENDIX C
PHASE #1 INITIAL IMPROVEMENTS ASSESSMENT ROLL SUMMARY – 2024-25

Phase #1 Initial Improvements
2024-25 Assessment Roll Summary

Parcel	No. of units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	2024-25 Annual Installment
2885543	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885544	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885545	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885546	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885547	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885548	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885549	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885550	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885551	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885552	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885553	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885554	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885555	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885556	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885557	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885558	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885559	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885560	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885561	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885562	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885563	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885564	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885565	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885566	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885567	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885568	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885569	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885570	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885571	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885572	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885573	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885574	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885575	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885576	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885577	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885578	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885579	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885580	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885581	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885582	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885583	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885584	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885585	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885586	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885587	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885588	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885589	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885590	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885591	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885592	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885593	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885594	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885595	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885596	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885597	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885598	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885599	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885600	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885601	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885602	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885603	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885604	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885605	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885606	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885607	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885608	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885609	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885611	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885612	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885613	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885614	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885615	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885616	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74

Parcel	No. of units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	2024-25 Annual Installment
2885617	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885618	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885619	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885620	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885621	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885622	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885623	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885624	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885625	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885626	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885627	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885628	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885629	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2885630	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2885631	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885632	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885633	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885634	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885635	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885636	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885637	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885638	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885639	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885640	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885641	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885642	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885643	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885644	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885645	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885646	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885647	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885648	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885649	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885650	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885651	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885652	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885653	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885654	1	50	4	0.58	$28,007.84	$5.66	$2,529.11	$198.20	$2,732.97
2885655	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885656	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885657	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885658	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885659	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885660	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885661	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885662	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885663	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885664	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885665	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885666	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885667	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885668	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885669	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885670	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885671	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885672	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885673	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885674	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885675	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885676	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885677	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885678	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885679	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885680	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2885681	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885682	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885683	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885684	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885685	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885686	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885687	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885688	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885689	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885690	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885691	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885692	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74

Parcel	No. of units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	2024-25 Annual Installment
2885693	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885694	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885695	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885696	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885697	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885698	1	60	3	0.81	$39,114.40	$7.91	$3,532.03	$276.80	$3,816.74
2885699	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	152			**102.42**	**$4,945,798.16**	**$1,000.00**	**$446,605.57**	**$35,000.00**	**$482,605.57**

APPENDIX D
PHASE #1 ADDITIONAL MAJOR IMPROVEMENTS ASSESSMENT ROLL SUMMARY – 2024-25

Phase #1 Addititonal Major Improvements
2024-25 Assessment Roll Summary

Parcel	No. of units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	2024-25 Annual Installment
2885543	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885544	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885545	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885546	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885547	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885548	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885549	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885550	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885551	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885552	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885553	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885554	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885555	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885556	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885557	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885558	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885559	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885560	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885561	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885562	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885563	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885564	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885565	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885566	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885567	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885568	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885569	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885570	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885571	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885572	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885573	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885574	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885575	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885576	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885577	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885578	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885579	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885580	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885581	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885582	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885583	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885584	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885585	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885586	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885587	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885588	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885589	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885590	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885591	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885592	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885593	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885594	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885595	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885596	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885597	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885598	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885599	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885600	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885601	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885602	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885603	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885604	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885605	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885606	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885607	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885608	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885609	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885611	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885612	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885613	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885614	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885615	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885616	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89

Parcel	No. of units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	2024-25 Annual Installment
2885617	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885618	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885619	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885620	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885621	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885622	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885623	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885624	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885625	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885626	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885627	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885628	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885629	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2885630	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2885631	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885632	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885633	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885634	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885635	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885636	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885637	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885638	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885639	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885640	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885641	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885642	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885643	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885644	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885645	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885646	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885647	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885648	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885649	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885650	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885651	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885652	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885653	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885654	1	50	4	0.58	$9,966.80	$5.66	$900.00	$56.63	$962.29
2885655	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885656	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885657	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885658	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885659	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885660	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885661	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885662	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885663	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885664	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885665	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885666	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885667	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885668	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885669	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885670	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885671	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885672	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885673	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885674	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885675	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885676	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885677	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885678	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885679	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885680	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2885681	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885682	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885683	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885684	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885685	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885686	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885687	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885688	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885689	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885690	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885691	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885692	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89

Parcel	No. of units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	2024-25 Annual Installment
2885693	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885694	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885695	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885696	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885697	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885698	1	60	3	0.81	$13,919.16	$7.91	$1,256.90	$79.09	$1,343.89
2885699	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	152			**102.42**	**$1,760,000.00**	**$1,000.00**	**$158,928.00**	**$10,000.00**	**$169,928.00**

APPENDIX E
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE MUSTANG LAKES (ANNEX) PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on August 13, 2019, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2019-45R establishing the Mustang Lakes (Annex) Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within the PID, pursuant to an Ordinance which also approved the Mustang Lakes (Annex) Public Improvement District Service and Assessment Plan and Assessment Roll, dated as of March 14, 2023 (the "Service and Assessment Plan and Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Mustang Lakes (Annex) Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts

of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	North Sky PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the North Sky Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The North Sky PID was created by the City Council pursuant to the PID Act and a resolution approved on June 8, 2021. The PID is generally located west of Preston Road and north of the new Celina Middle School. The PID is anticipated to contain an estimated 786 residential units on approximately 220 acres within multiple phases. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. SAP Update Presentation
2. North Sky - Annual SAP Update
3. North Sky PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

NORTH SKY
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
2024-25

AS APPROVED BY CITY COUNCIL ON:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

NORTH SKY
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE – 2024-25

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I. INTRODUCTION

The North Sky Public Improvement District (the "PID") was created pursuant to the PID Act and Resolution No. 2021-39R of the City Council on June 8, 2021 to finance certain public improvement projects for the benefit of the property in the PID.

On February14, 2023, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2023 (North Sky Public Improvement District Improvement Area #1 Project) (the "Improvement Area #1 Bonds") in the aggregate principal amount of $6,715,000, and reimbursement obligations for the Improvement Area #1 Reimbursement Agreement (the "Improvement Area #1 Reimbursement Agreement") in the aggregate principal amount of $6,050,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the Improvement Area #1. Both the Improvement Area #1 Bonds and the Improvement Area #1 Reimbursement Agreement are secured by the Improvement Area #1 Assessments (the "Phase #1 Assessments").

Additionally on February 14, 2023, the City issuance of the City of Celina Texas Special Assessment Revenue Bonds Series 2023 (North Sky Public Improvement District Major Improvement Area Project) (the "Major Improvement Area Bonds") in the aggregate principal amount of $3,452,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the Major Improvement Area of the PID. The Major Improvement Area Bonds are secured by the Major Improvement Area Assessments.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2024-25.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix D and copy of

this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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

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

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Improvement Area #1 Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on February 14, 2023, the initial total estimated costs of Improvement Area #1 Improvements, including Improvement Area #1's share of the Major Improvements, were equal to $13,164,583. According to the Developer, the estimated costs of Improvement Area #1 Improvements, including Improvement Area #1's share of the Major Improvements, increased to $13,356,235. According to Requisition #9 approved by the City on April 1, 2024 the actual costs of the Improvements Area #1 spent to date, including Improvement Area #1 share of the Major Improvements, are equal to $5,881,991.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Improvement Area #1 (2) establish the PID, and (3) issue the Improvement Area #1 Bonds. As of June 30, 2024, the Developer reported that there were no updates to the aggregate budget be reported.

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Table II-A-1
Improvement Area #1 Sources and Uses of Funds

IA #1 Sources of Funds	Initial Estimated Budget[1]	Budget Revisions[2]	Updated Budget[2]	Amount Spent to Date[3]	Amount Needed to Complete
Par amount	$6,715,000	$0	$6,715,000	$6,715,000	$0
Assessment	$6,050,000	$0	$6,050,000	$450,134	$5,599,866
Other funding sources	$1,682,726	$191,652	$1,874,378	$0	$1,874,378
Total Sources	**$14,447,726**	**$191,652**	**$14,639,378**	**$7,165,134**	**$7,474,244**
Uses of Funds					
Improvement Area #1					
Road Improvements	$4,434,481	$0	$4,434,481	$3,661,094	$773,387
Water Improvements	$1,890,302	$0	$1,890,302	$292,467	$1,597,835
Sanitary Sewer Improvements	$1,222,800	$0	$1,222,800	$333,868	$888,932
Drainage Improvements	$2,099,464	$0	$2,099,464	$973,689	$1,125,775
Soft and miscellaneous costs	$1,667,403	$152,275	$1,819,678	$240,150	$1,579,528
Subtotal: Improveement Area #1	*$11,314,450*	*$152,275*	*$11,466,725*	*$5,501,268*	*$5,965,457*
Major Improvement Area					
Road Improvements	$600,669	$0	$600,669	$167,747	$432,922
Water Improvements	$135,854	($0)	$135,854	$50,450	$85,404
Sanitary Sewer Improvements	$575,173	$0	$575,173	$127,029	$448,144
Drainage Improvements	$222,681	$0	$222,681	$33,479	$189,202
Soft and miscellaneous costs	$315,756	$39,377	$355,133	$2,018	$353,116
Subtotal: Major Improvement Area	*$1,850,133*	*$39,377*	*$1,889,510*	*$380,723*	*$1,508,788*
Bond Issuance Costs					
Debt Service Reserve Fund	$471,303	$0	$471,303	$471,303	$0
Administrative Expense Fund	$50,000	$0	$50,000	$50,000	$0
Capitalized Interest Account	$172,076	$0	$172,076	$172,076	$0
Cost of Issuance Account	$388,315	$0	$388,315	$388,315	$0
Underwriters Discount	$201,450	$0	$201,450	$201,450	$0
Subtotal: Bond Issuance Costs	*$1,283,143*	*$0*	*$1,283,143*	*$1,283,143*	*$0*
Total Uses	**$14,447,726**	**$191,652**	**$14,639,378**	**$7,165,134**	**$7,474,244**

1 - According to the original Service and Assessment Plan adopted on February 14, 2023.
2 – According to the Developer as of July 22, 2024. The budget increase is to be funded with interest earnings from the Project Fund.
3 - According to Requisition #9 approved by the City on April 1, 2024.

Major Improvement Area Sources and Uses

The current total estimated costs of the Major Improvement Area are equal to $2,682,131, which remain the same as the budget estimates included in the Service and Assessment Plan. According to the Developer, the estimated costs of the Major Improvements increased to $2,757,403. According to Requisition #9 approved by the City on May 23, 2024 the actual costs of the Major Improvement spent to date are equal to $1,495,260.

Table II-A-2 below summarizes the updated sources and uses of funds required to (1) construct the Major Improvement Area (2) establish the PID, and (3) issue the Major Improvement Area Bonds.

Table II-A-2
Major Improvement Area Sources and Uses of Funds

MIA Sources of Funds	Initial Estimated Budget[1]	Budget Revisions[2]	Updated Budget[2]	Amount Spent to Date[3]	Amount Needed to Complete
Par amount	$3,452,000	$0	$3,452,000	$2,265,127	$1,186,873
Other funding sources	$0	$75,272	$75,272	$0	$75,272
Total Sources	**$3,452,000**	**$75,272**	**$3,527,272**	**$2,265,127**	**$1,262,145**
Uses of Funds					
Major Improvement Area Projects					
Road Improvements	$870,788	$0	$870,788	$243,196	$627,592
Water Improvements	$196,946	$0	$196,946	$177,251	$19,695
Sanitary Sewer Improvements	$833,827	$0	$833,827	$750,444	$83,383
Drainage Improvements	$322,820	$0	$322,820	$251,503	$71,317
Soft and miscellaneous costs	$457,750	$75,272	$533,023	$72,865	$460,157
Subtotal: Authorized Improvements	*$2,682,133*	*$75,272*	*$2,757,405*	*$1,495,260*	*$1,262,145*
Bond Issuance Costs					
Debt Service Reserve Fund	$263,773	$0	$263,773	$263,773	$0
Administrative Expense Fund	$50,000	$0	$50,000	$50,000	$0
Capitalized Interest Account	$98,314	$0	$98,314	$98,314	$0
Cost of Issuance Account	$254,221	$0	$254,221	$254,221	$0
Underwriters Discount	$103,560	$0	$103,560	$103,560	$0
Subtotal: Bond Issuance Costs	*$769,867*	*$0*	*$769,867*	*$769,867*	*$0*
Total Uses	**$3,452,000**	**$75,272**	**$3,527,272**	**$2,265,127**	**$1,262,145**

1 - According to the original Service and Assessment Plan adopted on February 14, 2023.
2 – According to the Developer as of July 22, 2024. The budget increase is to be funded with interest earnings from the Project Fund.
3 - According to Requisition #9 approved by the City on April 1, 2024.

B. Five Year Service Plan

A service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-B-1 below.

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness
2024-2030

Assessment Year Ending 09/01[1]	Improvement Area #1 Projected Annual Installments	Major Improvement Area Projected Annual Installments
2023-24	$1,192,178	$330,247
2025	$963,608	$315,991
2026	$991,890	$331,750
2027	$991,552	$332,479
2028	$991,693	$332,068
2029	$992,264	$331,571
2030	$991,218	$331,988
Total	**$7,114,404**	**$2,306,095**

[1]Assessment years ending 2023 through 2025 reflect actual Annual Installments and are net of applicable reserve fund income and capitalized interest. Assessment years 2026 through 2030 reflect projected Annual Installments and are subject to change.

C. Status of Development

According to the City, 5 building permits have been issued for the PID as of June 1, 2024, representing 1.64 percent of the Improvement Area #1 Assessments. As of the same date, 0 certificates of occupancy have been issued for the Improvement Area #1 Assessments of the PID.

See Table II-C-1 below for the status of completed homes within the PID as of June 1, 2024.

Table II-C-1
Completed Homes

Status	Cumulative as of September 30, 2023	Cumulative as of June 1, 2024[1]
Completed Homes	0	0

1 According to the City report of Certificates of Occupancy issued as of June 1, 2024.

According to the City, 0 building permits have been issued for the Major Improvement Area PID as of June 1, 2024. As of the same date, 0 certificates of occupancy have been issued for the Major Improvement Area of the PID.

D. ANNUAL BUDGET – IMPROVEMENT AREA #1

Improvement Area #1 - Annual Installments – 2024-25

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Improvement Area #1 Bonds and/or the execution of the Improvement Area #1 Reimbursement Agreement, of which twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Improvement Area #1 Bonds commencing with the issuance of the Improvement Area #1 Bonds. The effective interest rate on the Improvement Area #1 Bonds is 5.38 percent and the interest rate applicable to the Improvement Area #1 Reimbursement Agreement is 5.79 percent per annum for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Improvement Area #1 Bonds (5.38 percent) plus an additional interest of one-half of one percent and the effective interest rate on the Improvement Area #1 Reimbursement Agreement (5.79 percent) are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Improvement Area #1 Annual Installments to be Collected for 2024-25

The budget for Improvement Area #1 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-D-1 below.

Table II-D-1
Budget for the Improvement Area #1 Annual Installments to be Collected for 2024-25

	Improvement Area #1 Bonds	Improvement Area #1 Reimbursement Agreement	Total
Interest payment on March 1, 2025	$177,651	$172,687	$350,338
Interest payment on September 1, 2025	$177,651	$172,687	$350,338
Principal payment on September 1, 2025	$116,000	$90,000	$206,000
Subtotal debt service	$471,303	$435,374	$906,676
Administrative expenses	$27,286	$24,646	$51,932
Excess interest for Additional Interest Reserve	$33,020	$0	$33,020
Subtotal Expenses	$531,609	$460,019	$991,628
Available reserve fund income	($28,020)	$0	($28,020)
Available capitalized interest account	$0	$0	$0
Available administrative expense account	$0	$0	$0
Subtotal funds available	($28,020)	$0	($28,020)
Annual Installments	**$503,589**	**$460,019**	**$963,608**

Debt Service Payments

Annual Installments to be collected for principal and interest include the Improvement Area #1 Bonds' interest due on March 1, 2025 in the amount of $177,651 and on September 1, 2025 in the amount of $177,651, which equal interest on the outstanding Improvement Area #1 Bond Assessments balance of $6,604,000 for six months each and an effective interest rate of 5.38 percent. Improvement Area #1 Bond Annual Installments to be collected include a principal amount of $116,000 due on September 1, 2025. As a result, total Annual Installments to be collected for the Improvement Area #1 Bonds' principal and interest in 2024-25 is equal to $471,303.

Additionally, Annual Installments to be collected for principal and interest include Improvement Area #1 Reimbursement Agreement interest due on March 1, 2025 in the amount of $172,687 and on September 1, 2025 in the amount of $172,687, which equal interest on the outstanding Improvement Area #1 Reimbursement Agreement Assessments balance of $5,965,000 for six months each at an effective interest rate of 5.79 percent. Improvement Area #1 Reimbursement

Agreement Annual Installments to be collected include a principal amount of $90,000 due on September 1, 2025. As a result, total Annual Installments to be collected for Improvement Area #1 Reimbursement Agreement principal and interest in 2024-25 is equal to $435,374.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-D-2 below, the total Improvement Area #1 administrative expenses to be collected for 2024-25 are estimated to be $51,932.

Table II-D-2
Improvement Area #1 Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$36,080
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$3,300
Contingency	$1,802
Total	**$51,932**

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for additional interest reserves in the amount of $33,020, which equals 0.5 percent interest on the outstanding Improvement Area #1 Bond Assessments balance of $6,604,000.

Available Capitalized Interest Account

As of May 31, 2024, and in accordance with Section 6.4(c) of the Trust Indenture, all Capitalized Interest funds have been fully expended as of September 1, 2023. As a result, there is no credit to reduce the 2024-25 Improvement Area #1 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the available balance for administrative expenses was $84,169. $84,169 is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds available in the Administrative Expense Fund to reduce the PID Bonds 2024-25 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT – IMPROVEMENT AREA #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement, (ii) to fund the additional interest reserve, and (iii) to cover Administrative Expenses of Improvement Area #1. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest available. According to the Service and Assessment Plan, 322 lots representing 280.90 Equivalent Units are estimated to be built within Improvement Area #1 of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit within Improvement Area #1 will be $3,245.55, (i.e. ($906,676 + $33,020 - $28,020) ÷ 280.90 = $3,245.55) and the Administrative Expenses to be collected from each Equivalent Unit will be $184.88 (i.e. $51,932 ÷ 280.90 = $184.88). As a result, the total Annual Installment to be collected from each Equivalent Unit within Improvement Area #1 will be $3,430.43 (i.e. $3,245.55 + $184.88 = $3,430.43). The Annual Installment to be collected from each Parcel within Improvement Area #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $3,430.43 by the total estimated number of Equivalent Units for each land use class in Improvement Area #1.

The Annual Installment due to be collected from each Land Use Class in Improvement Area #1 for 2024-25 is shown in Table II-E-1 below.

Table II-E-1
Improvement Area #1 Annual Installment Per Unit

Land Use Class	Annual Installment Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment
40' Lot	$3,430.43	0.74	$2,538.52
55' Lot	$3,430.43	0.88	$3,018.78
65' Lot	$3,430.43	1.00	$3,430.43

The list of Parcels within Improvement Area #1 of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Capitalized Interest Credit, the Additional Interest Reserve, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix B.

F. ANNUAL BUDGET – MAJOR IMPROVEMENT AREA

Major Improvement Area - Annual Installments – 2024-25

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with

the tax year following the issuance of the Major Improvement Area Bonds, of which twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the Major Improvement Area Bonds. The effective interest rate on the Major Improvement Area Bonds is 5.98 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Major Improvement Area Bonds (5.98 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Major Improvement Area Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Major Improvement Area Annual Installments to be Collected for 2024-25

The budget for the Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-F-1 on the following page.

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Table II-F-1
Budget for the Major Improvement Area Annual Installments to be Collected for 2024-25

	Major Improvement Area Bonds
Interest payment on March 1, 2025	$101,473
Interest payment on September 1, 2025	$101,473
Principal payment on September 1, 2025	$60,000
Subtotal debt service on bonds	*$262,945*
Administrative Expenses	$51,932
Excess interest for Additional Interest Reserves	$16,970
Subtotal Expenses	$331,847
Available Reserve Fund Income	($15,856)
Available Capitalized Interest Funds	$0
Available Administrative Expense Funds	$0
Subtotal funds available	*($15,856)*
Annual Installments	**$315,991**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2025 in the amount of $101,473 and on September 1, 2025 in the amount of $101,473, which equal interest on the outstanding Major Improvement Area Assessments balance of $3,394,000 for six months each and an effective interest rate of 5.98 percent. Major Improvement Area Bond Annual Installments to be collected include a principal amount of $60,000 due on September 1, 2025. As a result, the total Major Improvement Area Annual Installments to be collected for principal and interest in 2024-25 is estimated to be equal to $262,945.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown on Table II-F-2 on the following page, the total Major Improvement Area administrative expenses to be collected for 2024-25 are estimated to be $51,932.

Table II-F-2
Major Improvement Area Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
Administrator	$36,080
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$3,000
Contingency	$2,102
Total	**$51,932**

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for Additional Interest Reserves in the amount of $16,970, which equals 0.5 percent interest on the outstanding Major Improvement Area Bond Assessments balance of $3,394,000.

Available Capitalized Interest Account

As of May 31, 2024, and in accordance with Section 6.4(c) of the Trust Indenture, all Capitalized Interest funds have fully expended as of September 1, 2023. As a result, there is no credit to reduce the Major Improvement Area 2024-25 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the available balance for administrative expenses was $83,552. $83,552 is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds available in the Administrative Expense Fund to reduce the PID Bonds 2024-25 Annual Installment.

G. ANNUAL INSTALLMENTS PER UNIT – MAJOR IMPROVEMENT AREA

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Major Improvement Area Major Improvement Bonds, (ii) to fund the Additional Interest Reserve, and (iii) to cover Administrative Expenses of the Major Improvement Area Major Improvement Area. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest.

According to the Service and Assessment Plan, 464 lots representing 407.22 Equivalent Units are estimated to be built within the Major Improvement Area of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each unit within Major Improvement Area will be $648.44 (i.e. ($262,945 + $16,970 – $15,856) ÷ 407.22 = $648.44) and

the Administrative Expenses to be collected from each acre will be $127.53 (i.e. $51,932 ÷ 407.22 = $127.53 As a result, the total Annual Installment to be collected from each Equivalent Unit within Major Improvement Area will be $775.97 (i.e. $648.44 + $127.53 = $775.97). The Annual Installment to be collected from each land use class within Major Improvement Area is calculated by multiplying the Annual Installment for each Equivalent Unit of $775.97 by the total estimated number of Equivalent Units for each land use class in Major Improvement Area.

The Annual Installment due to be collected from each Land Use Class in Major Improvement Area for 2024-25 is shown in Table II-G-1 below.

Table II-G-1
Major Improvement Area Annual Installment Per Unit

Land Use Class	Annual Installment Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment
40' Lot	$775.97	0.74	$574.22
55' Lot	$775.97	0.88	$682.85
65' Lot	$775.97	1.00	$775.97

1 - Based on the current outstanding Equivalent Units.

The list of Parcels within Major Improvement Area of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Capitalized Interest Credit, the Additional Interest Reserve, the Administrative Expenses and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix C.

H. BOND REDEMPTION RELATED UPDATES

Improvement Area #1 Bonds

The Improvement Area #1 Bonds were issued in 2023. Pursuant to Section 4.3 of the Improvement Area #1 Trust Indenture, the City reserves the right and option to redeem the Improvement Area #1 Bonds maturing on or after September 1, 2043, in whole or in part, on any date on or after **September 1, 2033**, such redemption date or dates to be fixed by the City, at the Redemption Price as defined in the Improvement Area #1 Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Improvement Area #1 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Major Improvement Area Bonds

The Major Improvement Area Major Improvement Bonds were issued in 2023. Pursuant to Section 4.3 of the Major Improvement Area Trust Indenture, the City reserves the right and option to redeem the Major Improvement Area Major Improvement Bonds maturing on or after September 1, 2052, in whole or in part, on any date on or after **September 1, 2033,** such redemption date or dates to be fixed by the City, at the Redemption Price as defined in the Major Improvement Area Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Major Improvement Area Major Improvement Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

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

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The updated Assessment Rolls are shown in Appendix B and C of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated number of Equivalent Units to be built on each newly subdivided Parcel

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

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

According to the Developer and the Collin Central Appraisal District records, the Improvement Area #1 Parcel 2120983 was completely subdivided and final plat was recorded on January 11, 2024. The Improvement Area #1 Assessments allocated proportionally according to Lot Type as shown in Table IV-A on the following page.

Table IV-A
Improvement Area #1 Subdivision

Prior to Subdivision			After Subdivision							
Parent Parcel	Equivalent Units	Applicable Assessment	New Parcels	Lot Type	No. of Lots	Equivalent Units per Lot	Total Equivalent Units	Assessment Per Equivalent Unit	Cumulative Assessment per Unit	Total Assessment
2120983	280.90	$12,569,000	Various	65 Ft Lots	109	1.00	109.00	$44,745	$44,745	$4,877,255
				55 Ft Lots	102	0.88	89.76	$44,745	$39,376	$4,016,353
				40 Ft Lots	111	0.74	82.14	$44,745	$33,112	$3,675,392
Total	**280.90**	**$12,569,000**			**322**		**280.90**			**$12,569,000**

B. PREPAYMENT OF ASSESSMENTS

There have been no Assessment prepayments as of June 30, 2024.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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APPENDIX A
MAP OF NORTH SKY PID

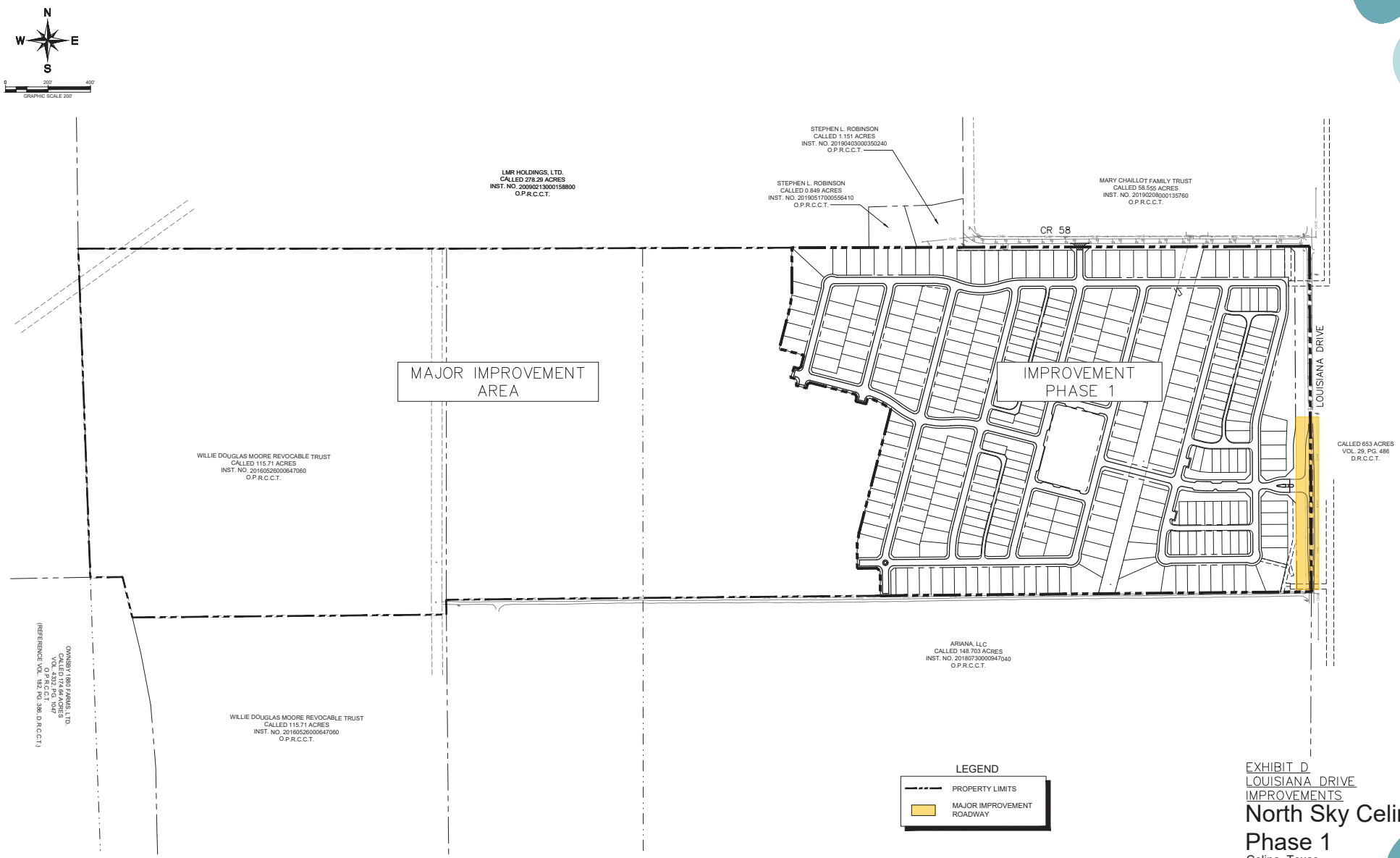


EXHIBIT D
LOUISIANA DRIVE IMPROVEMENTS

North Sky Celina Phase 1

Celina, Texas
February 2022

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
2. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2021

File Path: K:\FRI_Civil\063249700 – North Sky Celina\Cad\Phase 1\Exhibits\PlanSheets\Phase 1 PID Exhibits.dwg

APPENDIX B
IMPROVEMENT AREA #1 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix B
Assessment Roll Summary - Initial Improvement Area #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2901880	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901883	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901884	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901885	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901886	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901887	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901888	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901889	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901890	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901891	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901892	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901893	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901894	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901895	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901896	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901897	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2901898	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2901899	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2901900	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2901901	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2901902	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2901903	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2901904	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2901905	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2901906	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2901907	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2901908	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901909	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901910	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901911	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901912	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901913	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901914	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901915	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901916	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901917	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901918	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901919	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901920	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901921	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901922	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901923	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901924	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2901925	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2901926	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2901927	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2901928	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2901929	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2901930	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2901931	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2901932	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901933	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901934	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901935	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901936	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901937	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901938	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901939	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901940	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901941	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901942	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901943	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901944	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901945	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901946	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901947	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901948	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901949	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901950	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901951	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901952	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901953	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901954	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901955	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901956	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52

Appendix B
Assessment Roll Summary - Initial Improvement Area #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2901957	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901958	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901959	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901960	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901961	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901962	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901963	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901964	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901965	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901966	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901967	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901968	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901969	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901970	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901971	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901972	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901973	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901974	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901975	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901976	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901977	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901978	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901979	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901980	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901981	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901982	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901983	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901984	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901985	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901986	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901987	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901988	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2901989	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2901990	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2901991	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2901992	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901993	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2901994	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2901995	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2901996	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2901997	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2901998	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2901999	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902000	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902001	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902002	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902003	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902004	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902005	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902006	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902007	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902008	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902009	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902010	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902011	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902012	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902013	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902014	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902015	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902016	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902017	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902018	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902019	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902020	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902021	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902022	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902023	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902024	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902025	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902026	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902027	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902028	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902029	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902030	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902031	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43

Appendix B
Assessment Roll Summary - Initial Improvement Area #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2902032	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902033	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902034	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902035	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902036	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902037	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902038	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902039	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902040	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902041	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902042	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902043	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902044	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902045	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902046	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902047	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902049	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902050	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902051	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902052	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902053	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902054	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902055	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902056	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902057	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902058	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902059	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902060	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902061	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902062	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902063	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902064	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902065	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902066	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902067	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902068	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902069	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902070	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902071	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902072	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902073	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902074	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902075	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902076	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902077	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902078	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902079	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902080	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902081	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902082	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902083	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902084	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902085	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902086	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902087	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902088	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902089	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902090	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902091	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902092	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902093	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902094	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902095	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902096	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902097	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902098	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902099	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902100	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902101	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902102	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902103	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902104	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902105	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902106	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902107	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52

Appendix B
Assessment Roll Summary - Initial Improvement Area #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2902108	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902109	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902110	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902111	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902112	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902113	1	40	3	0.74	$33,111.64	$542.68	$1,772.04	$86.99	$136.81	$2,538.52
2902114	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902115	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902116	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902117	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902118	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902119	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902120	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902121	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902122	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902123	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902124	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902125	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902126	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902127	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902128	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902129	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902130	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902131	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902132	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902133	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902134	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902135	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902136	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902137	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902138	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902139	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902140	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902141	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902142	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902143	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902144	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902145	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902146	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902147	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902148	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902149	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902150	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902151	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902152	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902153	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902154	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902155	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902156	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902157	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902158	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902159	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902160	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902161	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902162	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902163	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902164	1	55	2	0.88	$39,376.01	$645.35	$2,107.29	$103.44	$162.69	$3,018.78
2902165	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2902166	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2902167	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2902168	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2902169	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2902170	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2902171	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2902172	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2902173	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902174	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902175	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902176	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902177	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902178	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902179	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902180	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902181	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902182	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43

Appendix B
Assessment Roll Summary - Initial Improvement Area #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2902183	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902184	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902185	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902186	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902187	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902188	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902189	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902190	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902191	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902192	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902193	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902194	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902195	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902196	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902197	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902198	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902199	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902200	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902201	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902202	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902203	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902204	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902205	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902206	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902207	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902208	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902209	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902210	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902211	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902212	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902213	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902214	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902215	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902216	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902217	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902218	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902219	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902220	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902221	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902222	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902223	1	65	1	1.00	$44,745.46	$733.36	$2,394.65	$117.55	$184.88	$3,430.43
2902224	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2902225	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2902226	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	322			**280.90**	**$12,569,000**	**$206,000.00**	**$672,655.97**	**$33,020.00**	**$51,932.00**	**$963,607.97**

APPENDIX C
MAJOR IMPROVEMENT AREA ASSESSMENT ROLL SUMMARY – 2024-25

Appendix C
Assessment Roll Summary - Major Improvement Area
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
1014538	112	65,55,40	Various	99.24	$827,121.85	$14,622.07	$45,593.82	$4,135.61	$12,655.89	$77,007.40
1014547	200	65,55,40	Various	179.82	$1,498,720.79	$26,494.77	$82,614.69	$7,493.60	$22,932.11	$139,535.17
2120983	152	65,55,40	Various	128.16	$1,068,157.36	$18,883.16	$58,880.54	$5,340.79	$16,344.00	$99,448.49
	464			**407.22**	**$3,394,000**	**$60,000.00**	**$187,089.05**	**$16,970.00**	**$51,932.00**	**$315,991.05**

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

ONCE RECORDED WITH THE COUNTY, PLEASE SEND A COPY TO TXPID.DISCLOSURES@MUNICAP.COM.

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE NORTH SKY PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on June 8, 2021, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2021-39R establishing the North Sky Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Improvement Area #1 the PID, pursuant to Ordinance No. 2023-13 which ordinance also approved the North Sky Public Improvement District Service and Assessment Plan and Assessment Roll related to Improvement Area #1, dated as of February 14, 2023 (the "Service and Assessment Plan and Improvement Area #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Major Improvement Area of the PID, pursuant to Ordinance No. 2023-14 which ordinance also approved the North Sky Public Improvement District Service and Assessment Plan and Assessment Roll related to the Major Improvement Area, dated as of February 14, 2023 (the "Service and Assessment Plan and Major Improvement Area Assessment Roll") [and, together with the Service and Assessment Plan and Improvement Area #1 Assessment Roll, the "Service and Assessment Plan and Assessment Rolls"] ; and

WHEREAS, the Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Improvement Area #1 and the Major Improvement Area Assessment Rolls attached thereto, update the Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The North Sky Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Ownsby Farms PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Ownsby Farms Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Ownsby Farms PID was created by the City Council pursuant to the PID Act and a resolution approved on June 9, 2015. The PID is located generally north of Frontier Parkway, east of BNSF Railroad, west of Preston Road and south of County Road 83. The PID is anticipated to contain an estimated 372 residential units on approximately 113.5 acres of land within two phases. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. SAP Update Presentation
2. Ownsby Farms PID - Annual Service Plan
3. Ownsby Farms PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

OWNSBY FARMS
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 -8/31/25)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

OWNSBY FARMS
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 -8/31/25)

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APPENDIX D-3 – PHASE #2 DIRECT IMPROVEMENTS ASSESSMENT ROLL SUMMARY 2024-25

APPENDIX E – PID ASSESSMENT NOTICE

I. INTRODUCTION

The Ownsby Farms Public Improvement District (the "PID") was created pursuant to the PID act and a resolution of the City Council (the "City Council") of the City of Celina, (the "City") on June 9, 2015, to finance certain public improvement projects for the benefit of the property in the PID.

On January 17, 2017 the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2017 (Ownsby Farms Public Improvement District Phase #1 Project) (the "Phase #1 Bonds") in the aggregate principal amount of $4,465,000, were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Phase #1 of the PID. In addition, reimbursement obligations for the PID Reimbursement Agreement (the "Phase #1 Reimbursement Agreement") in the aggregate principal amount of $1,256,000 are secured by Assessments (the "Phase #1 Assessments).

On January 17, 2017 the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2017 (Ownsby Farms Public Improvement District Phase #2 Major Improvement Project) (the "Phase #2 Major Improvement Bonds") in the aggregate principal amount of $1,765,000, were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the Phase #2 Major Improvements provided for the benefit of the property in Phase #2 of the PID.

On February 8, 2022, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2022 (Ownsby Farms Public Improvement District Phase #2 Direct Improvements Project) (the "Phase #2 Direct Improvement Bonds") in the aggregate principal amount of $2,845,000 to fully reimburse the Developer for the unpaid balance of the Phase #2 Direct Reimbursement Agreement and to refinance, provide, or otherwise assist in the acquisition, construction, and maintenance of the Phase #2 Direct Improvements provided for the benefit of the property in Phase #2 of the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") for Phase #1 (the "Phase #1 Improvements") and Phase #2 (the "Phase #2 Major Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. On November 10, 2020, the Service and Assessment Plan was updated for the Phase #2 Direct Improvements (the "Phase #2 Direct Improvements"). On February 8, 2022, the Service and Assessment Plan was updated for the Phase #2 Direct Improvement Bonds (the "Updated Service and Assessment Plan").

Pursuant to the PID Act, the Updated Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Updated Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted an assessment roll for Phase #1 of the PID (the "Phase #1 Assessment Roll"), Phase #2 Major Improvements of the PID (the Phase #2 Major Improvement Assessment Roll"), and Phase #2 Direct Improvements of the PID (the "Phase #2 Direct Improvement Assessment Roll") attached as Appendix F, Appendix G, and Appendix H, respectively, to the Updated Service and Assessment Plan, identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Phase #1 Assessment Roll, the Phases #2 Major Improvements Assessment Roll, and the Phase #2 Direct Improvements Assessment Roll for 2024-25.

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

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

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

Capitalized terms in this section not defined herein shall have the meanings assigned to such terms in the Updated Service and Assessment Plan.

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on January 17, 2017, the updated initial total estimated costs of the Phase #1 Improvements (including bond issuance related costs) were equal to $8,628,601. According to the Updated Service and Assessment Plan, the actual costs of the Phase #1 Improvements were equal to $8,656,353.

According to the City, the Phase #1 Improvements were completed and accepted by the City on April 27, 2018.

Table II-A on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements, (2) establish the PID, and (3) issue the Phase #1 Bonds. For additional Phases #1 development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/ER378216

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Table II-A-1
Updated Sources and Uses – Phase #1 Improvement Area

Sources of Funds	Initial Estimated Budget[1]	Actual Amount Spent	Variance
Bond par amount	$4,465,000	$4,465,000	$0
PID Reimbursement Agreement	$1,256,000	$1,256,000	$0
Subtotal	*$5,721,000*	*$5,721,000*	*$0*
Other funding sources	$2,907,601	$2,935,353	$27,752
Total Sources	**$8,628,601**	**$8,656,353**	**$27,752**
Uses of Funds			
Phase #1 Improvements			
Road improvements	$3,296,087	$3,296,087	$0
Water distribution system improvements	$513,972	$513,972	$0
Sanitary sewer improvements	$632,843	$632,843	$0
Storm drainage improvements	$0	$0	$0
Other soft and miscellaneous costs	$778,068	$805,820	$27,752
Subtotal: Phase #1 Improvements	*$5,220,970*	*$5,248,722*	*$27,752*
City Major Improvements			
Road improvements	$378,520	$378,520	$0
Water distribution system improvements	$28,623	$28,623	$0
Sanitary sewer improvements	$166,976	$166,976	$0
Storm drainage improvements	$13,248	$13,248	$0
Other soft costs	$158,901	$158,901	$0
Subtotal: City Major Improvements	*$746,267*	$746,267	*$0*
Additional Major Improvements			
Road improvements	$916,300	$916,300	$0
Water distribution system improvements	$25,732	$25,732	$0
Sanitary sewer improvements	$2,447	$2,447	$0
Storm drainage improvements	$32,074	$32,074	$0
Other soft and miscellaneous costs	$264,187	$264,187	$0
Subtotal: Additional Major Improvements	*$1,240,740*	*$1,240,740*	*$0*
Bond issue costs	$1,420,623	$1,420,623	$0
Total Uses	**$8,628,601**	**$8,656,353**	**$27,752**

1 - According to the Original Service and Assessment Plan dated January 17, 2021.
2 - According to the Updated Service and Assessment Plan updated for the Phase #2 Direct Improvement Bonds on February 8, 2022.

Phases #1 Cost Variances

As shown in Table II-A-1 above, the actual cost increases of $27,752 were funded by the Developer and interest incomes earned within the Phase #1 project fund.

Phase #2 Major Improvement Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on January 17, 2017, the updated initial total estimated costs of the Phase #2 Major Improvements (including bond issuance related costs) were equal to $2,222,727. According to the Updated Service and Assessment Plan, the actual costs of the Phase #2 Major Improvements were equal to $2,222,727.

According to the Developer's Quarterly Improvement Implementation Report dated March 31, 2021, the Phase #2 Major Improvements were completed and accepted by the City on March 23, 2021.

Table II-B on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #2 Major Improvements, (2) establish the PID, and (3) issue the Phase #2 Major Improvement Bonds. The actual costs of the Phase #2 Major Improvements provided by the Developer. For additional Phase #2 Major Improvements development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/ER378217

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

Sources of Funds	Initial Estimated Budget[1]	Actual Amount Spent	Variance
Bond par amount	$1,765,000	$1,765,000	$0
Other funding sources	$457,725	$457,725	$0
Total Sources	**$2,222,725**	**$2,222,725**	**$0**
Uses of Funds			
City Major Improvements			
Road improvements	$308,354	$308,354	$0
Water distribution system improvements	$23,317	$23,317	$0
Sanitary sewer improvements	$136,025	$136,025	$0
Storm drainage improvements	$10,793	$10,793	$0
Other soft and miscellaneous costs	$129,446	$129,446	$0
Subtotal: City Major Improvements	*$607,934*	*$607,935*	*$0*
Additional Major Improvements			
Road improvements	$746,450	$746,450	$0
Water distribution system improvements	$20,962	$20,962	$0
Sanitary sewer improvements	$1,993	$1,993	$0
Storm drainage improvements	$26,128	$26,128	$0
Other soft and miscellaneous costs	$215,216	$215,216	$0
Subtotal: Additional Major Improvements	*$1,010,749*	*$1,010,749*	*$0*
Estimated Bond issue costs	$604,044	$604,044	$0
Total Uses	**$2,222,727**	**$2,222,727**	**$0**

1 - According to the Original Service and Assessment Plan dated January 17, 2021.
2 - According to the Updated Service and Assessment Plan updated for the Phase #2 Direct Improvement Bonds on February 8, 2022.

Phase #2 Major Improvement Cost Variances

As shown in Table II-A-2 above, there are no significant variances for the Phase #2 Major Improvement costs.

Phase #2 Direct Improvement Sources and Uses

According to the Updated Service and Assessment Plan, the initial estimated costs of the Phase #2 Direct Improvements were equal to $6,837,217. According to the Updated Service and Assessment Plan, the actual costs of the Phase #2 Direct Improvements were equal to $6,837,217.

Table II-C on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #2 Direct Improvements, (2) establish the PID, and (3) issue the Phase #2 Direct Improvement Bonds. The actual costs of the Phase #2 Direct Improvements provided by the Developer.

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

Sources of Funds	Initial Estimated Budget[1]	Actual Amount Spent[1]	Variance
Bond par amount	$2,845,000	$2,845,000	$0
Other funding sources	$3,992,217	$3,992,217	$0
Total Sources	**$6,837,217**	**$6,837,217**	**$0**
Uses of Funds			
Phase #2 Direct Improvements			
Road improvements	$2,185,836	$2,185,836	$0
Water distribution system improvements	$833,217	$833,217	$0
Sanitary sewer improvements	$718,538	$718,538	$0
Storm drainage improvements	$1,732,529	$1,732,529	$0
Other soft and miscellaneous costs	$826,046	$826,046	$0
Subtotal: Phase #2 Direct Improvements	*$6,296,166*	*$6,296,166*	*$0*
Estimated Bond issue costs	$541,051	$541,051	$0
Total Uses	**$6,837,217**	**$6,837,217**	**$0**

1 - According to the Updated Service and Assessment Plan updated for the Phase #2 Direct Improvement Bonds on February 8, 2022.

Phase #2 Direct Improvement Cost Variances

As shown in Table II-A-3 above, there are no significant variances for the Phase #2 Direct Improvement costs.

B. Five Year Service Plan

According to the PID act, a service plan must cover a period of five years. Based upon the actual budget for the Authorized Improvements, the Annual Installments expected to be collected during the next five years are shown on the following page in Table II-B.

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Table II-B
Annual Projected Costs and Annual Projected Indebtedness (2017-2030)

Assessment Year Ending 09/01	Phase #1 Projected Annual Installments	Phase #2 Major Improvement Projected Annual Installments	Phase #2 Direct Improvement Projected Annual Installments
2017-2024	$2,482,103	$1,077,264	$594,820
2025	$247,280	$16,660	$194,319
2026	$475,314	$181,853	$201,243
2027	$471,621	$184,920	$197,815
2028	$472,737	$187,670	$195,488
2029	$474,934	$185,104	$197,218
2030	$471,582	$187,552	$194,824
Total	**$5,095,571**	**$2,021,023**	**$1,775,728**

1 – Assessment years ending 2017 through 2025 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and TIRZ Credits. Assessment years 2026 through 2030 reflect projected Annual Installments and are subject to change.

C. Status of Development

According to the City, building permits have been issued for parcels representing, in the aggregate, greater than 95 percent of the Special Assessment levied within Phase #1. As a result, the number of new homes completed in Phase #1 during the current fiscal year and the number of total new homes completed are no longer required to be reported in this Annual Service Plan Update pursuant to Section 4 of the Phase #1 Bonds Continuing Disclosure Agreement of the Issuer.

According to the City, building permits have been issued for parcels representing, in the aggregate, greater than 95 percent of the Special Assessment levied within Phase #2. As a result, the number of new homes completed in Phase #2 during the current fiscal year and the number of total new homes completed are no longer required to be reported in this Annual Service Plan Update pursuant to Section 4 of the Phase #2 Major Improvement Bonds and Phase #2 Direct Improvements Bonds Continuing Disclosure Agreements of the Issuer.

D. Annual Budget – Phase #1

Phase #1 – Annual Installments – 2024-25

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Bonds and/or execution of the PID Reimbursement Agreement of which twenty-two (22) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 Bonds commencing with the issuance of the Phase #1 Bonds. The effective interest rate on the Phase #1 Bonds is 6.04 percent and the interest rate applicable to the PID Reimbursement Agreement is 5.50 percent per annum. Pursuant to Section 372.018 of the PID

Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1 Bonds (6.04 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Phase #1 Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as the TIRZ Annual Credit Amount, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1 Bonds and PID Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Trust Indenture.

Phase #1 Annual Installments to be Collected for 2024-25

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown in Table II-D-1 on the following page.

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Table II-D-1
Budget for the Phase #1 Annual Installments
to be Collected for 2024-25

Descriptions	Phase #1 Bonds	Phase #1 Reimbursement Agreement	Total
Interest payment on March 1, 2025	$121,832	$30,616	$152,449
Interest payment on September 1, 2025	$121,832	$30,616	$152,449
Principal payment on September 1, 2025	$85,000	$25,000	$110,000
Subtotal debt service on bonds	*$328,665*	*$86,232*	*$414,897*
Administrative Expenses	$27,549	$7,601	*$35,150*
Excess interest for prepayment and delinquency reserves	$20,175	$0	$20,175
Subtotal Expenses	*$376,389*	*$93,833*	*$470,222*
Available TIRZ Annual Credit Amount	($208,793)	$0	($208,793)
Available reserve fund income	($14,148)	$0	($14,148)
Available capitalized interest account	$0	$0	$0
Available Administrative Expense account	$0	$0	$0
Subtotal funds available	*($222,942)*	*$0*	*($222,942)*
Annual Installments	**$153,447**	**$93,833**	**$247,280**

Debt Service Payments

Annual Installments to be collected for principal and interest on the Phase #1 Bonds include interest due on March 1, 2025, in the amount of $121,832 and on September 1, 2025, in the amount of $121,832, which equal interest on the outstanding Phase #1 Assessment balance of $4,035,000 for six months each and an effective interest rate of 6.04 percent. Annual Installments to be collected include a principal amount of $85,000 due on September 1, 2025. As a result, total Annual Installments to be collected for principal and interest in 2024-25 of the Phase #1 Bonds Assessment is estimated to be equal to $328,665.

Annual Installments to be collected for principal and interest on the Phase #1 Reimbursement Agreement include interest due on March 1, 2025, in the amount of $30,616 and on September 1, 2025, in the amount of $30,616, which equal interest on the outstanding Phase #1 Reimbursement Agreement balance of $1,113,312 for six months each and an effective interest rate of 5.50 percent. Annual Installments to be collected on the Phase #1 Reimbursement Agreement include a principal amount of $25,000 due on September 1, 2025. As a result, total Annual Installments to be collected for principal and interest in 2024-25 of the Phase #1 Reimbursement Agreement is estimated to be equal to $86,232.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, Dissemination Agent, and contingency fees. As shown in Table II-D-2 below, the total administrative expenses to be collected for 2024-25 are estimated to be $35,150.

Table II-D-2
Administrative Budget Breakdown – Phase #1

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$22,000
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$1,200
Contingency	$1,200
Total	**$35,150**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $20,175, which equals 0.5 percent interest on the outstanding Phase #1 Bond Assessment balance of $4,035,000.

Available TIRZ Credit

According to the City, there have been TIRZ increments collected for tax year 2023 in the total amount of $205,964 that are available to be used as TIRZ Credit in 2024-25 for the respective Parcels within Phase #1. In addition, TIRZ increments collected for tax year 2022 and previously not used as TIRZ Credits in the amount of $2,870 are available to reduce the 2024-25 Phase #1 Annual Installments. As a result, the total TIRZ Credit amount of $208,793 is allocated to each of the 205 Parcels within Phase #1 that generated the TIRZ Revenues in 2022 and 2023 as shown in Appendix C-2.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Phase #1 Reserve Fund was $362,605, which includes the Phase #1 Bond Reserve Requirement of $348,456 and an excess balance of $14,148. There is also a sufficient balance in the Principal and Interest Account to pay debt service on September 1, 2024. Pursuant to Section 6.7 (d) of the Phase #1 Bond Trust Indenture, the excess balance of $14,148 should be transferred to the Phase #1 Principal & Interest Account and used to pay interest on the Phase #1 Bonds on the next interest payment date. As a result, $14,148 is available to pay a portion of the Phase #1 Bonds debt service.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no credit to reduce the Phase #1 2024-25 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, there are $40,755 available funds to pay Phase #1 administrative expenses. Approximately $40,755 is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are not anticipated to be any funds available in the Administrative Expense Fund to reduce the Phase #1 2024-25 Annual Installment.

E. Annual Installments per Unit – Phase #1

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #1 Bonds and Phase #1 Reimbursement Agreement, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover administrative expenses of Phase #1.

According to the Updated Service and Assessment Plan, 205 units are built within Phase #1 of the PID representing 182.00 total Equivalent Units. As of May 31, 2024, one Parcel has prepaid the Phase #1 Bond Assessment representing 0.43 prepaid Equivalent Units. The principal and interest expense of the Phase #1 Bonds portion of Annual Installment to be collected per Equivalent Unit will be calculated using the Outstanding Equivalent Units of 181.57 (i.e., 182.00 - 0.43 = 181.57). Accordingly, the net principal and interest expense of the Phase #1 Bonds portion of the Annual Installment to be collected from each Equivalent Unit will be $1,843.32 (i.e., $328,665 + $20,175 – $14,148) ÷ 181.57 = $1,843.32). The administrative expense of the Phase #1 Bonds portion of Annual Installment to be collected per Equivalent unit will be calculated based on the original Equivalent Units of 182.00. Accordingly, the administrative expense portion of the Phase #1 Bond Annual Installment to be collected per Equivalent Unit will be $151.37 (i.e., $27,549 ÷ 182.00 = $151.37). As a result, the total Phase #1 Bond portion of Annual Installment to be collected from each Equivalent Unit within Phase #1 will be $1,994.69 (i.e., $1,843.32 + $151.37 = $1,994.69). The Phase #1 Bond portion of Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,994.69 by the total estimated Equivalent Units for each Parcel in Phase #1 less the applicable TIRZ Credit, if any, as shown in Appendix C-2.

The Phase #1 Reimbursement Agreement's net principal and interest expense of Phase #1 Reimbursement Agreement portion of Annual Installment to be collected from each Equivalent Unit will be $473.80, calculated by dividing the subtotal debt service on Phase #1 Reimbursement Agreement by the original total Equivalent Units (i.e., $86,232 ÷ 182.00 = $473.80). The net administrative expenses of the Phase #1 Reimbursement Agreement portion of Annual Installment to be collected from each Equivalent Unit will be $41.76 (i.e., $7,601 ÷ 182.00 = $41.76). As a

result, the total Phase #1 Reimbursement Agreement portion of Annual Installment to be collected from each Equivalent Unit within Phase #1 will be $515.57 (i.e., $473.80 + $41.76 = $515.57) less any applicable TIRZ Credit detailed in Appendix C-2 for each Parcel within Phase #1. The Phase #1 Reimbursement Agreement's portion of the Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $515.57 by the total estimated Equivalent Units for each Parcel in Phase #1.

The Phase #1 Bond and Reimbursement Agreement total Annual Installment to be collected from each Equivalent Unit will be $2,510.25 (i.e., $1,994.69 + $515.57 = $2,510.25) less any applicable TIRZ Credit detailed in Appendix C-2 for each Parcel within Phase #1.

The Phase #1 Annual Installment due to be collected from each Land Use Class in Phase #1 for 2024-25 is shown in Table II-E below.

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

Land Use Class	Annual Installment per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Unit[1]
60 Ft	$2,510.25	1.00	$2,510.25
50 Ft	$2,510.25	0.83	$2,091.88

1 - Amounts listed in the table above do not include the applicable TIRZ Credit.

The list of Parcels within Phase #1 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the administrative expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

F. Annual Budget – Phase #2 Major Improvements

Phase #2 Major Improvements – Annual Installments – 2024-25

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #2 Major Improvement Bonds, of which twenty-two (22) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #2 Major Improvement Bonds commencing with the issuance of the Bonds. The effective interest rate on the Phase #2 Major Improvement Bonds is 6.13 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #2 Major Improvement Bonds (6.13%) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These

payments, the "Phase #2 Major Improvements Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as the TIRZ Annual Credit Amount, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #2 Major Improvement Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Trust Indenture.

Phase #2 Major Improvement Annual Installments to be Collected for 2024-25

The budget for the Phase #2 Major Improvements of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown in Table II-F-1 on the following page.

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Table II-F-1
Budget for the Phase #2 Major Improvements Annual Installments to be Collected for 2024-25

Descriptions	Phase #2 Major Improvement Bonds
Interest payment on March 1, 2025	$50,072
Interest payment on September 1, 2025	$50,072
Principal payment on September 1, 2025	$35,000
Subtotal debt service on bonds	*$135,144*
Administrative Expenses	$35,150
Excess interest for prepayment and delinquency reserves	$8,175
Subtotal Expenses	*$178,469*
Available TIRZ Annual Credit Amount	($156,011)
Available reserve fund income	($5,798)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($161,809)*
Annual Installments	**$16,660**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2025, in the amount of $50,072 and on September 1, 2025, in the amount of $50,072, which equal interest on the outstanding Phase #2 Major Improvement Bonds balance of $1,635,000 for six months each and an effective interest rate of 6.13 percent. Annual Installments to be collected include a principal amount of $35,000 due on September 1, 2025. As a result, total Annual Installments to be collected for principal and interest in 2024-25 is estimated to be equal to $135,144.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, Dissemination Agent, and contingency and website fees. As shown in Table II-F-2 on the following page the total administrative expenses to be collected for 2024-25 are estimated to be $35,150.

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Table II-F-2
Administrative Budget Breakdown – Phase #2 Major Improvements

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$22,000
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$1,200
Contingency	$1,200
Total	**$35,150**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $8,175, which equals 0.5 percent interest on the outstanding Phase #2 Major Improvement Bonds balance of $1,635,000.

Available TIRZ Credit

According to the City, there have been TIRZ increments collected for tax year 2023 in the total amount of $155,703 that are available to be used as TIRZ Credit in 2024-25 for the respective Parcels within Phase #2. In addition, TIRZ increments collected for tax year 2022 and previously not used as TIRZ Credits in the amount of $308 are available to reduce the 2024-25 Phase #1 Annual Installments. As a result, the total TIRZ Credit amount of $156,011 is allocated to each of the 205 Parcels within Phase #1 that generated the TIRZ Revenues in 2022 and 2023 as shown in Appendix C-2.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Phase #2 Major Improvement Reserve Fund was $148,592, which includes the Phase #2 Major Improvement Bond Reserve Requirement of $142,794 and an excess balance of $5,798. There is also a sufficient balance in the Principal and Interest Account to pay debt service on September 1, 2024. Pursuant to Section 6.7 (d) of the Phase #2 Major Improvement Bond Trust Indenture, the excess balance of $5,798 should be transferred to the Phase #2 Major Improvement Principal & Interest Account and used to pay interest on the Phase #2 Major Improvement Bonds on the next interest payment date. As a result, $5,798 is available to pay a portion of the Phase #2 Major Improvement Bonds debt service.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no credit to reduce the Phase #2 Major Improvements 2024-25 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, there are $53,666 available funds to pay Phase #2 Major Improvement Administrative Expenses. Approximately $53,666 is anticipated to be used for the payment of current year Administrative Expenses through January 31, 2025. As a result, there are no funds in the Administrative Expense Fund to reduce the Phase #2 Major Improvement 2024-25 Annual Installment.

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

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #2 Major Improvement Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of Phase #2 Major Improvement Bonds.

According to the Updated Service and Assessment Plan, 168 units representing 147.17 total Equivalent Units are expected to be built within Phase #2 of the PID. Accordingly, the principal and interest portion of the Phase #2 Major Improvements Annual Installment to be collected from each Equivalent Unit will be $934.46 (i.e., ($135,144 + $8,175 – $5,798) ÷ 147.17 = $934.46). The administrative expense portion of the Phase #2 Major Improvement Annual Installment to be collected from each Equivalent Unit will be $238.84 (i.e., $35,150 ÷ 147.17 = $238.84). As a result, the total Phase #2 Major Improvement Annual Installment to be collected from each Equivalent Unit within Phase #2 will be $1,173.30 (i.e., $934.46 + $238.84 = $1,173.30). The Phase #2 Major Improvement Annual Installment to be collected from each Parcel within Phase #2 is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,173.30 by the total estimated Equivalent Units for each Parcel in Phase #2 less the applicable TIRZ Credit, if any, shown in Appendix D-2 for each Parcel within Phase #2.

The Phase #2 Major Improvements Annual Installment due to be collected from each Land Use Class in Phase #2 for 2024-25 is shown in Table II-G on the following page.

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

Land Use Class	Annual Installment per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Unit[1]
60 Ft	$1,173.30	1.00	$1,173.30
50 Ft	$1,173.30	0.83	$977.75

1 - Amounts listed in the table above do not include the applicable TIRZ Credit.

The list of Parcels within Phase #2 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Phase #2 Major Improvement Assessment Roll Summary attached hereto as Appendix D-1.

H. Annual Budget – Phase #2 Direct Improvements

Phase #2 Direct Improvements – Annual Installments – 2024-25

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #2 Direct Improvement Bonds, of which twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #2 Direct Improvement Bonds commencing with the issuance of the Bonds. The effective interest rate on the Phase #2 Direct Improvement Bonds is 4.33 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #2 Direct Improvement Bonds (4.33%) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Phase #2 Direct Improvement Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as the TIRZ Annual Credit Amount, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #2 Direct Improvement Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Trust Indenture.

Phase #2 Direct Improvements Annual Installments to be Collected for 2024-25

The budget for Phase #2 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown in Table II-H-1 below.

Table II-H-1
Budget for the Phase #2 Direct Improvements Annual Installments to be Collected for 2024-25

Descriptions	Phase #2 Direct Improvement Bonds
Interest payment on March 1, 2025	$59,013
Interest payment on September 1, 2025	$59,013
Principal payment on September 1, 2025	$45,000
Subtotal debt service on bonds	*$163,026*
Administrative Expenses	$27,061
Excess interest for prepayment and delinquency reserves	$13,640
Subtotal Expenses	*$203,727*
Available reserve fund income	($9,408)
Available Administrative Expense account	$0
Subtotal funds available	*($9,408)*
Annual Installments	**$194,319**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2025, in the amount of $59,013 and on September 1, 2025, in the amount of $59,013, which equal interest on the outstanding Phase #2 Direct Improvement Bonds balance of $2,728,000 for six months each and an effective interest rate of 4.33 percent. Annual Installments to be collected include a principal amount of $45,000 due on September 1, 2025. As a result, total Annual Installments to be collected for principal and interest in 2024-25 is estimated to be equal to $163,026.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, Dissemination Agent, and contingency and website fees. shown in Table II-H-2 below, the total administrative expenses to be collected for 2024-25 are estimated to be $27,061.

Table II-H-2
Administrative Budget Breakdown – Phase #2 Direct Improvements

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$13,530
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$1,200
Contingency	$1,581
Total	**$27,061**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $13,640, which equals 0.5 percent interest on the outstanding Phase #2 Direct Improvement Bonds balance of $2,728,000.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Phase #2 Direct Improvement Reserve Fund was $241,109, which includes the Phase #2 Direct Improvement Bond Reserve Requirement of $231,701 and an excess balance of $9,408. There is also a sufficient balance in the Principal and Interest Account to pay debt service on September 1, 2024. Pursuant to Section 6.7 (e) of the Phase #2 Direct Bond Trust Indenture, the excess balance of $9,408 should be transferred to the Phase #2 Direct Improvement Principal & Interest Account and used to pay interest on the Phase #2 Direct Improvement Bonds on the next interest payment date. As a result, $9,408 is available to pay a portion of the Phase #2 Direct Improvement Bonds debt service.

Available Administrative Expense Account

As of May 31, 2024, there are $43,068 available funds to pay Phase #2 Direct Improvement Administrative Expenses. Approximately $43,068 is anticipated to be used for the payment of current year Administrative Expenses through January 31, 2025. As a result, there are no funds in the Administrative Expense Fund to reduce the Phase #2 Direct Improvement 2024-25 Annual Installment.

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

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #2 Direct Improvements Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of Phase #2 Direct Improvement Bonds.

According to the Updated Service and Assessment Plan, 168 units representing 147.17 total Equivalent Units are expected to be built within Phase #2 of the PID. Accordingly, the principal and interest portion of the Phase #2 Direct Improvements Annual Installment to be collected from each Equivalent Unit will be $1,136.52 (i.e. ($163,026 + $13,640 – $9,408) ÷ 147.17 = $1,136.52). The Administrative Expenses portion the Phase #2 Direct Improvements Annual Installment to be collected from each Equivalent Unit will be $183.88 (i.e., $27,061 ÷ 147.17 = $183.88). As a result, the total Phase #2 Direct Improvements Annual Installment to be collected from each Equivalent Unit within Phase #2 will be $1,320.40 (i.e., $1,136.52 + $183.88 = $1,320.40) The Annual Installment to be collected from each Parcel within Phase #2 is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,320.40 by the total estimated Equivalent Units for each Parcel in Phase #2.

The Phase #2 Direct Improvement Annual Installment due to be collected from each Land Use Class in Phase #2 for 2024-25 is shown in Table II-I below.

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

Land Use Class	Annual Installment per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Unit[1]
60 Ft	$1,320.40	1.00	$1,320.40
50 Ft	$1,320.40	0.83	$1,100.33

The list of Parcels within Phase #2 Direct Improvements of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix D-3.

J. Bond Redemption Related Updates

Phase #1 Bonds

The Phase #1 Bonds were issued in 2017. Pursuant to Section 4.3 (a) of the Trust Indenture relating to the Phase #1 Bonds, the City reserves the right and option to redeem the Phase #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2027**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phase #2 Major Improvement Bonds

The Phase #2 Major Improvement Bonds were issued in 2017. Pursuant to Section 4.3 (a) of the Trust Indenture relating to the Phase #2 Major Improvement Bonds, the City reserves the right and option to redeem the Phase #2 Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2027**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #2 Major Improvement Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phase #2 Direct Improvement Bonds

The Phase #2 Direct Improvement Bonds were issued in 2022. Pursuant to Section 4.3 (a) of the Trust Indenture relating to the Phase #2 Direct Improvement Bonds, the City reserves the right and option to redeem the Phase #2 Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2032**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #2 Major Improvement Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

The Updated Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

Assessment Methodology

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

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The summary of updated Assessment Rolls are shown in Appendix C-1, D-1, and D-3 of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

I. PARCEL UPDATES

According to the original Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated Equivalent Units to be built on each newly subdivided Parcel
D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

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

According to the Developer and Collin Central Appraisal District Records, Phase #1 Parcels 962907, 962872, 962916, and 2717764 were subdivided in 2018. Parcel 962907 was subdivided into eighteen Parcels and is no longer active. Phase #2 Parcels 962872, 962916, and 2717764 were subdivided into twenty-two Parcels, one hundred sixty-three Parcels, and five Parcels, respectively.

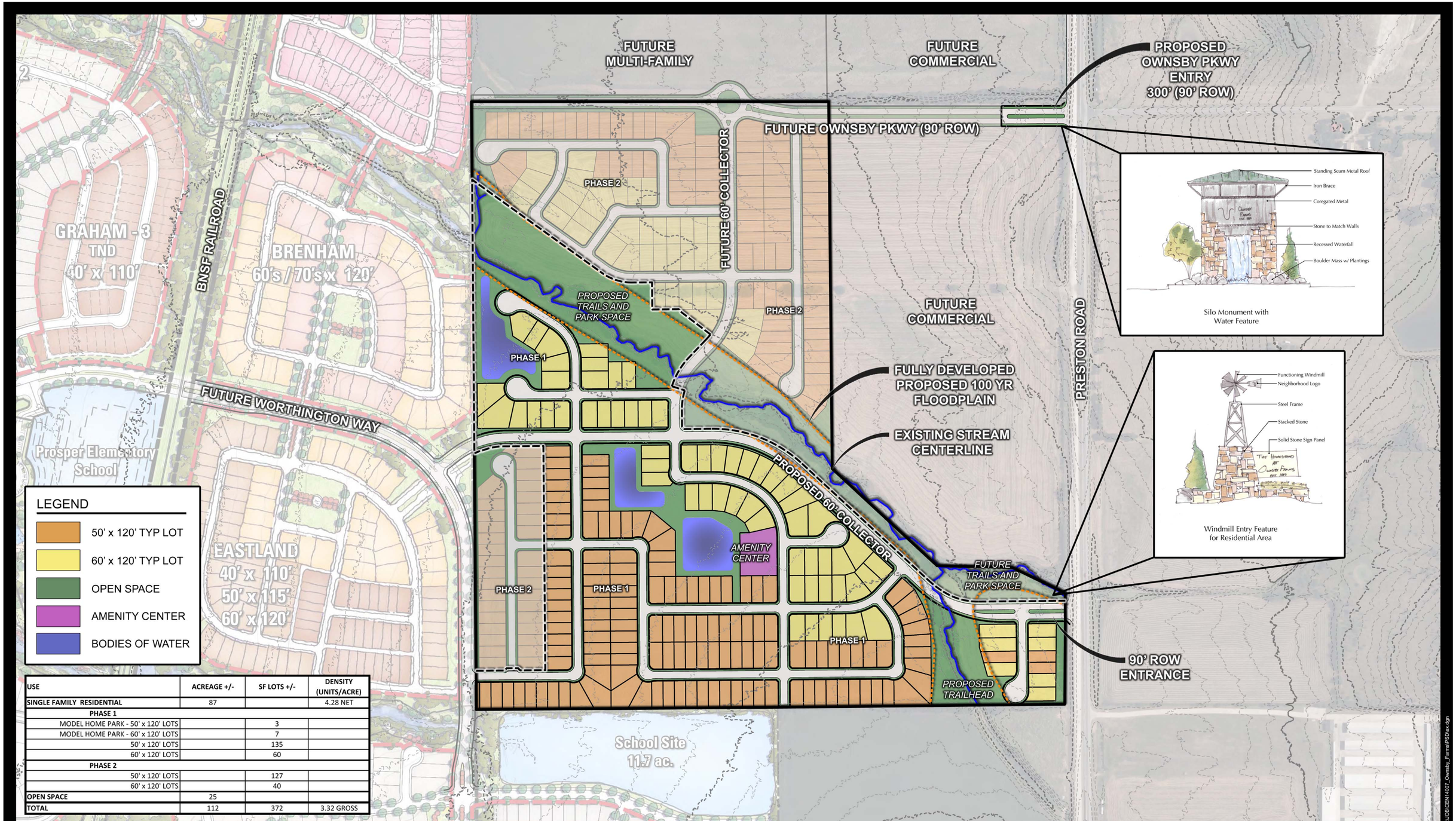
II. PREPAYMENT OF ASSESSMENTS

As of May 31, 2024, one Parcel has partially prepaid their Phase #1 Assessment. See Appendix B for a list of prepaid parcels.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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APPENDIX A
PID MAP



LEGEND

- 50' x 120' TYP LOT
- 60' x 120' TYP LOT
- OPEN SPACE
- AMENITY CENTER
- BODIES OF WATER

USE	ACREAGE +/-	SF LOTS +/-	DENSITY (UNITS/ACRE)
SINGLE FAMILY RESIDENTIAL	87		4.28 NET
PHASE 1			
MODEL HOME PARK - 50' x 120' LOTS		3	
MODEL HOME PARK - 60' x 120' LOTS		7	
50' x 120' LOTS		135	
60' x 120' LOTS		60	
PHASE 2			
50' x 120' LOTS		127	
60' x 120' LOTS		40	
OPEN SPACE	25		
TOTAL	112	372	3.32 GROSS

PELOTON LAND SOLUTIONS

THE HOMESTEAD AT OWNSBY FARMS

JULY 2015

0 200' 400' 600'
GRAPHIC SCALE

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APPENDIX B
PREPAID PARCELS

Appendix B
Prepaid Parcels

Parcel ID	Prepayment Date	Amount[1]	Full/Partial
2779181	November 2020	$10,000.00	Partial

1 - Represents the outstanding Assessment and does not include nay applicable credits.

APPENDIX C-1
PHASE #1 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix C-1

Ownsby Farms Public Improvement District

Phase 1 Annual Assessment Roll Summary - 2024-25

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2778744	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,283.40)	$1,226.85
2778747	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($868.71)	$1,223.17
2778753	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778872	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778873	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778874	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778875	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778876	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778877	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778878	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778879	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778880	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778881	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2779015	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($854.20)	$1,237.68
2779016	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($999.08)	$1,092.80
2779017	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,011.63)	$1,080.25
2779018	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($993.89)	$1,097.98
2779019	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	$0.00	$2,091.88
2779020	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,026.34)	$1,065.54
2779021	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,179.32)	$912.56
2779022	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($880.76)	$1,211.11
2779023	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($558.06)	$1,533.82
2779024	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($897.58)	$1,194.30
2779025	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,397.49)	$1,112.76
2779026	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,125.21)	$1,385.04
2779027	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,129.43)	$1,380.83
2779028	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,427.51)	$664.37
2779029	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,579.72)	$930.53
2779030	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,551.10)	$959.15
2779031	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($700.29)	$1,809.97
2779032	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,071.27)	$1,438.98
2779033	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,430.02)	$1,080.23
2779034	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,096.06)	$1,414.19
2779035	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,037.37)	$1,472.88
2779037	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,475.78)	$1,034.48
2779038	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,071.82)	$1,438.43
2779039	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,392.20)	$1,118.05
2779040	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,306.03)	$1,204.22
2779041	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	$0.00	$2,510.25
2779042	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,517.54)	$992.71
2779043	60	0.50	0.50	$14,170	$302.75	$800.25	$55.56	$96.57	($567.49)	$687.64
2883826		0.50	0.50	$14,170	$302.75	$800.25	$55.56	$96.57	($619.18)	$635.95
2779044	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,398.87)	$1,111.39
2779045	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,249.85)	$1,260.41
2779046	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($931.39)	$1,578.86
2779047	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($645.46)	$1,864.79
2779048	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($198.25)	$2,312.00
2779049	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($209.14)	$2,301.11
2779050	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,478.79)	$1,031.46
2779051	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($745.62)	$1,764.64
2779052	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($868.90)	$1,222.98
2779053	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($815.65)	$1,276.22
2779054	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($856.32)	$1,235.56
2779055	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($991.99)	$1,099.89
2779056	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($994.23)	$1,097.65
2779057	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,114.00)	$977.87
2779058	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,096.83)	$995.05
2779059	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,027.26)	$1,064.62
2779060	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,256.50)	$835.38
2779061	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($879.42)	$1,212.46
2779062	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	$0.00	$2,091.88
2779063	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($756.00)	$1,335.88
2779064	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,108.07)	$983.81
2779065	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($825.93)	$1,265.95
2779066	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,099.07)	$992.81
2779067	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,007.30)	$1,084.58
2779068	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($861.83)	$1,230.05
2779069	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,034.53)	$1,057.35
2779070	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,114.00)	$977.87
2779071	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($807.95)	$1,283.93
2779072	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($936.79)	$1,155.09

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Ownsby Farms Public Improvement District

Phase 1 Annual Assessment Roll Summary - 2024-25

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2779073	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,355.09)	$736.78
2779074	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($818.39)	$1,273.48
2779075	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,056.61)	$1,035.27
2779076	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($794.36)	$1,297.51
2779077	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,013.18)	$1,078.70
2779078	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($868.16)	$1,223.71
2779079	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($887.39)	$1,204.49
2779080	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($818.39)	$1,273.48
2779081	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,097.50)	$994.38
2779082	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($965.84)	$1,126.04
2779083	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($796.59)	$1,295.29
2779084	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,128.15)	$963.73
2779085	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,033.45)	$1,058.43
2779086	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($864.14)	$1,227.74
2779087	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,237.61)	$854.26
2779088	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,021.13)	$1,070.75
2779089	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,101.12)	$990.75
2779090	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($806.69)	$1,285.19
2779091	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,101.32)	$990.55
2779092	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($917.94)	$1,173.94
2779093	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($814.09)	$1,277.79
2779094	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,241.07)	$850.81
2779095	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,281.88)	$810.00
2779096	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($796.59)	$1,295.29
2779097	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($824.29)	$1,267.59
2779098	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($946.34)	$1,145.54
2779099	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($991.24)	$1,100.63
2779100	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,034.53)	$1,057.35
2779101	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,102.47)	$989.40
2779102	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($879.34)	$1,212.53
2779103	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($822.93)	$1,268.94
2779104	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,263.24)	$828.63
2779105	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,006.37)	$1,085.51
2779106	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($698.36)	$1,393.52
2779107	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($794.12)	$1,297.76
2779108	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,033.45)	$1,058.43
2779109	50	0.42	0.42	$11,808	$252.29	$666.88	$46.30	$80.47	($563.93)	$482.00
2895005		0.42	0.42	$11,808	$252.29	$666.88	$46.30	$80.47	($563.93)	$482.00
2779110	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,195.83)	$896.04
2779111	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($999.35)	$1,092.52
2779112	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,013.85)	$1,078.02
2779113	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($887.80)	$1,204.08
2779114	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,000.60)	$1,091.27
2779115	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($945.00)	$1,146.88
2779116	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($995.43)	$1,096.45
2779117	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,025.86)	$1,066.02
2779118	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($873.19)	$1,218.69
2779119	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($798.80)	$1,293.08
2779120	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($631.10)	$1,460.78
2779121	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,034.22)	$1,057.66
2779122	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,114.00)	$977.87
2779123	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,230.49)	$861.39
2779124	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($436.86)	$1,655.02
2779125	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,135.35)	$956.53
2779126	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,561.50)	$948.76
2779127	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,358.48)	$1,151.77
2779128	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($949.67)	$1,560.58
2779129	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,410.45)	$1,099.80
2779130	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,536.21)	$974.04
2779131	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,102.34)	$1,407.91
2779132	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,310.79)	$1,199.46
2779133	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,384.54)	$1,125.71
2779134	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($863.50)	$1,228.37
2779135	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,012.44)	$1,079.44
2779136	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,013.63)	$1,078.25
2779137	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,061.86)	$1,030.02
2779138	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($720.35)	$1,371.53
2779139	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,112.77)	$979.11
2779140	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($893.88)	$1,197.99
2779141	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,095.95)	$995.93
2779142	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,034.53)	$1,057.35

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Ownsby Farms Public Improvement District
Phase 1 Annual Assessment Roll Summary - 2024-25

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2779143	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($451.88)	$1,640.00
2779144	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,125.72)	$966.16
2779145	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($829.52)	$1,262.36
2779146	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($949.94)	$1,141.94
2779147	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($986.78)	$1,105.09
2779148	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($942.85)	$1,149.03
2779149	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,021.04)	$1,070.84
2779150	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($842.81)	$1,249.07
2779151	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,146.12)	$945.76
2779152	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($721.39)	$1,370.49
2779153	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($878.31)	$1,213.57
2779154	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($749.52)	$1,342.36
2779155	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,062.82)	$1,029.06
2779156	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($869.48)	$1,222.40
2779157	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,142.30)	$949.58
2779158	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,227.80)	$1,282.46
2779159	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,350.53)	$1,159.72
2779160	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,209.70)	$1,300.55
2779161	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,625.01)	$885.25
2779162	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,308.11)	$1,202.14
2779163	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,491.18)	$1,019.07
2779164	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,398.03)	$1,112.22
2779165	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,251.36)	$1,258.89
2779166	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,573.33)	$936.93
2779167	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,440.63)	$1,069.63
2779168	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,145.77)	$1,364.49
2779169	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,358.39)	$1,151.86
2779170	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,137.02)	$1,373.23
2779171	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,165.29)	$1,344.96
2779172	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,166.89)	$1,343.36
2779173	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,235.57)	$1,274.68
2779174	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,197.36)	$1,312.89
2779175	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($862.51)	$1,647.74
2779176	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,202.11)	$1,308.14
2779177	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,599.23)	$911.02
2779178	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($412.76)	$2,097.49
2779179	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,360.92)	$1,149.33
2779180	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,106.61)	$1,403.64
2779181	60	1.00	0.57	$18,784	$404.20	$1,056.96	$63.34	$193.13	($1,060.03)	$657.60
2779182	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,275.05)	$1,235.20
2779183	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,192.92)	$1,317.33
2779184	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,181.44)	$1,328.81
2779185	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($860.99)	$1,230.89
2779186	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($900.62)	$1,191.26
2779187	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,025.86)	$1,066.02
2779188	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($978.71)	$1,113.17
2779189	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($994.51)	$1,097.37
2779190	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,096.74)	$995.14
2779191	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($734.50)	$1,357.37
2779192	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($897.49)	$1,194.39
2779193	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,073.10)	$1,018.78
2779194	50	0.42	0.42	$11,808	$252.29	$666.88	$46.30	$80.47	($397.32)	$648.62
2867632		0.42	0.42	$11,808	$252.29	$666.88	$46.30	$80.47	($497.12)	$548.82
2779195	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,116.68)	$975.19
2779196	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,043.63)	$1,048.25
2779197	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($887.80)	$1,204.08
2779198	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,424.29)	$667.58
2779199	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,182.47)	$909.40
2779200	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($598.89)	$1,492.99
2779201	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($783.67)	$1,308.20
2779202	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($868.32)	$1,223.56
2779203	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($810.03)	$1,281.85
2779204	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($821.25)	$1,270.63
2779205	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,122.55)	$969.33
2779206	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,000.11)	$1,091.77
2779207	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($859.79)	$1,232.08
2779208	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($760.88)	$1,330.99
2779209	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($833.16)	$1,258.72
2779210	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,167.94)	$1,342.31
2779211	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($290.04)	$1,801.84
2779212	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($277.25)	$1,814.63

Appendix C-1
Ownsby Farms Public Improvement District
Phase 1 Annual Assessment Roll Summary - 2024-25

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2779213	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,252.18)	$1,258.07
2779214	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,314.71)	$1,195.54
2779215	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,251.29)	$1,258.97
2779216	50	0.83	0.83	$23,617	$504.58	$1,333.76	$92.60	$160.94	($1,034.48)	$1,057.39
2779217	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($336.20)	$2,174.05
2779218	60	1.00	1.00	$28,340	$605.50	$1,600.51	$111.11	$193.13	($1,602.19)	$908.07
TOTAL		**182.00**	**181.57**	**$5,148,312**	**$110,000**	**$290,749**	**$20,175**	**$35,150**	**($208,793)**	**$247,280**

APPENDIX C-2
PHASE #1 TIRZ CREDIT CALCULATION – 2024-25

Appendix C-2
Ownsby Farms Public Improvement District
Phase #1 TIRZ Credit - 2024-25

Property ID	Equivalent Units	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2778744	1.00	$82.38	$3,576.02	$3,493.64	($1,273.83)	($1,283.40)
2778747	0.83	$68.65	$2,417.07	$2,348.42	($856.27)	($868.71)
2778753	0.00	$0.00	$6.12	$6.12	($2.23)	$0.00
2778872	0.00	$0.00	$6.12	$6.12	($2.23)	$0.00
2778873	0.00	$0.00	$6.12	$6.12	($2.23)	$0.00
2778874	0.00	$0.00	$21.43	$21.43	($7.81)	$0.00
2778875	0.00	$0.00	$6.12	$6.12	($2.23)	$0.00
2778876	0.00	$0.00	$12.24	$12.24	($4.46)	$0.00
2778877	0.00	$0.00	$12.24	$12.24	($4.46)	$0.00
2778878	0.00	$0.00	$12.24	$12.24	($4.46)	$0.00
2778879	0.00	$0.00	$12.24	$12.24	($4.46)	$0.00
2778880	0.00	$0.00	$12.24	$12.24	($4.46)	$0.00
2778881	0.00	$0.00	$6.12	$6.12	($2.23)	$0.00
2779015	0.83	$68.65	$2,377.84	$2,309.19	($841.96)	($854.20)
2779016	0.83	$68.65	$2,777.48	$2,708.83	($987.68)	($999.08)
2779017	0.83	$68.65	$2,803.42	$2,734.77	($997.14)	($1,011.63)
2779018	0.83	$68.65	$2,755.29	$2,686.64	($979.59)	($993.89)
2779019	0.83	$68.65	$0.00	$0.00	$0.00	$0.00
2779020	0.83	$68.65	$2,842.97	$2,774.32	($1,011.56)	($1,026.34)
2779021	0.83	$68.65	$3,256.44	$3,187.79	($1,162.31)	($1,179.32)
2779022	0.83	$68.65	$2,449.66	$2,381.01	($868.15)	($880.76)
2779023	0.83	$68.65	$1,575.93	$1,507.28	($549.58)	($558.06)
2779024	0.83	$68.65	$2,495.69	$2,427.04	($884.93)	($897.58)
2779025	1.00	$82.38	$3,886.66	$3,804.28	($1,387.09)	($1,397.49)
2779026	1.00	$82.38	$3,124.21	$3,041.83	($1,109.09)	($1,125.21)
2779027	1.00	$82.38	$3,159.01	$3,076.63	($1,121.78)	($1,129.43)
2779028	0.83	$68.65	$3,927.21	$3,858.56	($1,406.89)	($1,427.51)
2779029	1.00	$82.38	$4,407.51	$4,325.13	($1,577.00)	($1,579.72)
2779030	1.00	$82.38	$4,309.21	$4,226.83	($1,541.16)	($1,551.10)
2779031	1.00	$82.38	$1,973.80	$1,891.42	($689.64)	($700.29)
2779032	1.00	$82.38	$2,978.40	$2,896.02	($1,055.93)	($1,071.27)
2779033	1.00	$82.38	$3,947.51	$3,865.13	($1,409.28)	($1,430.02)
2779034	1.00	$82.38	$3,045.01	$2,962.63	($1,080.22)	($1,096.06)
2779035	1.00	$82.38	$2,886.75	$2,804.37	($1,022.51)	($1,037.37)
2779037	1.00	$82.38	$4,071.36	$3,988.98	($1,454.44)	($1,475.78)
2779038	1.00	$82.38	$2,979.89	$2,897.51	($1,056.47)	($1,071.82)
2779039	1.00	$82.38	$3,842.80	$3,760.42	($1,371.10)	($1,392.20)
2779040	1.00	$82.38	$3,609.88	$3,527.50	($1,286.18)	($1,306.03)
2779041	1.00	$82.38	$0.00	$0.00	$0.00	$0.00
2779042	1.00	$82.38	$4,184.12	$4,101.74	($1,495.55)	($1,517.54)
2779043	0.50	$41.19	$1,575.18	$1,533.99	($559.31)	($567.49)
2883826	0.50	$41.19	$1,716.94	$1,675.75	($611.00)	($619.18)
2779044	1.00	$82.38	$3,863.98	$3,781.60	($1,378.83)	($1,398.87)
2779045	1.00	$82.38	$3,484.53	$3,402.15	($1,240.47)	($1,249.85)
2779046	1.00	$82.38	$2,600.26	$2,517.88	($918.06)	($931.39)
2779047	1.00	$82.38	$1,825.73	$1,743.35	($635.65)	($645.46)
2779048	1.00	$82.38	$618.66	$536.28	($195.54)	($198.25)
2779049	1.00	$82.38	$648.12	$565.74	($206.28)	($209.14)
2779050	1.00	$82.38	$4,078.87	$3,996.49	($1,457.18)	($1,478.79)
2779051	1.00	$82.38	$2,096.23	$2,013.85	($734.28)	($745.62)
2779052	0.83	$68.65	$2,417.59	$2,348.94	($856.46)	($868.90)

Appendix C-2
Ownsby Farms Public Improvement District
Phase #1 TIRZ Credit - 2024-25

Property ID	Equivalent Units	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2779053	0.83	$68.65	$2,273.65	$2,205.00	($803.97)	($815.65)
2779054	0.83	$68.65	$2,366.30	$2,297.65	($837.76)	($856.32)
2779055	0.83	$68.65	$2,754.69	$2,686.04	($979.37)	($991.99)
2779056	0.83	$68.65	$2,756.20	$2,687.55	($979.92)	($994.23)
2779057	0.83	$68.65	$3,079.89	$3,011.24	($1,097.94)	($1,114.00)
2779058	0.83	$68.65	$3,033.47	$2,964.82	($1,081.02)	($1,096.83)
2779059	0.83	$68.65	$2,845.46	$2,776.81	($1,012.46)	($1,027.26)
2779060	0.83	$68.65	$3,465.02	$3,396.37	($1,238.36)	($1,256.50)
2779061	0.83	$68.65	$2,437.44	$2,368.79	($863.69)	($879.42)
2779062	0.83	$68.65	$0.00	$0.00	$0.00	$0.00
2779063	0.83	$68.65	$2,118.29	$2,049.64	($747.33)	($756.00)
2779064	0.83	$68.65	$3,071.83	$3,003.18	($1,095.00)	($1,108.07)
2779065	0.83	$68.65	$2,301.42	$2,232.77	($814.10)	($825.93)
2779066	0.83	$68.65	$3,039.53	$2,970.88	($1,083.23)	($1,099.07)
2779067	0.83	$68.65	$2,791.51	$2,722.86	($992.79)	($1,007.30)
2779068	0.83	$68.65	$2,398.47	$2,329.82	($849.49)	($861.83)
2779069	0.83	$68.65	$2,865.10	$2,796.45	($1,019.63)	($1,034.53)
2779070	0.83	$68.65	$3,079.89	$3,011.24	($1,097.94)	($1,114.00)
2779071	0.83	$68.65	$2,252.87	$2,184.22	($796.40)	($807.95)
2779072	0.83	$68.65	$2,601.12	$2,532.47	($923.37)	($936.79)
2779073	0.83	$68.65	$3,731.50	$3,662.85	($1,335.53)	($1,355.09)
2779074	0.83	$68.65	$2,281.06	$2,212.41	($806.68)	($818.39)
2779075	0.83	$68.65	$2,925.02	$2,856.37	($1,041.47)	($1,056.61)
2779076	0.83	$68.65	$2,216.10	$2,147.45	($782.99)	($794.36)
2779077	0.83	$68.65	$2,817.32	$2,748.67	($1,002.20)	($1,013.18)
2779078	0.83	$68.65	$2,415.60	$2,346.95	($855.73)	($868.16)
2779079	0.83	$68.65	$2,467.57	$2,398.92	($874.68)	($887.39)
2779080	0.83	$68.65	$2,281.06	$2,212.41	($806.68)	($818.39)
2779081	0.83	$68.65	$3,035.28	$2,966.63	($1,081.68)	($1,097.50)
2779082	0.83	$68.65	$2,679.65	$2,611.00	($952.01)	($965.84)
2779083	0.83	$68.65	$2,222.12	$2,153.47	($785.19)	($796.59)
2779084	0.83	$68.65	$3,118.15	$3,049.50	($1,111.89)	($1,128.15)
2779085	0.83	$68.65	$2,862.19	$2,793.54	($1,018.56)	($1,033.45)
2779086	0.83	$68.65	$2,399.73	$2,331.08	($849.95)	($864.14)
2779087	0.83	$68.65	$3,413.95	$3,345.30	($1,219.74)	($1,237.61)
2779088	0.83	$68.65	$2,837.28	$2,768.63	($1,009.48)	($1,021.13)
2779089	0.83	$68.65	$3,045.08	$2,976.43	($1,085.25)	($1,101.12)
2779090	0.83	$68.65	$2,241.67	$2,173.02	($792.31)	($806.69)
2779091	0.83	$68.65	$3,045.62	$2,976.97	($1,085.45)	($1,101.32)
2779092	0.83	$68.65	$2,550.26	$2,481.61	($904.83)	($917.94)
2779093	0.83	$68.65	$2,269.41	$2,200.76	($802.43)	($814.09)
2779094	0.83	$68.65	$3,424.76	$3,356.11	($1,223.69)	($1,241.07)
2779095	0.83	$68.65	$3,535.75	$3,467.10	($1,264.15)	($1,281.88)
2779096	0.83	$68.65	$2,222.12	$2,153.47	($785.19)	($796.59)
2779097	0.83	$68.65	$2,294.36	$2,225.71	($811.53)	($824.29)
2779098	0.83	$68.65	$2,626.93	$2,558.28	($932.79)	($946.34)
2779099	0.83	$68.65	$2,754.45	$2,685.80	($979.28)	($991.24)
2779100	0.83	$68.65	$2,865.10	$2,796.45	($1,019.63)	($1,034.53)
2779101	0.83	$68.65	$3,059.14	$2,990.49	($1,090.38)	($1,102.47)
2779102	0.83	$68.65	$2,445.82	$2,377.17	($866.75)	($879.34)
2779103	0.83	$68.65	$2,293.33	$2,224.68	($811.15)	($822.93)

Appendix C-2
Ownsby Farms Public Improvement District
Phase #1 TIRZ Credit - 2024-25

Property ID	Equivalent Units	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2779104	0.83	$68.65	$3,526.01	$3,457.36	($1,260.60)	($1,263.24)
2779105	0.83	$68.65	$2,788.99	$2,720.34	($991.87)	($1,006.37)
2779106	0.83	$68.65	$1,954.87	$1,886.22	($687.74)	($698.36)
2779107	0.83	$68.65	$2,215.44	$2,146.79	($782.75)	($794.12)
2779108	0.83	$68.65	$2,862.19	$2,793.54	($1,018.56)	($1,033.45)
2779109	0.42	$34.32	$1,562.40	$1,528.08	($557.16)	($563.93)
2895005	0.42	$34.32	$1,562.40	$1,528.08	($557.16)	($563.93)
2779110	0.83	$68.65	$3,301.38	$3,232.73	($1,178.70)	($1,195.83)
2779111	0.83	$68.65	$2,770.84	$2,702.19	($985.26)	($999.35)
2779112	0.83	$68.65	$2,809.23	$2,740.58	($999.25)	($1,013.85)
2779113	0.83	$68.65	$2,468.68	$2,400.03	($875.09)	($887.80)
2779114	0.83	$68.65	$2,773.45	$2,704.80	($986.21)	($1,000.60)
2779115	0.83	$68.65	$2,623.31	$2,554.66	($931.47)	($945.00)
2779116	0.83	$68.65	$2,757.93	$2,689.28	($980.55)	($995.43)
2779117	0.83	$68.65	$2,841.65	$2,773.00	($1,011.08)	($1,025.86)
2779118	0.83	$68.65	$2,420.45	$2,351.80	($857.50)	($873.19)
2779119	0.83	$68.65	$2,228.09	$2,159.44	($787.36)	($798.80)
2779120	0.83	$68.65	$1,773.20	$1,704.55	($621.50)	($631.10)
2779121	0.83	$68.65	$2,865.10	$2,796.45	($1,019.63)	($1,034.22)
2779122	0.83	$68.65	$3,079.89	$3,011.24	($1,097.94)	($1,114.00)
2779123	0.83	$68.65	$3,403.36	$3,334.71	($1,215.88)	($1,230.49)
2779124	0.83	$68.65	$1,248.58	$1,179.93	($430.22)	($436.86)
2779125	0.83	$68.65	$3,137.88	$3,069.23	($1,119.09)	($1,135.35)
2779126	1.00	$82.38	$4,345.63	$4,263.25	($1,554.44)	($1,561.50)
2779127	1.00	$82.38	$3,754.40	$3,672.02	($1,338.87)	($1,358.48)
2779128	1.00	$82.38	$2,649.68	$2,567.30	($936.07)	($949.67)
2779129	1.00	$82.38	$3,895.30	$3,812.92	($1,390.25)	($1,410.45)
2779130	1.00	$82.38	$4,252.67	$4,170.29	($1,520.55)	($1,536.21)
2779131	1.00	$82.38	$3,062.16	$2,979.78	($1,086.47)	($1,102.34)
2779132	1.00	$82.38	$3,625.89	$3,543.51	($1,292.01)	($1,310.79)
2779133	1.00	$82.38	$3,825.26	$3,742.88	($1,364.71)	($1,384.54)
2779134	0.83	$68.65	$2,403.00	$2,334.35	($851.14)	($863.50)
2779135	0.83	$68.65	$2,805.40	$2,736.75	($997.86)	($1,012.44)
2779136	0.83	$68.65	$2,808.62	$2,739.97	($999.03)	($1,013.63)
2779137	0.83	$68.65	$2,940.81	$2,872.16	($1,047.23)	($1,061.86)
2779138	0.83	$68.65	$2,014.25	$1,945.60	($709.39)	($720.35)
2779139	0.83	$68.65	$3,076.61	$3,007.96	($1,096.75)	($1,112.77)
2779140	0.83	$68.65	$2,485.13	$2,416.48	($881.08)	($893.88)
2779141	0.83	$68.65	$3,031.14	$2,962.49	($1,080.17)	($1,095.95)
2779142	0.83	$68.65	$2,865.10	$2,796.45	($1,019.63)	($1,034.53)
2779143	0.83	$68.65	$1,267.67	$1,199.02	($437.18)	($451.88)
2779144	0.83	$68.65	$3,121.99	$3,053.34	($1,113.29)	($1,125.72)
2779145	0.83	$68.65	$2,311.14	$2,242.49	($817.64)	($829.52)
2779146	0.83	$68.65	$2,636.66	$2,568.01	($936.33)	($949.94)
2779147	0.83	$68.65	$2,736.26	$2,667.61	($972.65)	($986.78)
2779148	0.83	$68.65	$2,617.50	$2,548.85	($929.35)	($942.85)
2779149	0.83	$68.65	$2,836.82	$2,768.17	($1,009.31)	($1,021.04)
2779150	0.83	$68.65	$2,347.05	$2,278.40	($830.74)	($842.81)
2779151	0.83	$68.65	$3,164.06	$3,095.41	($1,128.63)	($1,146.12)
2779152	0.83	$68.65	$2,017.06	$1,948.41	($710.42)	($721.39)
2779153	0.83	$68.65	$2,443.03	$2,374.38	($865.73)	($878.31)

Appendix C-2
Ownsby Farms Public Improvement District
Phase #1 TIRZ Credit - 2024-25

Property ID	Equivalent Units	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2779154	0.83	$68.65	$2,093.04	$2,024.39	($738.12)	($749.52)
2779155	0.83	$68.65	$2,941.62	$2,872.97	($1,047.53)	($1,062.82)
2779156	0.83	$68.65	$2,419.16	$2,350.51	($857.03)	($869.48)
2779157	0.83	$68.65	$3,156.41	$3,087.76	($1,125.84)	($1,142.30)
2779158	1.00	$82.38	$3,401.53	$3,319.15	($1,210.21)	($1,227.80)
2779159	1.00	$82.38	$3,732.87	$3,650.49	($1,331.02)	($1,350.53)
2779160	1.00	$82.38	$3,350.87	$3,268.49	($1,191.74)	($1,209.70)
2779161	1.00	$82.38	$4,474.18	$4,391.80	($1,601.31)	($1,625.01)
2779162	1.00	$82.38	$3,618.24	$3,535.86	($1,289.23)	($1,308.11)
2779163	1.00	$82.38	$4,145.79	$4,063.41	($1,481.58)	($1,491.18)
2779164	1.00	$82.38	$3,861.73	$3,779.35	($1,378.00)	($1,398.03)
2779165	1.00	$82.38	$3,465.23	$3,382.85	($1,233.44)	($1,251.36)
2779166	1.00	$82.38	$4,335.04	$4,252.66	($1,550.58)	($1,573.33)
2779167	1.00	$82.38	$3,966.94	$3,884.56	($1,416.37)	($1,440.63)
2779168	1.00	$82.38	$3,168.11	$3,085.73	($1,125.10)	($1,145.77)
2779169	1.00	$82.38	$3,744.95	$3,662.57	($1,335.43)	($1,358.39)
2779170	1.00	$82.38	$3,155.86	$3,073.48	($1,120.63)	($1,137.02)
2779171	1.00	$82.38	$3,232.17	$3,149.79	($1,148.46)	($1,165.29)
2779172	1.00	$82.38	$3,236.89	$3,154.51	($1,150.18)	($1,166.89)
2779173	1.00	$82.38	$3,419.57	$3,337.19	($1,216.79)	($1,235.57)
2779174	1.00	$82.38	$3,319.25	$3,236.87	($1,180.21)	($1,197.36)
2779175	1.00	$82.38	$2,414.07	$2,331.69	($850.17)	($862.51)
2779176	1.00	$82.38	$3,318.36	$3,235.98	($1,179.88)	($1,202.11)
2779177	1.00	$82.38	$4,405.56	$4,323.18	($1,576.29)	($1,599.23)
2779178	1.00	$82.38	$1,155.59	$1,073.21	($391.31)	($412.76)
2779179	1.00	$82.38	$3,760.96	$3,678.58	($1,341.26)	($1,360.92)
2779180	1.00	$82.38	$3,073.93	$2,991.55	($1,090.76)	($1,106.61)
2779181	1.00	$82.38	$2,948.01	$2,865.63	($1,044.85)	($1,060.03)
2779182	1.00	$82.38	$3,529.30	$3,446.92	($1,256.80)	($1,275.05)
2779183	1.00	$82.38	$3,305.63	$3,223.25	($1,175.24)	($1,192.92)
2779184	1.00	$82.38	$3,276.02	$3,193.64	($1,164.45)	($1,181.44)
2779185	0.83	$68.65	$2,395.44	$2,326.79	($848.38)	($860.99)
2779186	0.83	$68.65	$2,503.34	$2,434.69	($887.72)	($900.62)
2779187	0.83	$68.65	$2,841.65	$2,773.00	($1,011.08)	($1,025.86)
2779188	0.83	$68.65	$2,714.25	$2,645.60	($964.62)	($978.71)
2779189	0.83	$68.65	$2,756.94	$2,688.29	($980.19)	($994.51)
2779190	0.83	$68.65	$3,033.51	$2,964.86	($1,081.03)	($1,096.74)
2779191	0.83	$68.65	$2,052.49	$1,983.84	($723.34)	($734.50)
2779192	0.83	$68.65	$2,494.87	$2,426.22	($884.63)	($897.49)
2779193	0.83	$68.65	$2,969.34	$2,900.69	($1,057.63)	($1,073.10)
2779194	0.42	$34.32	$1,108.41	$1,074.09	($391.63)	($397.32)
2867632	0.42	$34.32	$1,378.10	$1,343.78	($489.96)	($497.12)
2779195	0.83	$68.65	$3,087.13	$3,018.48	($1,100.58)	($1,116.68)
2779196	0.83	$68.65	$2,889.69	$2,821.04	($1,028.59)	($1,043.63)
2779197	0.83	$68.65	$2,468.68	$2,400.03	($875.09)	($887.80)
2779198	0.83	$68.65	$3,918.51	$3,849.86	($1,403.71)	($1,424.29)
2779199	0.83	$68.65	$3,262.78	$3,194.13	($1,164.63)	($1,182.47)
2779200	0.83	$68.65	$1,686.20	$1,617.55	($589.78)	($598.89)
2779201	0.83	$68.65	$2,187.20	$2,118.55	($772.45)	($783.67)
2779202	0.83	$68.65	$2,416.02	$2,347.37	($855.88)	($868.32)
2779203	0.83	$68.65	$2,258.44	$2,189.79	($798.43)	($810.03)

Appendix C-2
Ownsby Farms Public Improvement District
Phase #1 TIRZ Credit - 2024-25

Property ID	Equivalent Units	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2779204	0.83	$68.65	$2,288.78	$2,220.13	($809.49)	($821.25)
2779205	0.83	$68.65	$3,103.28	$3,034.63	($1,106.47)	($1,122.55)
2779206	0.83	$68.65	$2,772.08	$2,703.43	($985.71)	($1,000.11)
2779207	0.83	$68.65	$2,385.07	$2,316.42	($844.60)	($859.79)
2779208	0.83	$68.65	$2,125.59	$2,056.94	($749.99)	($760.88)
2779209	0.83	$68.65	$2,320.98	$2,252.33	($821.23)	($833.16)
2779210	1.00	$82.38	$3,278.16	$3,195.78	($1,165.23)	($1,167.94)
2779211	0.83	$68.65	$858.50	$789.85	($287.99)	($290.04)
2779212	0.83	$68.65	$823.41	$754.76	($275.20)	($277.25)
2779213	1.00	$82.38	$3,500.51	$3,418.13	($1,246.30)	($1,252.18)
2779214	1.00	$82.38	$3,676.35	$3,593.97	($1,310.41)	($1,314.71)
2779215	1.00	$82.38	$3,458.67	$3,376.29	($1,231.04)	($1,251.29)
2779216	0.83	$68.65	$2,865.13	$2,796.48	($1,019.64)	($1,034.48)
2779217	1.00	$82.38	$956.42	$874.04	($318.69)	($336.20)
2779218	1.00	$82.38	$4,468.72	$4,386.34	($1,599.32)	($1,602.19)
Totals	**182.00**	**$14,992.90**	**$579,657.12**	**$564,883.89**	**($205,964.65)**	**($208,793.13)**

APPENDIX D-1
PHASE #2 MAJOR IMPROVEMENT ASSESSMENT ROLL SUMMARY – 2024-25

Appendix D-1
Ownsby Farms Public Improvement District
Phase 2 Major Improvement Annual Assessment Roll Summary - 2024-25

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2825204	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($832.63)	$145.12
2825205	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($516.84)	$460.91
2825206	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($475.06)	$502.69
2825207	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825208	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($600.58)	$377.17
2825209	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($518.46)	$459.29
2825210	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($499.93)	$477.82
2825211	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($845.12)	$132.63
2825212	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($864.32)	$113.43
2825213	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825214	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825215	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825216	50	0.56	0.56	$6,172	$132.13	$356.16	$30.86	$132.69	($605.92)	$45.91
2856031		0.28	0.28	$3,086	$66.06	$178.08	$15.43	$66.35	($325.92)	$0.00
2825217	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825218	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825219	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($939.11)	$38.64
2825220	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($488.69)	$489.06
2825221	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($637.78)	$339.97
2825222	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($471.44)	$506.31
2825223	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825224	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($793.81)	$183.94
2825225	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($918.06)	$59.69
2825226	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.59)	$0.16
2825227	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825228	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825229	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($529.32)	$448.43
2825230	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($782.99)	$194.76
2825231	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($753.04)	$224.71
2825232	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($843.85)	$133.90
2825233	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825234	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825235	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825236	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825237	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825238	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825239	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825240	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825241	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825242	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825243	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825244	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825245	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825246	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($843.85)	$133.90
2825247	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825248	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($945.05)	$32.70
2825249	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($471.60)	$506.15
2825250	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($791.45)	$186.30
2825251	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($473.98)	$503.77
2825252	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($846.90)	$130.85
2825253	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825254	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825255	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($876.75)	$101.00
2825256	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825257	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825258	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825259	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($918.20)	$59.55
2825260	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825261	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($541.22)	$436.53
2825262	50	0.42	0.42	$4,629	$99.09	$267.12	$23.15	$99.52	($488.88)	$0.00
2906306		0.42	0.42	$4,629	$99.09	$267.12	$23.15	$99.52	($488.88)	$0.00
2825263	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825264	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825265	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($790.22)	$187.53
2825266	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825267	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($841.65)	$136.10
2825268	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($515.58)	$462.17
2825269	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825270	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825271	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825272	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00

Appendix D-1
Ownsby Farms Public Improvement District
Phase 2 Major Improvement Annual Assessment Roll Summary - 2024-25

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2825273	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,058.99)	$114.31
2825274	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,115.83)	$57.47
2825275	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,164.23)	$9.07
2825276	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825277	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825278	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825279	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825280	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825281	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825282	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825283	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($876.60)	$296.70
2825284	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825285	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825286	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825287	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,116.22)	$57.08
2825288	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825289	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825290	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825291	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825292	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($269.78)	$707.97
2825293	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($472.36)	$505.39
2825294	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($843.20)	$134.55
2825295	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825296	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825297	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825298	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($214.66)	$763.09
2825299	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($971.75)	$6.00
2825300	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825301	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825302	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825303	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825304	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825305	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825306	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825307	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825308	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($476.31)	$501.44
2825309	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825310	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($471.44)	$506.31
2825311	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825312	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($844.47)	$133.28
2825313	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825314	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825315	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825316	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825317	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825318	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825319	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825320	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825321	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825322	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825323	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825324	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825325	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,116.99)	$56.31
2825326	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,050.39)	$122.91
2825327	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($903.89)	$269.41
2825328	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,105.16)	$68.14
2825329	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825330	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,126.35)	$46.95
2825331	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825332	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825333	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($527.46)	$450.29
2825334	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($955.07)	$22.68
2825335	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($944.34)	$33.41
2825336	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($751.28)	$226.47
2825337	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($484.51)	$493.24
2825338	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825339	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825340	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825341	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,106.68)	$66.62
2825342	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825343	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,064.97)	$108.33

Appendix D-1
Ownsby Farms Public Improvement District
Phase 2 Major Improvement Annual Assessment Roll Summary - 2024-25

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2825344	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825345	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825346	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825347	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,134.99)	$38.31
2825348	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,156.74)	$16.56
2825349	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825350	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,139.84)	$33.46
2825351	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825352	60	1.00	1.00	$11,110	$237.83	$641.08	$55.55	$238.84	($1,173.30)	$0.00
2825353	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825354	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825355	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825356	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825357	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825358	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($517.67)	$460.08
2825359	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($792.93)	$184.82
2825360	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($748.64)	$229.11
2825361	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($181.59)	$796.16
2825362	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825363	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825364	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825365	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825366	50	0.42	0.42	$4,629	$99.09	$267.12	$23.15	$99.52	($488.88)	$0.00
2902270		0.42	0.42	$4,629	$99.09	$267.12	$23.15	$99.52	($488.88)	$0.00
2825367	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825368	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825369	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825370	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825371	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825372	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($794.24)	$183.51
2825373	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825374	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825375	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($977.75)	$0.00
2825376	50	0.83	0.83	$9,258	$198.19	$534.23	$46.29	$199.04	($228.41)	$749.34
2825377	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825378	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL		**147.17**	**147.17**	**$1,635,000**	**$35,000.00**	**$94,345.87**	**$8,175.00**	**$35,149.78**	**($156,010.81)**	**$16,659.84**

APPENDIX D-2
PHASE #2 MAJOR IMPROVEMENT TIRZ CREDIT CALCULATION – 2024-25

Appendix D-2
Ownsby Farms Public Improvement District
Phase 2 Major Improvement TIRZ Credit - 2024-25

Property ID	Lot Size	Equivalent Units	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2825204	50	0.83	$96.35	$2,372.72	$2,276.37	($830.00)	($832.63)
2825205	50	0.83	$96.35	$1,508.65	$1,412.30	($514.94)	($516.84)
2825206	50	0.83	$96.35	$1,394.06	$1,297.71	($473.16)	($475.06)
2825207	50	0.83	$96.35	$2,933.37	$2,837.02	($1,034.42)	($977.75)
2825208	50	0.83	$96.35	$1,738.32	$1,641.97	($598.68)	($600.58)
2825209	50	0.83	$96.35	$1,513.10	$1,416.75	($516.57)	($518.46)
2825210	50	0.83	$96.35	$1,462.71	$1,366.36	($498.19)	($499.93)
2825211	50	0.83	$96.35	$2,404.09	$2,307.74	($841.43)	($845.12)
2825212	50	0.83	$96.35	$2,432.94	$2,336.59	($851.95)	($864.32)
2825213	50	0.83	$96.35	$2,915.44	$2,819.09	($1,027.88)	($977.75)
2825214	50	0.83	$96.35	$2,942.68	$2,846.33	($1,037.81)	($977.75)
2825215	50	0.83	$96.35	$2,773.00	$2,676.65	($975.94)	($977.75)
2825216	50	0.56	$63.59	$1,701.62	$1,638.03	($597.25)	($605.92)
2856031	50	0.28	$32.76	$989.74	$956.98	($348.93)	($325.92)
2825217	50	0.83	$96.35	$3,100.73	$3,004.38	($1,095.44)	($977.75)
2825218	50	0.83	$96.35	$2,940.30	$2,843.95	($1,036.94)	($977.75)
2825219	50	0.83	$96.35	$2,671.99	$2,575.64	($939.11)	($939.11)
2825220	50	0.83	$96.35	$1,431.88	$1,335.53	($486.95)	($488.69)
2825221	50	0.83	$96.35	$1,836.14	$1,739.79	($634.35)	($637.78)
2825222	50	0.83	$96.35	$1,384.57	$1,288.22	($469.70)	($471.44)
2825223	50	0.83	$96.35	$3,274.69	$3,178.34	($1,158.87)	($977.75)
2825224	50	0.83	$96.35	$2,242.32	$2,145.97	($782.45)	($793.81)
2825225	50	0.83	$96.35	$2,578.21	$2,481.86	($904.92)	($918.06)
2825226	50	0.83	$96.35	$2,739.14	$2,642.79	($963.60)	($977.59)
2825227	50	0.83	$96.35	$2,949.62	$2,853.27	($1,040.34)	($977.75)
2825228	Common	0.00	$0.00	$6.12	$6.12	($2.23)	$0.00
2825229	50	0.83	$96.35	$1,542.56	$1,446.21	($527.31)	($529.32)
2825230	50	0.83	$96.35	$2,234.07	$2,137.72	($779.44)	($782.99)
2825231	50	0.83	$96.35	$2,156.45	$2,060.10	($751.14)	($753.04)
2825232	50	0.83	$96.35	$2,400.98	$2,304.63	($840.30)	($843.85)
2825233	50	0.83	$96.35	$2,897.18	$2,800.83	($1,021.22)	($977.75)
2825234	50	0.83	$96.35	$2,747.81	$2,651.46	($966.76)	($977.75)
2825235	50	0.83	$96.35	$3,104.99	$3,008.64	($1,096.99)	($977.75)
2825236	50	0.83	$96.35	$3,622.45	$3,526.10	($1,285.66)	($977.75)
2825237	50	0.83	$96.35	$2,910.98	$2,814.63	($1,026.25)	($977.75)
2825238	50	0.83	$96.35	$3,177.46	$3,081.11	($1,123.42)	($977.75)
2825239	50	0.83	$96.35	$3,809.47	$3,713.12	($1,353.85)	($977.75)
2825240	50	0.83	$96.35	$3,100.73	$3,004.38	($1,095.44)	($977.75)
2825241	50	0.83	$96.35	$2,955.29	$2,858.94	($1,042.41)	($977.75)
2825242	50	0.83	$96.35	$3,100.73	$3,004.38	($1,095.44)	($977.75)
2825243	50	0.83	$96.35	$3,489.28	$3,392.93	($1,237.11)	($977.75)
2825244	50	0.83	$96.35	$2,911.44	$2,815.09	($1,026.42)	($977.75)
2825245	50	0.83	$96.35	$3,104.99	$3,008.64	($1,096.99)	($977.75)
2825246	50	0.83	$96.35	$2,400.98	$2,304.63	($840.30)	($843.85)
2825247	50	0.83	$96.35	$2,871.00	$2,774.65	($1,011.68)	($977.75)
2825248	50	0.83	$96.35	$2,678.84	$2,582.49	($941.61)	($945.05)
2825249	50	0.83	$96.35	$1,384.57	$1,288.22	($469.70)	($471.60)
2825250	50	0.83	$96.35	$2,258.21	$2,161.86	($788.24)	($791.45)
2825251	50	0.83	$96.35	$1,391.11	$1,294.76	($472.09)	($473.98)
2825252	50	0.83	$96.35	$2,400.98	$2,304.63	($840.30)	($846.90)
2825253	50	0.83	$96.35	$2,911.44	$2,815.09	($1,026.42)	($977.75)
2825254	50	0.83	$96.35	$3,100.73	$3,004.38	($1,095.44)	($977.75)
2825255	50	0.83	$96.35	$2,480.20	$2,383.85	($869.18)	($876.75)
2825256	50	0.83	$96.35	$2,911.36	$2,815.01	($1,026.39)	($977.75)

Appendix D-2
Ownsby Farms Public Improvement District
Phase 2 Major Improvement TIRZ Credit - 2024-25

Property ID	Lot Size	Equivalent Units	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2825257	50	0.83	$96.35	$2,740.69	$2,644.34	($964.16)	($977.75)
2825258	50	0.83	$96.35	$3,730.86	$3,634.51	($1,325.19)	($977.75)
2825259	50	0.83	$96.35	$2,578.59	$2,482.24	($905.06)	($918.20)
2825260	50	0.83	$96.35	$3,550.87	$3,454.52	($1,259.57)	($977.75)
2825261	50	0.83	$96.35	$1,574.85	$1,478.50	($539.08)	($541.22)
2825262	50	0.42	$48.18	$1,854.99	$1,806.81	($658.79)	($488.88)
2906306	50	0.42	$48.18	$1,854.99	$1,806.81	($658.79)	($488.88)
2825263	50	0.83	$96.35	$3,192.25	$3,095.90	($1,128.81)	($977.75)
2825264	50	0.83	$96.35	$3,459.83	$3,363.48	($1,226.37)	($977.75)
2825265	50	0.83	$96.35	$2,258.57	$2,162.22	($788.37)	($790.22)
2825266	50	0.83	$96.35	$3,196.74	$3,100.39	($1,130.44)	($977.75)
2825267	50	0.83	$96.35	$2,396.75	$2,300.40	($838.76)	($841.65)
2825268	50	0.83	$96.35	$1,505.64	$1,409.29	($513.85)	($515.58)
2825269	50	0.83	$96.35	$2,961.80	$2,865.45	($1,044.78)	($977.75)
2825270	50	0.83	$96.35	$2,932.73	$2,836.38	($1,034.18)	($977.75)
2825271	50	0.83	$96.35	$3,252.34	$3,155.99	($1,150.72)	($977.75)
2825272	50	0.83	$96.35	$3,150.93	$3,054.58	($1,113.74)	($977.75)
2825273	60	1.00	$96.35	$2,988.36	$2,892.01	($1,054.47)	($1,058.99)
2825274	60	1.00	$96.35	$3,140.41	$3,044.06	($1,109.91)	($1,115.83)
2825275	60	1.00	$96.35	$3,281.35	$3,185.00	($1,161.29)	($1,164.23)
2825276	Common	0.00	$0.00	$6.12	$6.12	($2.23)	$0.00
2825277	Common	0.00	$0.00	$6.12	$6.12	($2.23)	$0.00
2825278	60	1.00	$96.35	$3,495.40	$3,399.05	($1,239.34)	($1,173.30)
2825279	60	1.00	$96.35	$3,576.68	$3,480.33	($1,268.98)	($1,173.30)
2825280	60	1.00	$96.35	$4,099.80	$4,003.45	($1,459.71)	($1,173.30)
2825281	60	1.00	$96.35	$4,033.39	$3,937.04	($1,435.50)	($1,173.30)
2825282	60	1.00	$96.35	$3,672.92	$3,576.57	($1,304.07)	($1,173.30)
2825283	60	1.00	$96.35	$2,484.98	$2,388.63	($870.93)	($876.60)
2825284	60	1.00	$96.35	$3,456.81	$3,360.46	($1,225.27)	($1,173.30)
2825285	60	1.00	$96.35	$4,271.52	$4,175.17	($1,522.32)	($1,173.30)
2825286	60	1.00	$96.35	$4,254.47	$4,158.12	($1,516.11)	($1,173.30)
2825287	60	1.00	$96.35	$3,146.41	$3,050.06	($1,112.09)	($1,116.22)
2825288	60	1.00	$96.35	$4,107.55	$4,011.20	($1,462.54)	($1,173.30)
2825289	60	1.00	$96.35	$3,470.58	$3,374.23	($1,230.29)	($1,173.30)
2825290	60	1.00	$96.35	$3,795.35	$3,699.00	($1,348.71)	($1,173.30)
2825291	50	0.83	$96.35	$3,461.50	$3,365.15	($1,226.98)	($977.75)
2825292	50	0.83	$96.35	$831.40	$735.05	($268.01)	($269.78)
2825293	50	0.83	$96.35	$1,384.53	$1,288.18	($469.69)	($472.36)
2825294	50	0.83	$96.35	$2,400.98	$2,304.63	($840.30)	($843.20)
2825295	50	0.83	$96.35	$3,367.62	$3,271.27	($1,192.75)	($977.75)
2825296	50	0.83	$96.35	$3,973.60	$3,877.25	($1,413.70)	($977.75)
2825297	50	0.83	$96.35	$3,755.75	$3,659.40	($1,334.27)	($977.75)
2825298	50	0.83	$96.35	$679.89	$583.54	($212.77)	($214.66)
2825299	50	0.83	$96.35	$2,754.69	$2,658.34	($969.27)	($971.75)
2825300	50	0.83	$96.35	$2,934.51	$2,838.16	($1,034.83)	($977.75)
2825301	50	0.83	$96.35	$2,933.37	$2,837.02	($1,034.42)	($977.75)
2825302	50	0.83	$96.35	$3,672.92	$3,576.57	($1,304.07)	($977.75)
2825303	50	0.83	$96.35	$3,555.72	$3,459.37	($1,261.33)	($977.75)
2825304	50	0.83	$96.35	$3,317.87	$3,221.52	($1,174.61)	($977.75)
2825305	50	0.83	$96.35	$3,164.10	$3,067.75	($1,118.54)	($977.75)
2825306	50	0.83	$96.35	$3,917.79	$3,821.44	($1,393.35)	($977.75)
2825307	50	0.83	$96.35	$3,383.90	$3,287.55	($1,198.69)	($977.75)
2825308	50	0.83	$96.35	$1,397.49	$1,301.14	($474.41)	($476.31)
2825309	50	0.83	$96.35	$3,118.16	$3,021.81	($1,101.79)	($977.75)

Appendix D-2
Ownsby Farms Public Improvement District
Phase 2 Major Improvement TIRZ Credit - 2024-25

Property ID	Lot Size	Equivalent Units	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2825310	50	0.83	$96.35	$1,384.57	$1,288.22	($469.70)	($471.44)
2825311	50	0.83	$96.35	$3,118.16	$3,021.81	($1,101.79)	($977.75)
2825312	50	0.83	$96.35	$2,404.09	$2,307.74	($841.43)	($844.47)
2825313	50	0.83	$96.35	$3,791.66	$3,695.31	($1,347.36)	($977.75)
2825314	50	0.83	$96.35	$2,870.82	$2,774.47	($1,011.61)	($977.75)
2825315	50	0.83	$96.35	$3,609.84	$3,513.49	($1,281.07)	($977.75)
2825316	50	0.83	$96.35	$3,692.08	$3,595.73	($1,311.05)	($977.75)
2825317	50	0.83	$96.35	$3,518.97	$3,422.62	($1,247.93)	($977.75)
2825318	50	0.83	$96.35	$4,018.95	$3,922.60	($1,430.23)	($977.75)
2825319	Common	0.00	$0.00	$6.12	$6.12	($2.23)	$0.00
2825320	Common	0.00	$0.00	$6.12	$6.12	($2.23)	$0.00
2825321	60	1.00	$96.35	$4,497.77	$4,401.42	($1,604.82)	($1,173.30)
2825322	60	1.00	$96.35	$4,259.58	$4,163.23	($1,517.97)	($1,173.30)
2825323	60	1.00	$96.35	$3,837.04	$3,740.69	($1,363.91)	($1,173.30)
2825324	60	1.00	$96.35	$3,930.23	$3,833.88	($1,397.89)	($1,173.30)
2825325	60	1.00	$96.35	$3,144.04	$3,047.69	($1,111.23)	($1,116.99)
2825326	60	1.00	$96.35	$2,965.76	$2,869.41	($1,046.23)	($1,050.39)
2825327	60	1.00	$96.35	$2,559.64	$2,463.29	($898.15)	($903.89)
2825328	60	1.00	$96.35	$3,110.86	$3,014.51	($1,099.13)	($1,105.16)
2825329	60	1.00	$96.35	$4,043.42	$3,947.07	($1,439.16)	($1,173.30)
2825330	60	1.00	$96.35	$3,171.37	$3,075.02	($1,121.19)	($1,126.35)
2825331	60	1.00	$96.35	$3,418.65	$3,322.30	($1,211.36)	($1,173.30)
2825332	60	1.00	$96.35	$4,586.44	$4,490.09	($1,637.15)	($1,173.30)
2825333	50	0.83	$96.35	$1,535.10	$1,438.75	($524.59)	($527.46)
2825334	50	0.83	$96.35	$2,710.55	$2,614.20	($953.17)	($955.07)
2825335	50	0.83	$96.35	$2,678.84	$2,582.49	($941.61)	($944.34)
2825336	50	0.83	$96.35	$2,144.41	$2,048.06	($746.75)	($751.28)
2825337	50	0.83	$96.35	$1,415.02	$1,318.67	($480.80)	($484.51)
2825338	60	1.00	$96.35	$3,697.41	$3,601.06	($1,313.00)	($1,173.30)
2825339	60	1.00	$96.35	$4,043.75	$3,947.40	($1,439.28)	($1,173.30)
2825340	60	1.00	$96.35	$4,246.02	$4,149.67	($1,513.03)	($1,173.30)
2825341	60	1.00	$96.35	$3,122.76	$3,026.41	($1,103.47)	($1,106.68)
2825342	60	1.00	$96.35	$4,309.56	$4,213.21	($1,536.19)	($1,173.30)
2825343	60	1.00	$96.35	$3,000.63	$2,904.28	($1,058.94)	($1,064.97)
2825344	60	1.00	$96.35	$4,217.74	$4,121.39	($1,502.72)	($1,173.30)
2825345	60	1.00	$96.35	$4,801.84	$4,705.49	($1,715.69)	($1,173.30)
2825346	60	1.00	$96.35	$4,509.41	$4,413.06	($1,609.06)	($1,173.30)
2825347	60	1.00	$96.35	$3,186.65	$3,090.30	($1,126.77)	($1,134.99)
2825348	60	1.00	$96.35	$3,257.36	$3,161.01	($1,152.55)	($1,156.74)
2825349	60	1.00	$96.35	$4,038.03	$3,941.68	($1,437.19)	($1,173.30)
2825350	60	1.00	$96.35	$3,201.57	$3,105.22	($1,132.21)	($1,139.84)
2825351	60	1.00	$96.35	$3,547.30	$3,450.95	($1,258.26)	($1,173.30)
2825352	60	1.00	$96.35	$4,285.08	$4,188.73	($1,527.27)	($1,173.30)
2825353	50	0.83	$96.35	$3,366.85	$3,270.50	($1,192.47)	($977.75)
2825354	50	0.83	$96.35	$3,724.87	$3,628.52	($1,323.01)	($977.75)
2825355	50	0.83	$96.35	$3,489.28	$3,392.93	($1,237.11)	($977.75)
2825356	50	0.83	$96.35	$3,720.95	$3,624.60	($1,321.58)	($977.75)
2825357	50	0.83	$96.35	$3,428.06	$3,331.71	($1,214.79)	($977.75)
2825358	50	0.83	$96.35	$1,508.65	$1,412.30	($514.94)	($517.67)
2825359	50	0.83	$96.35	$2,258.21	$2,161.86	($788.24)	($792.93)
2825360	50	0.83	$96.35	$2,142.42	$2,046.07	($746.02)	($748.64)
2825361	50	0.83	$96.35	$589.20	$492.85	($179.70)	($181.59)
2825362	50	0.83	$96.35	$2,780.10	$2,683.75	($978.53)	($977.75)
2825363	50	0.83	$96.35	$4,020.52	$3,924.17	($1,430.81)	($977.75)

Appendix D-2
Ownsby Farms Public Improvement District
Phase 2 Major Improvement TIRZ Credit - 2024-25

Property ID	Lot Size	Equivalent Units	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
2825364	50	0.83	$96.35	$3,460.10	$3,363.75	($1,226.47)	($977.75)
2825365	50	0.83	$96.35	$3,555.72	$3,459.37	($1,261.33)	($977.75)
2825366	50	0.42	$48.18	$1,382.80	$1,334.62	($486.62)	($488.88)
2902270	50	0.42	$48.18	$1,382.80	$1,334.62	($486.62)	($488.88)
2825367	50	0.83	$96.35	$2,910.98	$2,814.63	($1,026.25)	($977.75)
2825368	50	0.83	$96.35	$3,758.00	$3,661.65	($1,335.09)	($977.75)
2825369	50	0.83	$96.35	$2,929.25	$2,832.90	($1,032.91)	($977.75)
2825370	50	0.83	$96.35	$3,751.32	$3,654.97	($1,332.65)	($977.75)
2825371	50	0.83	$96.35	$3,715.77	$3,619.42	($1,319.69)	($977.75)
2825372	50	0.83	$96.35	$2,258.70	$2,162.35	($788.42)	($794.24)
2825373	50	0.83	$96.35	$2,787.40	$2,691.05	($981.19)	($977.75)
2825374	50	0.83	$96.35	$3,118.16	$3,021.81	($1,101.79)	($977.75)
2825375	50	0.83	$96.35	$3,479.02	$3,382.67	($1,233.37)	($977.75)
2825376	50	0.83	$96.35	$716.13	$619.78	($225.98)	($228.41)
2825377	Common	0.00	$0.00	$6.12	$6.12	($2.23)	$0.00
2825378	Common	0.00	$0.00	$6.12	$6.12	($2.23)	$0.00
Total		**147.17**	**$16,187.30**	**$499,912.33**	**$483,725.03**	**($176,372.98)**	**($156,010.81)**

APPENDIX D-3
PHASE #2 DIRECT IMPROVEMENT ASSESSMENT ROLL SUMMARY – 2024-25

Appendix D-3
Ownsby Farms Public Improvement District
Phase 2 Direct Annual Assessment Roll Summary - 2024-25

Parcel	Lot Size	Iniitial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2825204	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825205	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825206	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825207	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825208	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825209	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825210	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825211	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825212	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825213	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825214	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825215	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825216	50	0.56	0.56	$10,298	$169.88	$410.04	$51.49	$102.15	$733.56
2856031		0.28	0.28	$5,149	$84.94	$205.02	$25.75	$51.08	$366.78
2825217	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825218	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825219	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825220	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825221	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825222	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825223	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825224	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825225	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825226	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825227	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825228	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2825229	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825230	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825231	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825232	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825233	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825234	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825235	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825236	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825237	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825238	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825239	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825240	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825241	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825242	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825243	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825244	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825245	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825246	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825247	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825248	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825249	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825250	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825251	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825252	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825253	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825254	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825255	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825256	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825257	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825258	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825259	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825260	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825261	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825262	50	0.42	0.42	$7,724	$127.41	$307.53	$38.62	$76.62	$550.17
2906306		0.42	0.42	$7,724	$127.41	$307.53	$38.62	$76.62	$550.17
2825263	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825264	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34

Appendix D-3
Ownsby Farms Public Improvement District
Phase 2 Direct Annual Assessment Roll Summary - 2024-25

Parcel	Lot Size	Iniitial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2825265	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825266	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825267	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825268	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825269	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825270	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825271	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825272	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825273	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825274	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825275	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825276	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2825277	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2825278	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825279	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825280	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825281	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825282	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825283	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825284	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825285	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825286	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825287	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825288	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825289	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825290	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825291	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825292	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825293	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825294	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825295	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825296	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825297	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825298	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825299	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825300	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825301	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825302	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825303	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825304	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825305	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825306	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825307	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825308	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825309	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825310	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825311	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825312	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825313	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825314	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825315	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825316	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825317	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825318	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825319	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2825320	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2825321	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825322	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825323	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825324	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825325	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825326	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825327	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40

Appendix D-3
Ownsby Farms Public Improvement District
Phase 2 Direct Annual Assessment Roll Summary - 2024-25

Parcel	Lot Size	Iniitial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2825328	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825329	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825330	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825331	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825332	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825333	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825334	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825335	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825336	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825337	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825338	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825339	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825340	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825341	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825342	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825343	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825344	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825345	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825346	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825347	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825348	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825349	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825350	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825351	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825352	60	1.00	1.00	$18,537	$305.78	$738.06	$92.68	$183.88	$1,320.40
2825353	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825354	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825355	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825356	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825357	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825358	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825359	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825360	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825361	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825362	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825363	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825364	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825365	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825366	50	0.42	0.42	$7,724	$127.41	$307.53	$38.62	$76.62	$550.17
2902270		0.42	0.42	$7,724	$127.41	$307.53	$38.62	$76.62	$550.17
2825367	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825368	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825369	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825370	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825371	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825372	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825373	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825374	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825375	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825376	50	0.83	0.83	$15,447	$254.81	$615.05	$77.24	$153.23	$1,100.34
2825377	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2825378	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL		**147.17**	**147.17**	**$2,728,000**	**$45,000.00**	**$108,618.48**	**$13,640.00**	**$27,060.80**	**$194,319.28**

APPENDIX E
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT
ASSESSMENT TOTHE CITY OF CELINA, TEXAS
CONCERNING THE
FOLLOWING PROPERTY

[insert property address]

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

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF_____ §

The foregoing instrument was acknowledged before me by _____ and_____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as anauthorized signatory of said entities.

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

_____
Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE OWNSBY FARMS PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on June 9, 2015, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2015-26R establishing the Ownsby Farms Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Phase #1 the PID, pursuant to Ordinance No. 2017-06 which ordinance also approved the Ownsby Farms Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of January 17, 2017 (the "Service and Assessment Plan and Phase #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Phase #2 Major Improvement Area of the PID, pursuant to Ordinance No. 2017-07 which ordinance also approved the Ownsby Farms Public Improvement District Service and Assessment Plan and Assessment Roll related to the Phase #2 Major Improvement Area, dated as of January 17, 2017 (the "Service and Assessment Plan and Phase #2 Major Improvement Area Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #2 of the PID, pursuant to Ordinance No. 2020-98 which ordinance also approved the Ownsby Farms Public Improvement District Service and Assessment Plan and Assessment Roll related to the Phase #2 Direct Improvements, dated as of November 10, 2020 (the "Updated Service and Assessment Plan and Phase #2 Direct Assessment Roll") [and, together with the Service and Assessment Plan and the Phase #1 and Phase #2 Major Improvement Area Assessment Rolls, the "Updated Service and Assessment Plan and Assessment Rolls"]

WHEREAS, the Updated Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1, Phase #2 Major Improvement Area, and Phase #2 Direct Assessment Rolls attached thereto, update the Updated Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Rolls attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Ownsby Farms Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Phase #1, Phase #2 Major Improvement Area, and Phase #2 Direct Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST: APPROVED:

_____ _____

City Secretary Mayor

APPROVED AS TO FORM:

_____

City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Parks at Wilson Creek PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Parks at Wilson Creek Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Parks at Wilson Creek PID was created by the City Council pursuant to the PID Act and a resolution approved on August 10, 2021. The PID is located approximately 2.5 miles east of Preston Road and approximately 5.5 miles north of US 380. The PID is anticipated to contain an estimated 2,164 residential units on approximately 646.967 acres within nine phases. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. SAP Update Presentation
2. PAWC PID - Annual Service Plan Update - 2024-25
3. PAWC PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

PARKS AT WILSON CREEK
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 - 8/31/25)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

PARKS AT WILSON CREEK
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 -8/31/25)

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I. INTRODUCTION

The Parks at Wilson Creek Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on August 10, 2021 to finance certain public improvement projects for the benefit of the property in the PID. The City issued the City of Celina (The Parks at Wilson Creek Public Improvement District Phase #1 Project) Special Assessment Revenue Bonds, Series 2021 in the aggregate amount of $7,373,000 pursuant to the Act, Ordinance 2021-105 adopted by the City Council on November 9, 2021 and an Indenture of Trust dated as of December 1, 2021 between the City, and U.S. Bank, N.A. as trustee (the "Phase #1 Bonds") to finance Phase #1's share of the Initial Major Improvements costs. Pursuant to an ordinance adopted by the City Council on November 9, 2021, the City also approved a reimbursement agreement (the "Reimbursement Agreement"), of which a portion of the Reimbursement Agreement balance in the amount of $4,541,017 is to finance the remaining costs of the Phase #1 Improvements and a portion of the Reimbursement Agreement balance in the amount of $2,327,050 is to Phase #1's share of the Additional Major Improvements, as shown in Schedule I of the Reimbursement Agreement.

The City also issued the City of Celina (The Parks at Wilson Creek Public Improvement District Major Improvement Project) Special Assessment Revenue Bonds, Series 2021 in the aggregate amount of $12,604,000 pursuant to the Act, Ordinance 2021-104 adopted by the City Council on November 9, 2021 and an Indenture of Trust dated as of December 1, 2021 between the City, and U.S. Bank, N.A. as trustee (the "Major Improvement Bonds") to finance the Initial Major Improvement costs. The City also approved a Reimbursement Agreement in the proportional amount of $12,780,092 pursuant to an ordinance adopted by the City Council on November 9, 2021 to finance the remaining costs of the Initial Major Improvements and the Additional Major Improvements. Pursuant to an ordinance adopted by the City Council on November 9, 2021, the City also approved a reimbursement agreement (the "Reimbursement Agreement"), of which a portion of the Reimbursement Agreement balance in the amount of $12,780,092 is to finance the remaining costs of the Additional Major Improvements, as shown in Schedule I of the Reimbursement Agreement.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the Authorized Improvement to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted an assessment roll (the "Assessment Roll") identifying the Assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for Annual Installments of Assessments to be collected for 2024-25.

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

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

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

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

(Remainder of this page left intentionally blank.)

II. UPDATE OF THE SERVICE PLAN

A. ANNUAL BUDGET FOR THE AUTHORIZED IMPROVEMENTS

Phase #1 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on November 9, 2021, the initial total estimated costs of the Phase #1 Improvements, including the proportional share of the Initial Major Improvement and Additional Major Improvement costs, were equal to $12,771,612. According to Requisition #9 approved by the City in April 2023, the updated estimated costs for the Phase #1 Improvements, including the proportional share of the Initial Major Improvement and Additional Major Improvement costs, were equal to $12,772,320 excluding Phase #1 Bond issuance costs. The actual costs of the Authorized Improvements spent to date are equal to $10,479,187.

Appendix B-1 summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements and the proportional share of the Initial Major Improvement and Additional Major Improvement costs (2) establish the PID, and (3) issue the Phase #1 Bonds.

Phase #1 Cost Variances

As shown in Appendix B-1, there are no significant cost variances for the aggregate Phase #1 budget according to Requisition #9 approved by the City in April 2023.

Major Improvement Area Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on November 9, 2021, the initial total estimated costs of the Major Improvements and Additional Major Improvements were equal to $25,384,092. According to Requisition #9 approved by the City in April 2023, the updated estimated costs of the Major Improvements and Additional Major Improvements were equal to $25,654,485 excluding Major Improvement Bond issuance costs. The actual costs of the Major Improvements and Additional Major Improvements spent to date are equal to $9,874,393.

Appendix B-2 summarizes the updated sources and uses of funds required to (1) construct the Major Improvements and Additional Major Improvements, (2) establish the PID, and (3) issue the Major Improvement Bonds.

Major Improvement Area Cost Variances

As shown in Appendix B-2, there are no significant cost variances for the aggregate Major Improvement Area budget according to Requisition #9 approved by the City in April 2023.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The actual costs of the Authorized Improvements are described in Section II.A of this report, and the indebtedness expected to be incurred for these costs is shown in Table II-B-1 below.

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness
Assessment Years 2022 through 2030

Assessment Year Ending 09/01[1]	Phase #1 Improvements and Initial Major Improvements Projected Annual Installments[2]	Phase #1 Additional Major Improvements	Initial Major Improvement Projected Annual Installments	Additional Major Improvement Projected Annual Installments
2022-2024	$790,967	$166,234	$850,343	$829,995
2025	$780,895	$166,452	$839,508	$829,537
2026	$803,897	$166,452	$874,784	$829,537
2027	$804,418	$166,583	$874,540	$829,620
2028	$803,611	$166,628	$874,950	$829,199
2029	$804,656	$166,586	$874,642	$829,274
2030	$804,264	$166,458	$874,853	$829,799
Total	**$6,383,677**	**$1,331,624**	**$6,913,964**	**$6,636,957**

1- Assessment years ending 2022 through 2025 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and other applicable credits. Assessment years 2026 through 2030 reflect projected Annual Installments and are subject to change.

C. Status of Development

According to the City, 272 building permits have been issued for the PID as of June 1, 2024, representing 76.86 percent of the Phase #1 Assessments. As of the same date, 94 certificates of occupancy have been issued for Phase #1 of the PID.

See Table II-C-1 on the following page for the status of completed homes within Phase #1 of the PID as of June 1, 2024.

Table II-C-1
Completed Homes

Status	Cumulative as of September 30, 2023	Cumulative as of June 1, 2024
Completed Homes[1]	5	94

1 - According to the City report of Certificates of Occupancy issued as of June 1, 2024.

According to the City, 0 building permits have been issued for the Major Improvement Area PID as of June 1, 2024. As of the same date, 0 certificates of occupancy have been issued for the Major Improvement Area of the PID.

D. Annual Budget – Phase #1 Improvements and Initial Major Improvements

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Bonds, of which twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 Bonds commencing with the issuance of the Phase #1 Bonds. The effective interest rate on the Phase #1 Bonds is 3.68 percent and the interest rate applicable to the Phase #1 Reimbursement Agreement is 4.64 percent per annum. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1 Bonds (3.68 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1 Bonds and Phase #1 Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment

and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

Phase #1 Annual Installments to be Collected for 2024-25

The budget for the Phase #1 Improvements and Phase #1 Initial Major Improvements will be paid from the collection of Annual Installments collected for 2024-25 as shown in Table II-D-1 below.

Table II-D-1
Budget for the Phase #1 Improvements and Phase #1 Initial Major Improvements Annual Installments to be Collected for 2024-25

Descriptions	Phase #1 Bonds	Reimbursement Agreement – Phase #1 Improvements	Total
Interest payment on March 1, 2025	$132,715	$101,477	$234,192
Interest payment on September 1, 2025	$132,715	$101,477	$234,192
Principal payment on September 1, 2025	$163,000	$89,000	$252,000
Subtotal debt service	*$428,430*	*$291,954*	*$720,384*
Administrative expenses	$29,477	$17,873	$47,350
Excess interest for prepayment and delinquency reserves	$36,070	$0	$36,070
Subtotal Expenses	*$493,977*	*$309,827*	*$803,804*
Available reserve fund income	($17,909)	$0	($17,909)
Available capitalized interest account	$0	$0	$0
Available Administrative Expense account	($5,000)	$0	($5,000)
Subtotal funds available	*($22,909)*	*$0*	*($22,909)*
Annual Installments	**$471,068**	**$309,827**	**$780,895**

Debt Service Payments

Annual Installments to be collected for principal and interest on the Phase #1 Bonds include interest due on March 1, 2025 in the amount of $132,715 and on September 1, 2025 in the amount of $132,715, which equal interest on the outstanding Assessments balance of $7,214,000 for six months each and an effective interest rate of 3.68 percent. Annual Installments to be collected on the Phase #1 Bonds includes a principal amount of $163,000 on September 1, 2025. As a result, total principal and interest due on the Phase #1 Bonds in 2024-25 is estimated to be equal to $428,430.

Annual Installments to be collected for principal and interest on the Reimbursement Agreement balance for the share of the Phase #1 Improvements includes interest due on March 1, 2025 in the amount of $101,477 and on September 1, 2025 in the amount of $101,477, which equal interest

on the outstanding Reimbursement Agreement balance for the Phase #1 Improvements of $4,374,017 for six months each and an effective interest rate of 4.64 percent. Annual Installments to be collected on the Reimbursement Agreement balance for the share of the Phase #1 Improvements includes a principal amount of $89,000 due on September 1, 2025. As a result, total Annual Installments to be collected for principal and interest on the Reimbursement Agreement balance for Phase #1 in 2024-25 is estimated to be equal to $291,954.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, Dissemination Agent, auditor expenses and contingency fees. As shown in Table II-D-2 below, the total administrative expenses to be collected for 2024-25 are estimated to be $47,350.

Table II-D-2
Phase #1 Improvements and Phase #1 Initial Major Improvements
Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$3,000
PID Administrator	$33,200
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$3,500
Contingency	$2,900
Total	**$47,350**

Available Reserve Fund Income

As of May 31, 2024, the balance in the Reserve Fund was $458,869 which includes the Bond Reserve Requirement of $440,960 and investment income of $17,909. As a result, there is $17,909 available to reduce the Phase #1 Improvements and Phase #1 Initial Major Improvement 2024-25 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Phase #1 Improvements and Phase #1 Initial Major Improvements 2024-25 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the available balance for administrative expenses was $87,135. Approximately $82,135 is anticipated to be used for the payment of current year administrative expenses through

January 31, 2025. As a result, there is $5,000 anticipated to be available in the Administrative Expense Fund to reduce the PID Bonds 2024-25 Annual Installment.

E. Annual Installments Per Unit – Phase #1 Improvements and Phase #1 Initial Major Improvements

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #1 Bonds and Phase #1 Reimbursement Agreement, (ii) to fund the prepayment reserve and delinquency reserve, and (iii) to cover Administrative Expenses of Phase #1 of the PID.

According to the Developer, 358 single family units were estimated to be built within Phase #1 of the PID, representing 274.00 Equivalent Units. According to the final plat filed with Collin Central Appraisal District (the "CCAD") on February 16, 2023, the actual Phase #1 development includes 358 residential units representing 273.64 Equivalent Units. Accordingly, the principal and interest portion of the Phase #1 Improvements and Phase #1 Initial Major Improvements Annual Installment to be collected from each unit will be $2,698.97 (i.e. ($720,384 + $36,070 - $17,909) ÷ 273.64 = $2,698.97) and the Administrative Expenses to be collected from each unit will be $154.77 (i.e. $47,350 - $5,000 ÷ 273.64 = $154.77). As a result, the total Phase #1 Improvements and Initial Major Improvements Annual Installment to be collected from each unit within Phase #1 will be $2,853.73 (i.e. $2,698.97 + $154.77 = $2,853.73). The Phase #1 Improvements and Phase #1 Initial Major Improvements Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each unit of $2,853.73 by the total estimated equivalent units for each Parcel in Phase #1 as shown in Appendix C-1.

The Phase #1 Improvements and Phase #1 Initial Major Improvements Annual Installment due to be collected from each Land Use Class in Phase #1 for 2024-25 is shown in Table II-E-below.

Table II-E-1
Annual Installment Per Unit
Phase #1 Improvements and Phase #1 Initial Major Improvements

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Units	Annual Installment Per Unit
60 Ft Lots	$2,853.73	0.88	$2,511.28
50 Ft Lots	$2,853.73	0.76	$2,168.84
40 Ft Lots	$2,853.73	0.68	$1,940.54

The list of Parcels within Phase #1 of the PID, the estimated number of units to be developed on the current residential Parcels, the Phase #1 Improvements and Phase #1 Initial Major Improvements Assessment, the Annual Assessment, the Administrative Expenses and the Phase #1 Improvements and Initial Major Improvements Annual Installment to be collected for 2024-25

are shown in the Phase #1 Improvements and Phase #1 Initial Major Improvements Assessment Roll summary attached hereto as Appendix C-1.

F. Annual Budget – Phase #1's Share of Additional Major Improvements

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Bonds, of which twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Additional Major Improvements Reimbursement Agreement. The effective interest rate on the Additional Major Improvements Reimbursement Agreement is 4.64 percent per annum. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on Phase #1's share of the Additional Major Improvements Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Phase #1's Share of the Additional Major Improvements Annual Installments to be Collected for 2024-25

The budget for Phase #1's share of the Additional Major Improvements will be paid from the collection of Annual Installments collected for 2024-25 as shown in Table II-F-1 on the following page.

(Remainder of this page left intentionally blank.)

Table II-F-1
Budget for Phase #1's Share of the Additional Major Improvements Annual Installments to be Collected for 2024-25

Descriptions	Reimbursement Agreement – Phase #1 Additional Major Improvements
Interest payment on March 1, 2025	$51,923
Interest payment on September 1, 2025	$51,923
Principal payment on September 1, 2025	$47,000
Subtotal debt service	*$150,846*
Administrative expenses	$15,606
Subtotal Expenses	*$166,452*
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$166,452**

Debt Service Payments

Annual Installments to be collected for principal and interest on the Reimbursement Agreement balance for Phase #1's share of the Additional Major Improvements include interest due on March 1, 2025 in the amount of $51,923 and on September 1, 2025 in the amount of $51,923, which equal interest on the outstanding Reimbursement Agreement balance for the Phase #1 share of the Additional Major Improvements of $2,238,050 for six months each and an effective interest rate of 4.64 percent. Annual Installments to be collected on the Reimbursement Agreement balance for Phase #1's share of the Additional Major Improvements include a principal amount of $47,000 due on September 1, 2025. As a result, total Annual Installments to be collected for principal and interest in 2024-25 for the Reimbursement Agreement balance for Phase #1's share of the Additional Major Improvements is estimated to be equal to $150,846.

Administrative Expenses

Administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-F-2 on the following page, the total administrative expenses to be collected for 2024-25 are estimated to be $15,606.

Table II-F-2
Phase #1's Share of Additional Major Improvements
Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$3,000
PID Administrator	$10,000
Contingency	$2,606
Total	**$15,606**

Available Administrative Expense Account

As of May 31, 2024, there are $87,135 in available funds to pay Phase #1 administrative expenses. Approximately $82,135 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. Approximately $5,000 is anticipated to be used as a credit to reduce the Administrative Expenses for the Phase #1 Bond and Phase #'1 share of the Initial Major Improvement Bond. As a result, there are no funds available in the Administrative Expense Fund to reduce Phase #1's share of the Additional Major Improvements 2024-25 Annual Installment.

G. Annual Installments Per Unit – Phase #1's Share of the Additional Major Improvements

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on Phase #1's share of the Additional Major Improvement Reimbursement Agreement and (iii) to cover Administrative Expenses of Phase #1 of the PID.

According to the Developer, 358 single family units were estimated to be built within Phase #1 of the PID, representing 274.00 Equivalent Units. According to the final plat filed with the CCAD on February 16, 2023, the actual Phase #1 development includes 358 residential units representing 273.64 Equivalent Units. Accordingly, the principal and interest portion of Annual Installment to be collected from each unit will be $551.26 (i.e. $150,846 ÷ 273.64 = $551.26) and the Administrative Expenses to be collected from each unit will be $57.03 (i.e. $15,606 ÷ 273.64 = $57.03). As a result, the total Phase #1 share of the Additional Major Improvements Annual Installment to be collected from each unit within Phase #1 will be $608.29 (i.e. $551.26 + $57.03 = $608.29). Phase #1's share of the Additional Major Improvements Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each unit of $608.29 by the total estimated equivalent units for each Parcel in Phase #1 as shown in Appendix C-2.

The Phase #1 Additional Major Improvements Annual Installment due to be collected from each Land Use Class in Phase #1 for 2024-25 is shown in Table II-G-1 on the following page.

Table II-G-1
Annual Installment Per Unit
Phase #1's Share of the Additional Major Improvements

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Units	Annual Installment Per Unit
60 Ft Lots	$608.29	0.88	$535.29
50 Ft Lots	$608.29	0.76	$462.30
40 Ft Lots	$608.29	0.68	$413.63

The list of Parcels within Phase #1 of the PID, the estimated number of units to be developed on the current residential Parcels, the total Phase #1 share of the Additional Major Improvements Assessment, the Annual Assessment, the Administrative Expenses and Phase #1's share of Additional Major Improvements Annual Installment to be collected for 2024-25 are shown in the Phase #1 Additional Improvements Assessment Roll summary attached hereto as Appendix C-2.

H. Annual Budget – Major Improvement Area Initial Major Improvements

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Major Improvement Bonds, of which twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Major Improvement Bonds commencing with the issuance of the Major Improvement Bonds. The effective interest rate on the Major Improvement Bonds is 4.32 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Major Improvement Bonds (4.32 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Major Improvement Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

Major Improvement Area Initial Major Improvements Annual Installments to be Collected for 2024-25

The budget for the Major Improvement Area Initial Major Improvements will be paid from the collection of Annual Installments collected for 2024-25 as shown in Table II-H-1 below.

Table II-H-1
Budget for the Major Improvement Area Initial Major Improvements Annual Installments to be Collected for 2024-25

Descriptions	Major Improvement Area Initial Major Improvement Bonds
Interest payment on March 1, 2025	$267,059
Interest payment on September 1, 2025	$267,059
Principal payment on September 1, 2025	$247,000
Subtotal debt service on bonds	*$781,118*
Administrative expenses	$31,750
Excess interest for prepayment and delinquency reserves	$61,830
Subtotal Expenses	*$874,698*
Available reserve fund income	($33,189)
Available capitalized interest account	$0
Available Administrative Expense account	($2,000)
Subtotal funds available	*($35,189)*
Annual Installments	**$839,508**

Debt Service Payments

Annual Installments to be collected for principal and interest on the Major Improvement Bonds include interest due on March 1, 2025 in the amount of $267,059 and on September 1, 2025 in the amount of $267,059, which equal interest on the outstanding Assessments balance of $12,366,000 for six months each and an effective interest rate of 4.32 percent. Annual Installments to be collected on the Major Improvement Bonds includes a principal amount of $247,000 on September

1, 2025. As a result, total Annual Installments to be collected for principal and interest in 2024-25 is estimated to be equal to $781,118.

.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, Dissemination Agent, auditor expenses and contingency fees. As shown in Table II-H-2 below, the total administrative expenses to be collected for 2024-25 are estimated to be $31,750.

Table II-H-2
Major Improvement Area Initial Major Improvements
Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$3,000
PID Administrator	$18,500
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$3,500
Contingency	$2,000
Total	**$31,750**

Available Reserve Fund Income

As of May 31, 2024, the balance in the Reserve Account was $850,379, which includes the Bond Reserve Requirement of $817,190 and investment income of $33,189. As a result, there is $33,189 available to reduce the Major Improvement Area Initial Major Improvement 2024-25 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Major Improvement Area Initial Major Improvement 2024-25 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, there are $73,523 in available funds to pay Major Improvement Area administrative expenses. Approximately $71,523 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there is $2,000 anticipated to be available in the Administrative Expense Fund to reduce the Major Improvement Area Initial Major Improvements 2024-25 Annual Installment.

I. Annual Installments Per Unit – Major Improvement Area Initial Major Improvements

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Major Improvement Bonds, (ii) to fund the prepayment reserve and delinquency reserve, and (iii) to cover Administrative Expenses of the Major Improvement Area of the PID.

According to the Developer, 1,806 single family units are estimated to be built within the Major Improvement Area of the PID, representing 1,504.80 Equivalent Units. Accordingly, the principal and interest portion of Annual Installment to be collected from each unit will be $538.12 (i.e. ($781,118 + $61,830 - $33,189) ÷ 1,504.80 = $538.12) and the Administrative Expenses to be collected from each unit will be $19.77 (i.e. ($31,750 - $2,000) ÷ 1,504.80 = $19.77). As a result, the total Major Improvement Area Initial Major Improvement Annual Installment to be collected from each unit within the Major Improvement Area will be $557.89 (i.e. $538.12 + $19.77 = $557.89). The Major Improvement Area Initial Major Improvement Annual Installment to be collected from each Parcel within the Major Improvement Area is calculated by multiplying the Annual Installment for each unit of $557.89 by the total estimated equivalent units for each Parcel in the Major Improvement Area as shown in Appendix D-1.

The Major Improvement Area Initial Major Improvement Annual Installment due to be collected from each Land Use Class in the Major Improvement Area for 2024-25 is shown in Table II-I-1 below.

Table II-I-1
Annual Installment Per Unit
Major Improvement Area Initial Major Improvements

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Units	Annual Installment Per Unit
74 Ft Lots	$557.89	1.00	$557.89
60 Ft Lots	$557.89	0.88	$490.94
50 Ft Lots	$557.89	0.76	$423.99
40 Ft Lots	$557.89	0.68	$379.36

The list of Parcels within the Major Improvement of the PID, the estimated number of units to be developed on the current residential Parcels, the total Major Improvement Area Initial Major Improvement Assessment, the Annual Assessment, the Administrative Expenses and the Major Improvement Area Initial Major Improvement Annual Installment to be collected for 2024-25 are shown in the Major Improvement Area Initial Major Improvement Assessment Roll summary attached hereto as Appendix D-1.

J. ANNUAL BUDGET – MAJOR IMPROVEMENT AREA ADDITIONAL MAJOR IMPROVEMENTS

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Major Improvement Bonds, of which twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements. The effective interest rate on the Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements is 4.64 percent per annum. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Major Improvement Area Additional Major Improvements Annual Installments to be Collected for 2024-25

The budget for the Major Improvement Area Additional Major Improvements will be paid from the collection of Annual Installments collected for 2024-25 as shown in Table II-J-1 on the following page.

Table II-J-1
Budget for the Major Improvement Area Additional Major Improvements Annual Installments to be Collected for 2024-25

Descriptions	Reimbursement Agreement – Major Improvement Area Additional Major Improvements
Interest payment on March 1, 2025	$285,965
Interest payment on September 1, 2025	$285,965
Principal payment on September 1, 2025	$242,000
Subtotal debt service on bonds	*$813,931*
Administrative expenses	$15,606
Subtotal Expenses	*$829,537*
Available Administrative Expense account	$0
Subtotal funds available	$0
Annual Installments	**$829,537**

Debt Service Payments

Annual Installments to be collected for principal and interest on the Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements include interest due on March 1, 2025 in the amount of $285,965 and on September 1, 2025 in the amount of $285,965, which equal interest on the outstanding Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements of $12,326,092 for six months each and an effective interest rate of 4.64 percent. Annual Installments to be collected on the Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements include a principal amount of $242,000 due on September 1, 2025. As a result, total Major Improvement Area Annual Installments to be collected for principal and interest on the Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements in 2024-25 is estimated to be equal to $813,931.

Administrative Expenses

Administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-J-2 on the following page, the total administrative expenses to be collected for 2024-25 are estimated to be $15,606.

Table II-J-2
Major Improvement Area Additional Major Improvements
Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$3,000
PID Administrator	$11,000
Contingency	$1,606
Total	**$15,606**

Available Administrative Expense Account

As of May 31, 2024, there are $73,523 in available funds to pay Major Improvement Area administrative expenses. Approximately $71,523 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. Approximately $2,000 is anticipated to be used as a credit to reduce the Administrative Expenses for the Major Improvement share of the Initial Major Improvement Bond. As a result, there are no funds available in the Administrative Expense Fund to reduce the Major Improvement Area's share of the Additional Major Improvements 2024-25 Annual Installment.

K. Annual Installments Per Unit – Major Improvement Area Additional Major Improvements

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Major Improvement Bonds, (ii) to fund the prepayment reserve and delinquency reserve, and (iii) to cover Administrative Expenses of the Major Improvement Area of the PID.

According to the Developer, 1,806 single family units are estimated to be built within the Major Improvement Area of the PID, representing 1,504.80 Equivalent Units. Accordingly, the principal and interest portion of Annual Installment to be collected from each unit will be $540.89 (i.e. $813,931 ÷ 1,504.80 = $540.89) and the Administrative Expenses to be collected from each unit will be $10.37 (i.e. $15,606 ÷ 1,504.80 = $10.37). As a result, the total Major Improvement Area Additional Major Improvement Annual Installment to be collected from each unit within the Major Improvement Area will be $551.26 (i.e. $540.89 + $10.37 = $551.26). The Major Improvement Area Additional Major Improvement Annual Installment to be collected from each Parcel within the Major Improvement Area is calculated by multiplying the Annual Installment for each unit of $551.26 by the total estimated equivalent units for each Parcel in the Major Improvement Area as shown in Appendix D-2.

The Major Improvement Area Additional Major Improvement Annual Installment due to be collected from each Land Use Class in the Major Improvement Area for 2024-25 is shown in Table II-K-1 on the following page.

Table II-K-1
Annual Installment Per Unit
Major Improvement Area Additional Major Improvements

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Units	Annual Installment Per Unit
74 Ft Lots	$551.26	1.00	$551.26
60 Ft Lots	$551.26	0.88	$485.11
50 Ft Lots	$551.26	0.76	$418.96
40 Ft Lots	$551.26	0.68	$374.86

The list of Parcels within the Major Improvement of the PID, the estimated number of units to be developed on the current residential Parcels, the total Major Improvement Area Additional Major Improvements Assessment, the Annual Assessment, the Administrative Expenses and the Major Improvement Area Additional Major Improvement Annual Installment to be collected for 2024-25 are shown in the Major Improvement Area Additional Major Improvement Assessment Roll summary attached hereto as Appendix D-2.

L. BOND REDEMPTION RELATED UPDATES

Phase #1 Bonds

The Phase #1 Bonds were issued in 2021. Pursuant to Section 4.3 (a) of each respective Indenture, the City reserves the right and option to redeem the Phase #1 Bonds maturing on or after September 1, 2041, before their respective scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2031**, such redemption date or dates to be fixed by the City, at the Redemption Price.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Major Improvement Bonds

The Major Improvement Bonds were issued in 2021. Pursuant to Section 4.3 (a) of the Trust Indenture relating to the Major Improvement Bonds, the City reserves the right and option to redeem the Major Improvement Bonds maturing on or after September 1, 2041, before their respective scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2031**, such redemption date or dates to be fixed by the City, at the Redemption Price.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #2 Major Improvement

Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

(Remainder of this page left intentionally blank.)

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

As shown in the Service and Assessment Plan adopted by the City Council on November 9, 2021, the following estimated Lot Types and corresponding Equivalent Units were anticipated to be developed in Phase #1 of the PID.

Table III-A-1
Phase #1 Original Estimated Equivalent Units

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft Lot)	-	1.00	-
Lot Type 2 (60 Ft Lot)	100	0.88	88.00
Lot Type 3 (50 Ft Lot)	132	0.76	100.32
Lot Type 4 (40 Ft Lot)	126	0.68	85.68
Total Equivalent Units	**358**		**274.00**

The above Equivalent Unit totals were used to calculate the Phase #1 Maximum Assessments Per Unit amounts shown below.

Lot Type 2 (60 Ft) - $45,737.73
Lot Type 3 (50 Ft) - $39,500.77
Lot Type 4 (40 Ft) - $35,342.79

According to the final Phase #1 plat filed with Collin Central Appraisal District on February 16, 2023, and information provided by the Developer on June 6, 2023, the actual Lot Type count resulted in a change in the total Equivalent Units from the original estimates. See Table III-A-2 on the following page for the updated actual Lot Type and Equivalent Unit amounts in Phase #1 of the PID.

Table III-A-2
Phase #1 Actual Equivalent Units

Lot Type	Actual No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft Lot)	-	1.00	-
Lot Type 2 (60 Ft Lot)	97	0.88	85.36
Lot Type 3 (50 Ft Lot)	135	0.76	102.60
Lot Type 4 (40 Ft Lot)	126	0.68	85.68
Total Equivalent Units	**358**		**273.64**

As shown in Table III-A-2 above, the total actual Equivalent Units in Phase #1 of the PID have decreased from the original amount, resulting in an increase in the Phase #1 Maximum Assessments Per Unit. Below are the updated Phase #1 Maximum Assessments Per Unit.

Lot Type 2 (60 Ft) - $45,797.91
Lot Type 3 (50 Ft) - $39,552.74
Lot Type 4 (40 Ft) - $35,389.29

(Remainder of this page left intentionally blank.)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

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

The summary Assessment Rolls for Phase #1 Parcels are shown in Appendix B-1 and B-2. The summary Assessment Rolls for the Major Improvement Area are shown in Appendix C-1 and C-2. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel
B = the Assessment for the Parcel prior to subdivision
C = the estimated number of Equivalent Units to be built on each new subdivided Parcel
D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

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

According to CCAD records, the Phase #1 Parcel 2122461 was subdivided into 358 residential lots in 2023. The Phase #1 Assessments for Parcel 2122461 was allocated to the 358 residential lots as shown in the 2023-24 Annual Service Plan Update.

B. Prepayment of Assessments

There have been no Assessment prepayments as of June 30, 2024.

The complete Assessment Roll is available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

APPENDIX A
MAP OF THE PID

GRAPHIC SCALE IN FEET
0 150 300 600
1"=300' @ 24x36

PID BOUNDARY
PID BOUNDARY
PID BOUNDARY
PID BOUNDARY
PID BOUNDARY
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PID BOUNDARY
PID BOUNDARY
PID BOUNDARY
PID BOUNDARY

COIT ROAD

DR HUNN ADDITION
VOL 9 PG 55
P.R.C.C.T.

FUTURE SUNSET BOULEVARD

FUTURE
CITY OF CELINA
PUBLIC PARK

CITY OF CELINA
DOC# 20150918001191130
D.R.C.C.T.

CITY OF CELINA
DOC# 20130830001229430
D.R.C.C.T.

MULLANEY REVOCABLE TRUST
DOC# 20151116001442810
D.R.C.C.T.
(NO DESCRIPTION FOUND)

EXISTING COUNTRY ROAD 92

FUTURE SUNSET BOULEVARD

EXISTING COUNTY ROAD 92

OPAL MCKNIGHT
NO RECORDING
INFORMATION FOUND

A.J. MCKNIGHT
VOL 5554 PG 1022
D.R.C.C.T.

MAJOR IMPROVEMENT AREA (537.754 AC)

ROSELAND PARKWAY

PHASE ONE

AMENITY CENTER

TRACT 4
BILINDA COX MATUSEK SPECIAL TRUST
DOC# 20120724000891520
D.R.C.C.T.
DESCRIBED IN
VOL 1102 PG 767

PHASE 1 (109.213 AC)

CELINA/COIT ROAD, LLC
DOC# 20080206000145430
D.R.C.C.T.

PHASE ONE

PHASE ONE

ROSELAND PARWAY

PHASE ONE

EXISTING OUTER LOOP ROW

PLANNED IMPROVEMENT DISTRICT EXHIBIT

November 2021
Celina, Texas

Cambridge
Kimley»Horn
6160 Warren Parkway
Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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

DWG NAME
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APPENDIX B-1
PHASE #1 UPDATED SOURCES AND USES

Appendix B-1
Updated Sources and Uses – Phase #1

Sources of Funds	Phase #1 Bonds	Phase #1 Reimbursement Agreement (Phase #1)	Phase #1 Reimbursement Agreement (MI)	Total[1]	Budget Revisions[2]	Updated Budget[2]	Spent to Date[2]	Remaining to be Funded
Phase #1 Bond Par Amount	$7,373,000	$0	$0	$7,373,000	$0	$7,373,000	$7,373,000	$0
Phase #1 Bond Premium	$77,396	$0	$0	$77,396	$0	$77,396	$77,396	$0
Assessments	$0	$4,541,017	$2,327,050	$6,868,067	$0	$6,868,067	$4,575,642	$2,292,425
Other Funding Sources	$0	$708	$0	$708	$33,916	$34,625	$0	$34,625
Total Sources	**$7,450,396**	**$4,541,725**	**$2,327,050**	**$14,319,171**	**$33,916**	**$14,353,088**	**$12,026,037**	**$2,327,050**
Uses of Funds								
Major Improvements:								
Road Improvements	$1,237,893	$0	$0	$1,237,893	($200,940)	$1,036,953	$1,036,953	$0
Water Improvements	$80,249	$0	$0	$80,249	$25,774	$106,023	$106,023	$0
Sanitary Sewer Improvements	$91,910	$0	$0	$91,910	$44,141	$136,051	$136,051	$0
Storm Drainage Improvements	$214,348	$0	$0	$214,348	$153,995	$368,343	$368,343	$0
Other Soft and Miscellaneous Costs	$165,926	$0	$0	$165,926	($15,338)	$150,589	$150,588	$0
Subtotal	*$1,790,326*	*$0*	*$0*	*$1,790,326*	*$7,632*	*$1,797,958*	*$1,797,958*	*$0*
Additional Major Improvements:								
Road Improvements	$0	$0	$1,348,642	$1,348,642	$0	$1,348,642	$0	$1,348,642
Water Improvements	$0	$0	$128,107	$128,107	$0	$128,107	$0	$128,107
Sanitary Sewer Improvements	$0	$0	$67,371	$67,371	$0	$67,371	$0	$67,371
Storm Drainage Improvements	$0	$0	$489,221	$489,221	$0	$489,221	$0	$489,221
Other Soft and Miscellaneous Costs	$0	$0	$293,709	$293,709	$0	$293,709	$0	$293,709
Subtotal	*$0*	*$0*	*$2,327,050*	*$2,327,050*	*$0*	*$2,327,050*	*$0*	*$2,327,050*
Phase #1 Improvements:								
Road Improvements	$1,791,434	$2,281,909	$0	$4,073,344	$151,447	$4,224,791	$4,224,791	$0
Water Improvements	$619,462	$862,091	$0	$1,481,553	$50,309	$1,531,862	$1,531,862	$0
Sanitary Sewer Improvements	$465,487	$672,663	$0	$1,138,150	$3,781	$1,141,931	$1,141,931	$0
Storm Drainage Improvements	$485,618	$697,428	$0	$1,183,046	($103,563)	$1,079,483	$1,079,483	$0
Other Soft and Miscellaneous Costs	$751,218	$27,634	$0	$778,852	($75,691)	$703,161	$703,161	$0
Subtotal	*$4,113,219*	*$4,541,725*	*$0*	*$8,654,944*	*$26,284*	*$8,681,229*	*$8,681,229*	*$0*
Bond Issuance Costs:								
Cost of Issuance	*$387,043*	*$0*	$0	$387,043	$0	$387,043	$387,043	$0
Capitalized Interest	$467,658	$0	$0	$467,658	$0	$467,658	$467,658	$0
Reserve Fund	$440,960	$0	$0	$440,960	$0	$440,960	$440,960	$0
Administrative Expense	$30,000	$0	$0	$30,000	$0	$30,000	$30,000	$0
Underwriters Discount	$221,190	$0	$0	$221,190	$0	$221,190	$221,190	$0
Subtotal	*$1,546,851*	*$0*	*$0*	*$1,546,851*	*$0*	*$1,546,851*	*$1,546,851*	*$0*
Total Uses	**$7,450,396**	**$4,541,725**	**$2,327,050**	**$14,319,171**	**$33,916**	**$14,353,088**	**$12,026,037**	**$2,327,050**

1 - According to the Service and Assessment Plan approved by City Council on November 9, 2021.
2 - According to Requisition #9 approved by the City in April 2023.

APPENDIX B-2
MAJOR IMPROVEMENT UPDATED SOURCES AND USES

Appendix B-2
Updated Sources and Uses – Major Improvement Area

Sources of Funds	Major Improvement Area Bonds	MIA Reimbursement Agreement	Total Initial Estimated Budget[1]	Budget Revisions[2]	Updated Budget[2]	Spent to Date[2]	Remaining to be Funded
Par Amount	$12,604,000	$0	$12,604,000	$0	$12,604,000	$12,604,000	$0
Assessments	$0	$12,780,092	$12,780,092	$0	$12,780,092	$41,976	$12,738,116
Other Funding Sources	$0	$0	$0	$41,976	$41,976	$0	$41,976
Total Sources	**$12,604,000**	**$12,780,092**	**$25,384,092**	**$41,976**	**$25,426,068**	**$12,645,976**	**$12,780,092**
Uses of Funds							
Major Improvements:							
Road Improvements	$6,798,472	$0	$6,798,472	($1,103,495)	$5,694,977	$5,694,977	$0
Water Improvements	$440,725	$0	$440,725	$141,550	$582,276	$582,275	$0
Sanitary Sewer Improvements	$504,765	$0	$504,765	$242,421	$747,186	$747,186	$0
Storm Drainage Improvements	$1,177,192	$0	$1,177,192	$845,735	$2,022,927	$2,022,927	$0
Other Soft and Miscellaneous Costs	$911,263	$0	$911,263	($84,235)	$827,028	$827,028	$0
Subtotal	*$9,832,417*	*$0*	*$9,832,417*	*$41,976*	*$9,874,393*	*$9,874,393*	*$0*
Additional Major Improvements:							
Road Improvements	$0	$7,406,701	$7,406,701	$0	$7,406,701	$0	$7,406,701
Water Improvements	$0	$703,561	$703,561	$0	$703,561	$0	$703,561
Sanitary Sewer Improvements	$0	$369,998	$369,998	$0	$369,998	$0	$369,998
Storm Drainage Improvements	$0	$2,686,789	$2,686,789	$0	$2,686,789	$0	$2,686,789
Other Soft and Miscellaneous Costs	$0	$1,613,043	$1,613,043	$0	$1,613,043	$0	$1,613,043
Subtotal	*$0*	*$12,780,092*	*$12,780,092*	*$0*	*$12,780,092*	*$0*	*$12,780,092*
Bond Issuance Costs:							
Cost of Issuance	$606,031	$0	$606,031	$0	$606,031	$606,031	$0
Capitalized Interest	$940,242	$0	$940,242	$0	$940,242	$940,242	$0
Reserve Fund	$817,190	$0	$817,190	$0	$817,190	$817,190	$0
Administrative Expense	$30,000	$0	$30,000	$0	$30,000	$30,000	$0
Underwriters Discount	$378,120	$0	$378,120	$0	$378,120	$378,120	$0
Subtotal	*$2,771,583*	*$0*	*$2,771,583*	*$0*	*$2,771,583*	*$2,771,583*	*$0*
Total Uses	**$12,604,000**	**$12,780,092**	**$25,384,092**	**$41,976**	**$25,426,068**	**$12,645,976**	**$12,780,092**

1 - According to the Service and Assessment Plan approved by City Council on November 9, 2021.

2 - According to Requisition #9 approved by the City in April 2023.

APPENDIX C-1
PHASE #1 IMPROVEMENTS AND INITIAL MAJOR IMPROVEMENTS
ASSESSMENT ROLL SUMMARY – 2024-25

Appendix C-1
Phase #1 Improvements and Phase #1 Initial Major Improvements
2024-25 Assessment Roll

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2874878	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874880	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874881	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874882	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874883	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874884	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874885	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874886	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874887	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874888	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874889	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874890	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874891	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874892	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874893	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874894	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874895	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874896	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874897	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874898	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874899	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874900	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874901	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874902	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874903	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874904	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874905	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874906	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874907	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874908	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874909	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874910	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874911	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874912	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874913	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874914	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874915	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2874916	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2874917	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2874918	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2874919	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2874920	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2874921	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2874922	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2874925	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874927	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874928	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874929	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874930	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874931	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874932	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874933	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874934	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874935	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874936	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874937	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874938	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874939	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874940	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874941	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874942	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874943	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874944	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874945	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874946	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874947	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54

Appendix C-1
Phase #1 Improvements and Phase #1 Initial Major Improvements
2024-25 Assessment Roll

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2874948	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874949	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874950	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874951	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874952	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874953	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874954	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874955	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874956	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874957	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874958	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874959	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874960	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874966	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874967	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874968	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874969	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874970	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874971	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874972	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874973	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874974	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874975	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874976	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874977	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874978	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874979	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874980	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874981	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874982	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874983	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874984	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874985	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874986	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874987	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874988	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874989	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874990	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874991	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874994	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874995	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874996	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874997	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874998	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2874999	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875000	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875001	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875002	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875003	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875004	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875005	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875006	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875007	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875008	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875009	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875010	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875011	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875012	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875013	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875014	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875015	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875016	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875017	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875020	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875021	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875022	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875023	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875024	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875025	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875026	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875027	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875028	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875029	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875030	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875031	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875032	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875033	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875034	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875035	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875036	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875037	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84

Appendix C-1
Phase #1 Improvements and Phase #1 Initial Major Improvements
2024-25 Assessment Roll

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2875038	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875039	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875040	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875041	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875042	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875043	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875044	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875045	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875046	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875047	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875048	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875049	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875051	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875052	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875053	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875054	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875055	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875056	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875057	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875058	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875059	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875060	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875061	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875062	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875063	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875064	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875065	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875066	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875067	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875068	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875070	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875073	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875074	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875075	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875076	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875077	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875078	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875079	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875080	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875081	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875082	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875083	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875084	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875085	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875086	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875087	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875088	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875089	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875090	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875091	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875092	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875095	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875096	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875097	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875098	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875099	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875100	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875101	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875102	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875103	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875104	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875105	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875106	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875107	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875110	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875111	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875112	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875113	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875114	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875115	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875116	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875117	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875118	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875119	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875120	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875121	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875122	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875123	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875124	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875125	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875126	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875127	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875128	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875129	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875130	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875131	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875132	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875133	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875134	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875135	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84

Appendix C-1
Phase #1 Improvements and Phase #1 Initial Major Improvements
2024-25 Assessment Roll

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2875136	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875137	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875138	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875139	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875140	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875141	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875142	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875143	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875144	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875145	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875146	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875147	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875148	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875149	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875150	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875151	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875152	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875153	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875154	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875158	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875159	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875160	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875161	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875162	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875163	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875164	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875165	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875166	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875167	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875168	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875169	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875170	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875171	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875172	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875173	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875174	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875175	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875176	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875177	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875178	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875179	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875180	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875181	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875182	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875183	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875184	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875185	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875186	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875187	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875188	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875189	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875190	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875191	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875192	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875193	1	50'	3	0.76	$32,184.23	$699.90	$1,251.14	$100.18	$117.62	$2,168.84
2875195	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875196	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875197	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875198	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875199	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875200	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875201	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875202	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875203	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875204	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875205	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875206	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875207	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875208	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875209	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875210	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875211	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875212	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875213	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875214	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875215	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875216	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875217	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875220	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875221	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875222	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875223	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875224	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875225	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875226	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875227	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875228	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875229	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875230	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875231	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28

Appendix C-1
Phase #1 Improvements and Phase #1 Initial Major Improvements
2024-25 Assessment Roll

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2875232	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875233	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875234	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875235	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875236	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875237	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875238	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875239	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875240	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875241	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875242	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875243	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875244	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875245	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875246	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875249	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875251	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875252	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875253	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875254	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875255	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875256	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875257	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875258	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875259	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875260	1	60'	2	0.88	$37,265.95	$810.41	$1,448.69	$116.00	$136.19	$2,511.28
2875262	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875263	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875264	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875265	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875266	1	40'	4	0.68	$28,796.42	$626.22	$1,119.44	$89.63	$105.24	$1,940.54
2875242	**358**			**273.64**	**$11,588,017**	**$252,000.00**	**$450,475.38**	**$36,070.00**	**$42,350.00**	**$780,895.38**

APPENDIX C-2
PHASE #1'S SHARE OF THE ADDITIONAL MAJOR IMPROVEMENTS ASSESSMENT ROLL SUMMARY – 2024-25

Appendix C-2
Phase #1 Additional Major Improvements
2024-25 Assessment Roll

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2874878	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874880	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874881	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874882	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874883	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874884	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874885	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874886	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874887	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874888	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874889	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874890	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874891	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874892	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874893	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874894	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874895	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874896	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874897	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874898	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874899	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874900	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874901	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874902	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874903	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874904	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874905	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874906	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874907	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874908	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874909	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874910	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874911	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874912	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874913	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874914	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874915	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2874916	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2874917	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2874918	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2874919	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2874920	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2874921	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2874922	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2874925	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874927	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874928	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874929	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874930	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874931	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874932	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874933	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874934	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874935	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874936	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874937	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874938	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874939	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874940	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874941	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874942	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874943	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874944	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874945	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874946	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874947	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63

Appendix C-2
Phase #1 Additional Major Improvements
2024-25 Assessment Roll

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2874948	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874949	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874950	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874951	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874952	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874953	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874954	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874955	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874956	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874957	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874958	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874959	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874960	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874966	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874967	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874968	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874969	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874970	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874971	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874972	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874973	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874974	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874975	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874976	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874977	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874978	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874979	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874980	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874981	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874982	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874983	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874984	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874985	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874986	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874987	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874988	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874989	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874990	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874991	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874994	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874995	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874996	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874997	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874998	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2874999	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875000	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875001	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875002	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875003	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875004	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875005	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875006	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875007	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875008	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875009	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875010	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875011	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875012	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875013	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875014	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875015	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875016	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875017	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875020	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875021	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875022	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875023	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875024	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875025	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875026	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875027	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875028	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875029	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875030	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875031	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875032	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875033	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875034	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875035	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875036	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875037	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30

Appendix C-2
Phase #1 Additional Major Improvements
2024-25 Assessment Roll

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2875038	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875039	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875040	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875041	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875042	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875043	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875044	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875045	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875046	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875047	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875048	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875049	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875051	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875052	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875053	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875054	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875055	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875056	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875057	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875058	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875059	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875060	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875061	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875062	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875063	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875064	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875065	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875066	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875067	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875068	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875070	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875073	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875074	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875075	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875076	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875077	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875078	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875079	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875080	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875081	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875082	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875083	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875084	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875085	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875086	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875087	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875088	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875089	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875090	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875091	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875092	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875095	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875096	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875097	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875098	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875099	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875100	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875101	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875102	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875103	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875104	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875105	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875106	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875107	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875110	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875111	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875112	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875113	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875114	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875115	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875116	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875117	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875118	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875119	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875120	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875121	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875122	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875123	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875124	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875125	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875126	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875127	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875128	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875129	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875130	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875131	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875132	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875133	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875134	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875135	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30

Appendix C-2
Phase #1 Additional Major Improvements
2024-25 Assessment Roll

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2875136	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875137	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875138	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875139	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875140	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875141	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875142	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875143	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875144	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875145	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875146	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875147	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875148	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875149	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875150	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875151	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875152	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875153	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875154	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875158	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875159	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875160	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875161	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875162	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875163	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875164	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875165	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875166	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875167	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875168	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875169	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875170	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875171	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875172	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875173	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875174	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875175	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875176	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875177	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875178	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875179	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875180	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875181	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875182	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875183	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875184	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875185	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875186	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875187	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875188	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875189	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875190	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875191	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875192	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875193	1	50'	3	0.76	$6,215.90	$130.54	$288.42	$43.34	$462.30
2875195	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875196	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875197	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875198	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875199	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875200	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875201	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875202	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875203	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875204	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875205	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875206	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875207	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875208	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875209	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875210	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875211	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875212	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875213	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875214	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875215	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875216	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875217	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875220	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875221	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875222	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875223	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875224	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875225	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875226	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875227	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875228	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875229	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875230	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875231	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29

Appendix C-2
Phase #1 Additional Major Improvements
2024-25 Assessment Roll

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2875232	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875233	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875234	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875235	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875236	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875237	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875238	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875239	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875240	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875241	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875242	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875243	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875244	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875245	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875246	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875249	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875251	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875252	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875253	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875254	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875255	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875256	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875257	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875258	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875259	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875260	1	60'	2	0.88	$7,197.35	$151.15	$333.96	$50.19	$535.29
2875262	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875263	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875264	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875265	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875266	1	40'	4	0.68	$5,561.59	$116.80	$258.06	$38.78	$413.63
2875242	**358**			**273.64**	**$2,238,050**	**$47,000.00**	**$103,845.53**	**$15,606.00**	**$166,451.53**

APPENDIX D-1
MAJOR IMPROVEMENT AREA INITIAL MAJOR IMPROVEMENTS ASSESSMENT ROLL SUMMARY – 2024-25

Appendix D-1
Major Improvement Area Initial Major Improvements
2024-25 Assessment Roll

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2122461	1,806	74,60,50,40	Various	251.89	$2,069,918.86	$41,344.81	$83,849.36	$10,349.59	$4,979.79	$140,523.56
1013600		74,60,50,40		199.96	$1,643,182.38	$32,821.13	$66,562.89	$8,215.91	$3,953.15	$111,553.08
1005334		74,60,50,40		330.12	$2,712,850.23	$54,186.80	$109,893.56	$13,564.25	$6,526.55	$184,171.16
2696795		74,60,50,40		221.36	$1,819,055.22	$36,334.03	$73,687.24	$9,095.28	$4,376.26	$123,492.82
2696794		74,60,50,40		235.45	$1,934,898.71	$38,647.90	$78,379.89	$9,674.49	$4,654.96	$131,357.25
2696793		74,60,50,40		266.02	$2,186,094.60	$43,665.32	$88,555.47	$10,930.47	$5,259.28	$148,410.55
	1806			**1504.80**	**$12,366,000.00**	**$247,000.00**	**$500,928.41**	**$61,830.00**	**$29,750.00**	**$839,508.41**

APPENDIX D-2
MAJOR IMPROVEMENT AREA ADDITIONAL MAJOR IMPROVEMENTS ASSESSMENT ROLL SUMMARY – 2024-25

Appendix D-2
Major Improvement Area Additional Major Improvements
2024-25 Assessment Roll

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2122461	1,806	74,60,50,40	Various	251.89	$2,063,238.70	$40,507.87	$95,734.28	$2,612.26	$138,854.40
1013600		74,60,50,40		199.96	$1,637,879.41	$32,156.73	$75,997.60	$2,073.71	$110,228.05
1005334		74,60,50,40		330.12	$2,704,095.17	$53,089.90	$125,470.02	$3,423.64	$181,983.56
2696795		74,60,50,40		221.36	$1,813,184.66	$35,598.53	$84,131.77	$2,295.66	$122,025.96
2696794		74,60,50,40		235.45	$1,928,654.29	$37,865.56	$89,489.56	$2,441.86	$129,796.98
2696793		74,60,50,40		266.02	$2,179,039.52	$42,781.41	$101,107.43	$2,758.87	$146,647.71
	1806			**1504.80**	**$12,326,091.75**	**$242,000.00**	**$571,930.66**	**$15,606.00**	**$829,536.66**

APPENDIX E
PID ASSESSMENT NOTICE

Appendix E

Form of Homebuyer Disclosure

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

[insert property address]

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

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

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

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

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____

Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE PARKS AT WILSON CREEK PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on August 10, 2021, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2021-58R establishing the Parks at Wilson Creek Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Phase #1 the PID, pursuant to Ordinance No. 2021-99 which ordinance also approved the Parks at Wilson Creek Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of November 9, 2021 (the "Service and Assessment Plan and Phase #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Major Improvement Area of the PID, pursuant to Ordinance No. 2021-101 which ordinance also approved the Parks at Wilson Creek Public Improvement District Service and Assessment Plan and Assessment Roll related to the Major Improvement Area, dated as of November 9, 2021 (the "Service and Assessment Plan and Major Improvement Area Assessment Roll") [and, together with the Service and Assessment Plan and Phase #1 Assessment Roll, the "Service and Assessment Plan and Assessment Rolls"] ; and

WHEREAS, the Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1 and the Major Improvement Area Assessment Rolls attached thereto, update the Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Parks at Wilson Creek Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Phase #1 and the Major Improvement Area Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST: APPROVED:

_____ _____

City Secretary Mayor

APPROVED AS TO FORM:

_____

City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Parvin PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Parvin Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Parvin Public Improvement District (the "Parvin PID") was created by the City on April 11, 2023 and is an approximately 101.6 acre planned development to be known as “Lily Creek at Sutton Fields” located north of the intersection of Parvin Road and Good Hope Road. The Parvin PID will consist of residential homesites and will be developed in a single phase over a two-year period. The public improvements will include road, water, sewer and storm drainage infrastructure. Upon completion, the Parvin PID is expected to have approximately 313 single family homes. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. SAP Update Presentation
2. Parvin PID - Annual SAP Update - 2024-25

3. Parvin PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

PARVIN
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 - 8/31/25)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

PARVIN PUBLIC IMPROVEMENT DISTRICT
ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 – 8/31/25)

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APPENDIX D – PID ASSESSMENT NOTICE

I. INTRODUCTION

Parvin Public Improvement District (the "PID") was created pursuant to the PID Act and Resolution No. 2022-39R of the City Council on April 11, 2023 to finance certain public improvement projects for the benefit of the property in the PID.

On April 11, 2023, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2023 (Parvin Public Improvement District Project) (the "PID Bonds") in the aggregate principal amount of $14,034,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan dated August 8, 2023 (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"), the Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted an assessment roll for the PID attached as Appendix G to the Service and Assessment Plan (the "Assessment Roll") identifying the Assessments on each Parcel of Assessed Property, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2024-25.

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

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

the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID Act, is entitled to terminate the contract.

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

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

(The remainder of this page is intentionally left blank.)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

The current total estimated costs of the Authorized Improvements are equal to $13,127,720, which remain the same as the budget estimates included in the Service and Assessment Plan approved on August 8, 2023. According to the Developer, there have been no line item amount revisions for the Authorized Improvements as shown in Table II-A below.

Table II-A below summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the PID Bonds. For additional development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/P2423910

Table II-A
Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget[1]	Budget Revisions[2]	Updated Budget[2]	Spent to Date[2]	Remaining to be Spent
Par amount (PID Bonds)	$14,034,000	$0	$14,034,000	$6,706,420	$7,327,580
Other funding sources	$3,408,137	$0	$3,408,137	$0	$3,408,137
Total Sources	**$17,442,137**	**$0**	**$17,442,137**	**$6,706,420**	**$10,735,716**
Uses of Funds					
Authorized Improvements:					
Roadway improvements	$4,393,172	$0	$4,393,172	$496,829	$3,896,343
Water improvements	$1,923,530	$0	$1,923,530	$0	$1,923,530
Storm drainage improvements	$2,438,146	$0	$2,438,146	$299,911	$2,138,235
Right-of-way acquisition	$1,784,100	$0	$1,784,100	$7,920	$1,776,180
Soft and miscellaneous costs:	$2,588,772	$0	$2,588,772	$1,587,345	$1,001,427
Subtotal: Authorized Improvements	*$13,127,720*	*$0*	*$13,127,720*	*$2,392,004*	*$10,735,716*
Bond Issuance Costs:					-
Cost of issuance	$702,565	$0	$702,565	$702,565	$0
Capitalized interest	$1,854,447	$0	$1,854,447	$1,854,447	$0
Reserve fund	$1,176,385	$0	$1,176,385	$1,176,385	$0
Administrative Expense	$160,000	$0	$160,000	$160,000	$0
Underwriter's discount	$421,020	$0	$421,020	$421,020	$0
Subtotal: Bond Issuance Costs	*$4,314,417*	*$0*	*$4,314,417*	*$4,314,417*	*$0*
Total Uses	**$17,442,137**	**$0**	**$17,442,137**	**$6,706,420**	**$10,735,716**

1 - According to the Service and Assessment Plan dated August 8, 2023.
2 - According to Parvin Requisition #11 as approved by the City on June 19, 2024.

Authorized Improvement Cost Variances

As shown in Table II-A on the previous page, there are no significant variances between the initial estimated budget and the updated budget to be reported at this time.

B. Five-Year Service Plan

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

Table II-B
Projected Annual Installments (2024-2030)

Assessment Year Ending 09/01[1]	PID Bond Projected Annual Installments	Projected Administrative Expenses	Total Projected Annual Installments
2024	$0	$0	$0
2025	$0	$0	$0
2026	$1,160,108	$83,232	$1,243,340
2027	$1,157,858	$84,897	$1,242,754
2028	$1,156,108	$86,595	$1,242,702
2029	$1,154,795	$88,326	$1,243,121
2030	$1,152,858	$90,093	$1,242,950
Total	**$5,781,725**	**$433,143**	**$6,214,868**

1 – Assessment year ending 2024-2025 reflect actual Annual Installments and are net of applicable reserve fund income and capitalized interest. Assessment years 2026 through 2030 reflect projected Annual Installments and are subject to change.

C. Annual Budget

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the PID Bonds, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the PID Bonds commencing with the issuance of the PID Bonds. The effective interest rate on the PID Bonds is 6.60 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the PID Bonds (6.60 percent) plus an additional interest of one-half of one percent are used to calculate the interest on

the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro-rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that is payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the PID Bonds from the collection of the Annual Installments of the Assessments on the Assessed Property. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

Annual Installments to be Collected for 2024-25

The budget for the PID will be paid from the collection of Annual Installments of the Assessments on the Assessed Property collected for 2024-25 as shown by Table II-C-1 below.

Table II-C-1
Budget for the Annual Installments
to be Collected for 2024-25

	PID Bonds
Interest payment on March 1, 2025	$462,969
Interest payment on September 1, 2025	$462,969
Principal payment on September 1, 2025	$0
Subtotal debt service payments	*$925,938*
Administrative expenses	$81,600
Excess interest for prepayment and delinquency reserves	$0
Subtotal Expenses	*$1,007,538*
Available Reserve Fund Income	$0
Available Capitalized Interest Account	($925,938)
Available Administrative Expense account	($81,600)
Subtotal funds available	*($1,007,538)*
Annual Installments	**$0**

Debt Service Payments

Annual Installments to be collected for principal and interest on the PID Bonds include interest due on March 1, 2025, in the amount of $462,969 and September 1, 2025, in the amount of $462,969, which equal interest on the outstanding PID Bonds of $14,034,000 for six months each and an effective interest rate of 6.60 percent. There is no principal amount due on September 1, 2025. As a result, the total principal and interest amounts due on the PID Bonds in 2024-25 are estimated to be equal to $925,938.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, dissemination agent expenses and contingency fees. As shown in Table II-C-2 below, the total administrative expenses to be collected for 2024-25 are estimated to be $81,600.

Table II-C-2
Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	$6,000
Administrator	$62,000
Trustee	$3,750
Auditor	$2,000
Contingency	$7,850
Total	**$81,600**

Available Administrative Expense Account

As of May 31, 2024, the balance in the Administrative Expense Fund was $153,830. Such funds are anticipated to be used until January 31, 2025. As a result, there is no credit to reduce the Annual Installment.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Reserve Fund was $1,217,899, which includes the Bond Reserve Requirement of $1,176,385 and investment income of $41,514. According to Section 6.4(c) of the Trust Indenture, Capitalized Interest is used to pay debt service on the bonds for March 1, 2025 and September 1, 2025. As a result, the excess balance is not available as a credit to reduce the PID Bonds debt service.

Available Capitalized Interest Account

As of May 31, 2024, the balance in the Capitalized Interest Account was $1,450,295. According to Section 6.4(c) of the Trust Indenture, $925,938 will be transferred to the Principal & Interest

Account to fund the interest payment due March 1, 2025 in the amount of $462,969 and the interest payment due September 1, 2025 in the amount of $462,969.

D. Annual Installments Per Unit

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the PID Bonds, (ii) to fund the Additional Interest Reserve, and (iii) to cover Administrative Expenses of the PID.

According to the Service and Assessment Plan, 313 units are anticipated to be built within the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each unit will be $0, ($925,938 - $925,938) ÷ 313 = $0). The Administrative Expenses to be collected from each unit will be $0 (i.e. ($81,600 - $81,600) ÷ 313 = $0). As a result, the total Annual Installment to be collected from each unit within the PID will be $0. The Annual Installment to be collected from each Parcel within the PID is calculated by multiplying the Annual Installment for each unit of $0 by the total estimated units for each Parcel in the PID.

The Annual Installment due to be collected from each Land Use Class in the PID for 2024-25 is shown in Table II-D below.

Table II-D
Annual Installment Per Unit

Land Use Class	Annual Installment Per Unit
50 Ft Lots	$0.00

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix C.

E. Bond Redemption Related Updates

The PID Bonds were issued in August 2023. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the PID Bonds maturing on or after **September 1, 2043**, before their respective scheduled maturity date, in whole or in part, on any date on or after **September 1, 2033**, at the Redemption Price as defined in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the PID Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

Assessment Methodology

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

(The remainder of this page is intentionally left blank.)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

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

The 2024-25 Assessment Roll Summary is shown in Appendix C of this report. Each Parcel of in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated total units to be built on each new subdivided Parcel
D = the sum of the estimated total units to be built on all of the new subdivided Parcels

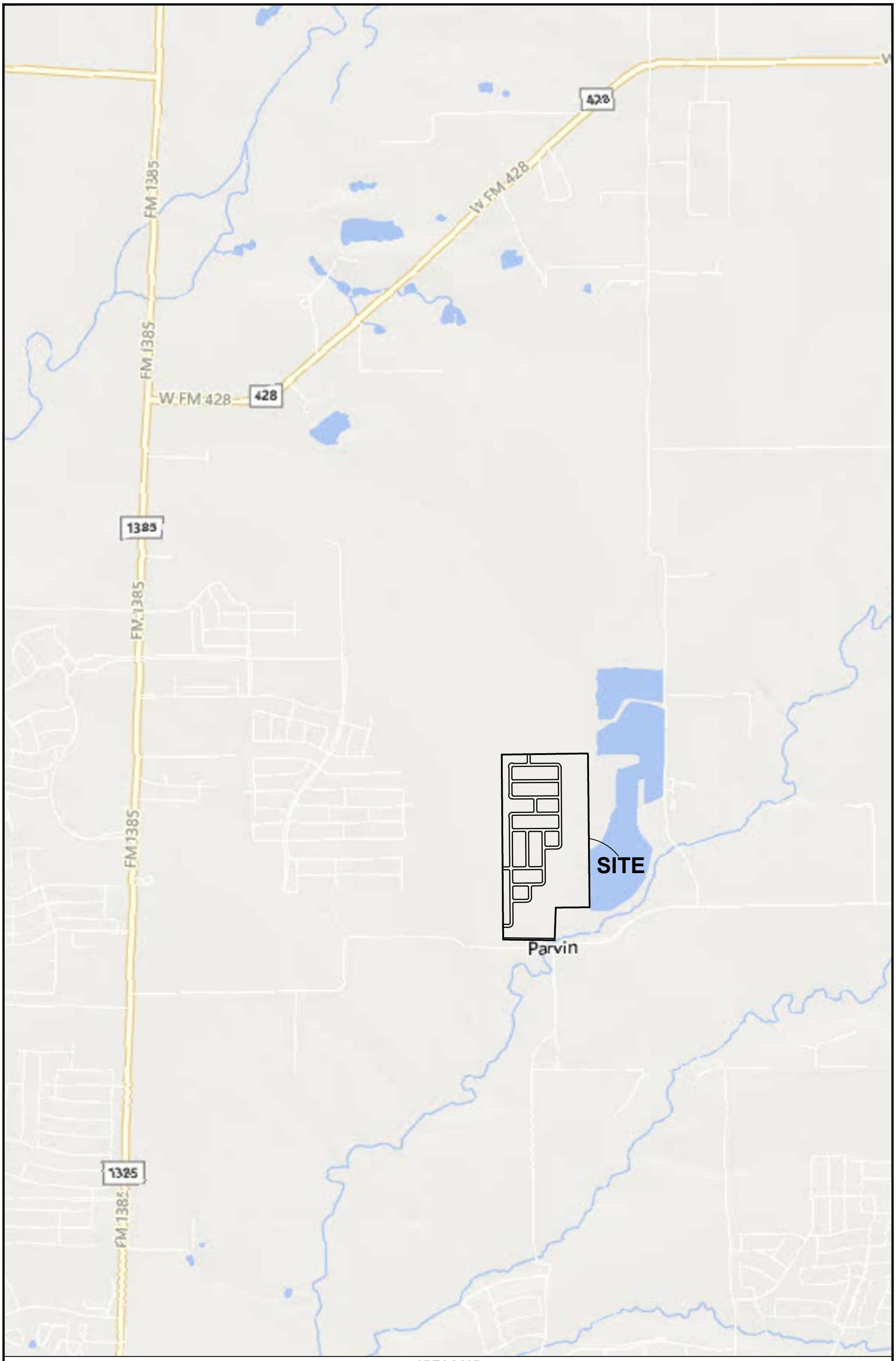
The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel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

B. PREPAYMENT OF ASSESSMENTS

As of June 30, 2024, there have been no prepayments of Assessments.

The complete Assessment Roll is available for review at the City Hall, located at 142 N Ohio, Celina, Texas 75009.

APPENDIX A
PID MAP



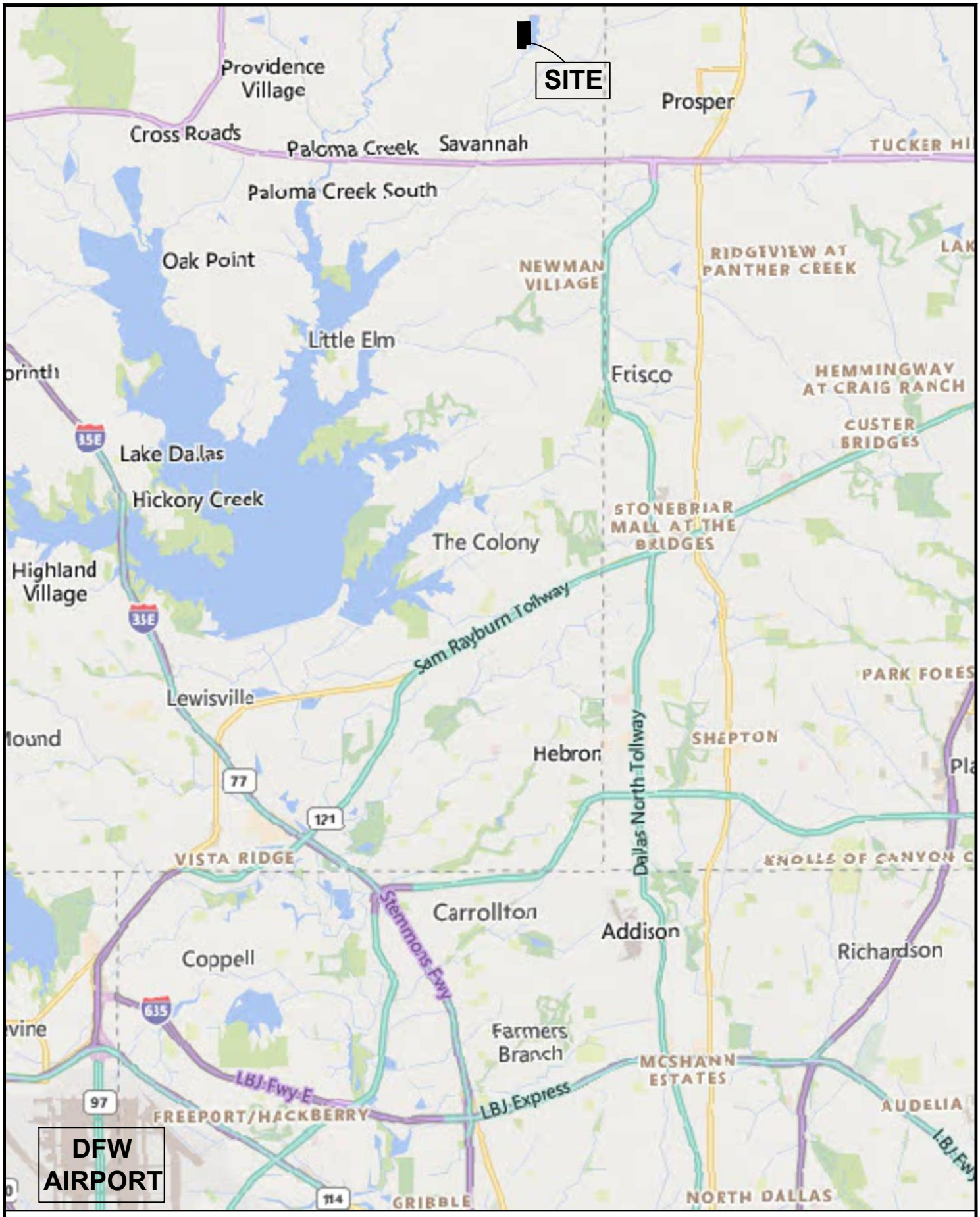
AREA MAP
LILY CREEK AT SUTTON FIELDS DEVELOPMENT
CELINA PARVIN PUBLIC IMPROVEMENT DISTRICT
CITY OF CELINA ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

SCALE: 1"=15,000'
DATE: MAY 2023

CENTURION AMERICAN

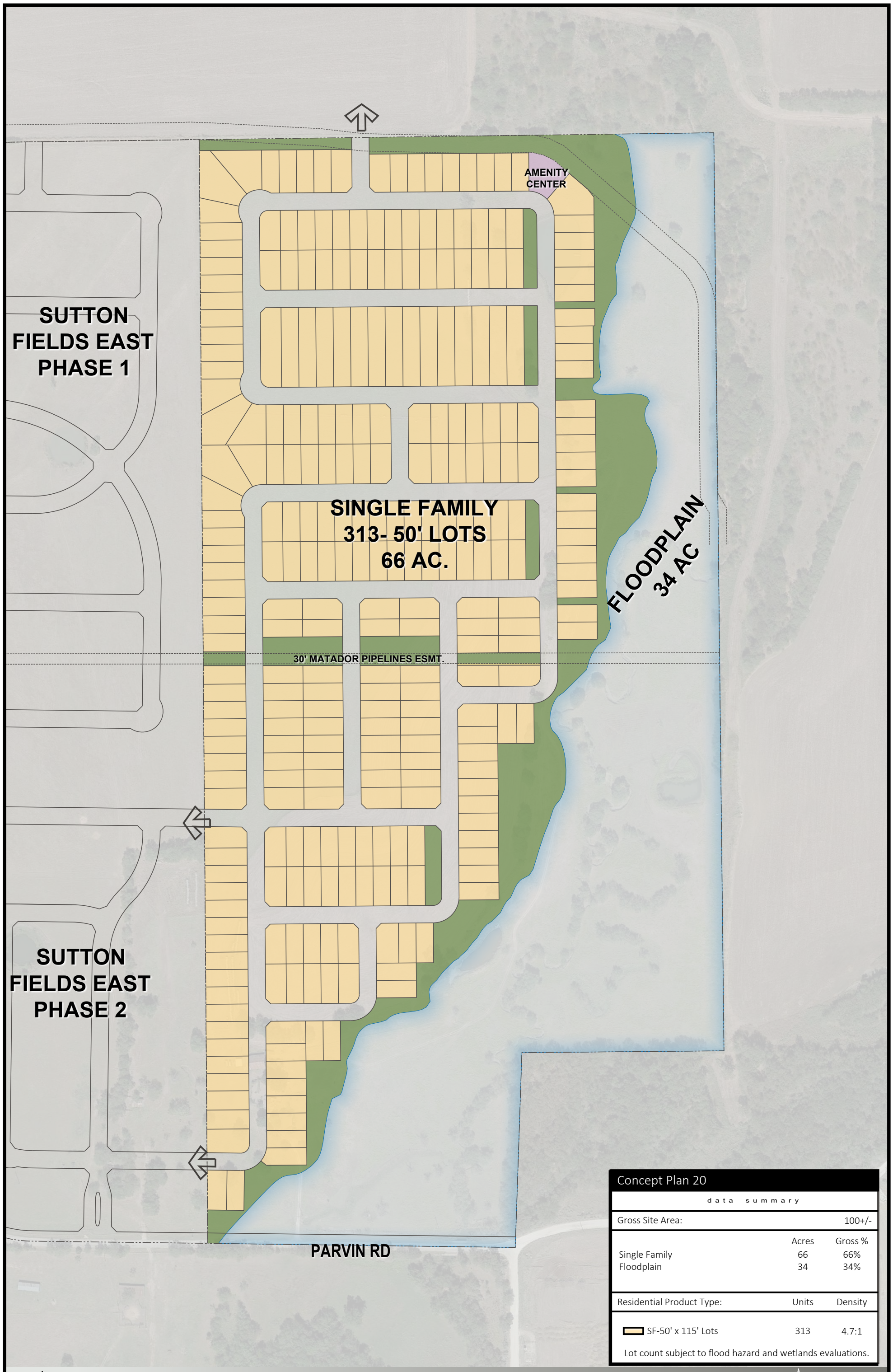
S:\2022\2022009-00 - Lily Estates\CAD\EXHIBITS\LilyEstatesLP20 PID Area Map 05032023.dwg May 03,2023 - 10:09 am eskees



BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

REGIONAL MAP
LILY CREEK AT SUTTON FIELDS DEVELOPMENT
CELINA PARVIN PUBLIC IMPROVEMENT DISTRICT
CITY OF CELINA ETJ, DENTON COUNTY, TEXAS

SCALE: 1"=2,000'
DATE: MARCH 2023



Concept Plan 20

data summary

Gross Site Area:		100+/-
	Acres	Gross %
Single Family	66	66%
Floodplain	34	34%

Residential Product Type:	Units	Density
SF-50' x 115' Lots	313	4.7:1

Lot count subject to flood hazard and wetlands evaluations.

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

LILY CREEK AT SUTTON FIELDS DEVELOPMENT
CITY OF CELINA ETJ, DENTON COUNTY, TEXAS

SCALE: 1"=250'
DATE: MAY 2023

CENTURION AMERICAN

S:\2022\2022009-00 - Lily Estates\CAD\EXHIBITS\SuttonFieldsEastEastLP20ConceptPlan 05032023.dwg May 03,2023 - 1:13 pm eskees

APPENDIX B
PREPAID PARCELS

Appendix B
Prepaid Parcels

As of June 30, 2024, there have been no prepayments of Assessments for any Parcel within the PID.

APPENDIX C
ASSESSMENT ROLL SUMMARY 2024-25

Appendix C
Parvin Public Improvement District
Assessment Roll - 2024-25

Parcel	Lot Size	Estimated Units[1]	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses
52726	50	48	$2,152,179	$0.00	$0.00	$0.00	$0.00
52738	50	253	$11,343,776	$0.00	$0.00	$0.00	$0.00
52780	50	6	$269,022	$0.00	$0.00	$0.00	$0.00
52771	50	6	$269,022	$0.00	$0.00	$0.00	$0.00
Total		**313**	**$14,034,000**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE PARVIN PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on April 11, 2023, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2023-32R establishing the Parvin Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 2023-95 which ordinance also approved the Parvin Public Improvement District Service and Assessment Plan and Assessment Roll, dated as of August 8, 2023 (the "Service and Assessment Plan and Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Parvin Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Sutton Fields East PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Sutton Fields East Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Sutton Fields East PID was created by the City Council pursuant to the PID Act and a resolution approved on October 12, 2021. The PID is located approximately east of FM 1385 and north of Parvin Road. The PID is anticipated to contain an estimated 450 residential units on approximately 110 acres within multiple phases. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. SAP Update Presentation
2. Sutton Fields East PID - Annual SAP Update - 2024-25
3. Sutton Fields East PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

SUTTON FIELDS EAST
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 - 8/31/25)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

SUTTON FIELDS EAST
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 – 8/31/25)

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APPENDIX D - PID ASSESSMENT NOTICE

I. INTRODUCTION

The Sutton Fields East Public Improvement District (the "PID") was created pursuant to the PID Act and Resolution No. 2021-96R of the City Council on October 12, 2021, to finance certain public improvement projects for the benefit of the property in the PID.

A service and assessment plan dated January 11, 2021 (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"), the Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

On January 11, 2022, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2022 (Sutton Fields East Public Improvement District Phase #1 Project) (the "Phase #1 Bonds") in the aggregate principal amount of $8,060,000 were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. In addition, reimbursement obligations for the Phase #1 Reimbursement Agreement in the aggregate principal amount of $1,100,000 are secured by Assessments.

The City also adopted an assessment roll for the PID attached as Appendix G to the Service and Assessment Plan (the "Assessment Roll") identifying the Assessments on each Parcel of Assessed Property, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2024-25.

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

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

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

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

(remainder of page left intentionally blank)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on January 11, 2021, the initial total estimated costs of the Authorized Improvements, excluding Phase #1 Bond issuance costs, were equal to $7,471,074. According to draw requisition #29 most recently approved by the City on June 19, 2024, the updated estimated costs of the Authorized Improvements are $7,761,777.

Table II-A-1 below summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the Phase #1 Bonds.

Table II-A-1
Sources and Uses – Phase #1

Sources of Funds	Initial Estimated Budget[1]	Budget Revisions[2]	Updated Budget[2]	Amount Spent to Date[2]	Amount Needed to Complete
Par amount (Phase #1 Bonds)	$8,060,000	$0	$8,060,000	$8,060,000	$0
Assessment amount (Phase #1 Reimbursement Agreement)	$1,100,000	$0	$1,100,000	$740,779	$359,221
Plus: Original Issue Discount	($4,013)	$0	($4,013)	$0	($4,013)
Other funding sources[3]	$27,730	$301,133	$328,862	$0	$328,862
Total Sources	**$9,183,717**	**$301,133**	**$9,484,850**	**$8,800,779**	**$684,071**
Uses of Funds					
Authorized Improvements					
Roadway improvements	$1,777,930	$1,135,059	$2,912,989	$2,695,263	$217,726
Water improvements	$753,000	$0	$753,000	$677,700	$75,300
Sanitary sewer improvements	$829,945	$0	$829,945	$746,951	$82,995
Storm drainage improvements	$1,730,660	$0	$1,730,660	$1,433,039	$297,621
Other soft and miscellaneous costs	$2,379,539	($833,926)	$1,545,613	$1,535,183	$10,429
Subtotal: Authorized Improvements	*$7,471,074*	*$301,133*	*$7,772,207*	*$7,088,136*	*$684,071*
Bond Issuance Costs					
Cost of issuance	$441,000	$0	$441,000	$441,000	$0
Capitalized interest	$495,456	$0	$495,456	$495,456	$0
Reserve fund	$489,388	$0	$489,388	$489,388	$0
Administrative Expense	$45,000	$0	$45,000	$45,000	$0
Underwriter's discount	$241,800	$0	$241,800	$241,800	$0
Subtotal: Bond Issuance Costs	*$1,712,643*	*$0*	*$1,712,643*	*$1,712,643*	*$0*
Total Uses	**$9,183,717**	**$301,133**	**$9,484,850**	**$8,800,779**	**$684,071**

1 - According to the original Service and Assessment Plan adopted on December 14, 2021.
2 - According to Requisition #29 approved by the City on June 19, 2024 and the trust account statements as of June 30, 2024.
3 - Other funding sources include a $27,730 developer contribution, $18,866 of transfers from the Capitalized Interest Account and Cost of Issuance Account, and $282,267 of interest earnings in the Project Fund.

Phase #1 Cost Variances

As shown in Table II-A-1 on the previous page, costs of the Authorized Improvements increased approximately $290,703. A portion of the cost increase will be funded by transfer from the Capitalized Interest Account and Cost of Issuance Account pursuant to sections 6.4(c) and 6.5(f) in the amount of $18,866. The remaining cost increases will be funded by interest earnings in the Project Fund.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years. Based upon the actual budget for the Authorized Improvements as shown in Section II.A. of this report, the Annual Installments expected to be collected for those costs during the next five years are shown in Table II-B-1 below.

Table II-B-1
Projected Annual Installments (2022-2030)

Assessment Year Ending 09/01	Projected Annual Installments
2022-24	$774,228
2025	$617,988
2026	$640,460
2027	$639,751
2028	$639,831
2029	$639,948
2030	$639,753
Total	**$4,591,959**

1 - Assessment years ending 2022 through 2025 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest credits, and TIRZ Credits, if any. Assessment years 2026 through 2030 reflect projected Annual Installments and are subject to change.

C. Status of Development

According to the MM Sutton Fields East, LLC (the "Developer") Quarterly Improvement Implementation Report dated March 31, 2024, the infrastructure is anticipated to be completed by the second quarter of 2024.

According to the City, there have been no building permits nor certificates of occupancy issued as of June 1, 2024.

See Table II-C-1 on the following page for the status of completed homes in the PID as of June 1, 2024.

Table II-C-1
Completed Homes

Phase	Completed as of June 1, 2024[1]	Total Homes Projected to be Developed[2]	Percentage of Completed Homes
Phase #1	0	245	0.00%

1 – Information provided by the City as of June 1, 2024.
2 – According to the Service and Assessment Plan.

D. ANNUAL BUDGET – PHASE #1

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) annual installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Bonds and/or execution of the Phase #1 Reimbursement Agreement, of which twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 Bonds commencing with the issuance of the Phase #1 Bonds. The effective interest rate on the Phase #1 Bonds is 3.95 percent for 2024-25 and the interest rate applicable to the Phase #1 Reimbursement Agreement is 4.41 percent per annum for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1 Bonds (3.95 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City, or any other party designated by the City, in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan, such as the Tax Increment Reinvestment Zone No. 14 (the "TIRZ") incremental taxes available to the PID (the "TIRZ Credit"), capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1 Bonds and Phase #1 Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the Prepayment Reserve and Delinquency Reserve amounts as described in the Service and Assessment Plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2024-25

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-D-1 below.

Table II-D-1
Budget for the Phase #1 Annual Installments
to be Collected for 2024-25

	Phase #1 Bonds	Phase #1 Reimbursement Agreement	Total Annual Installments
Interest payment on March 1, 2025	$155,957	$22,368	$178,325
Interest payment on September 1, 2025	$155,957	$22,368	$178,325
Principal payment on September 1, 2025	$173,000	$21,000	$194,000
Subtotal debt service payments	*$484,914*	*$65,735*	*$550,649*
Administrative Expenses	$42,315	$5,439	$47,754
Excess Interest for Additional Interest Reserve	$39,460	$0	$39,460
Subtotal Expenses	*$566,689*	*$71,175*	*$637,864*
Available TIRZ Credit	$0	$0	$0
Available Reserve Fund Income	($19,876)	$0	($19,876)
Available Capitalized Interest Account	$0	$0	$0
Available Administrative Expense account	$0	$0	$0
Subtotal funds available	*($19,876)*	*$0*	*($19,876)*
Annual Installments	**$546,813**	**$71,175**	**$617,988**

Debt Service Payments

Annual Installments to be collected for principal and interest on the Phase #1 Bonds include interest due on March 1, 2025, in the amount of $155,957 and September 1, 2025, in the amount of $155,957, which equal interest on the outstanding Phase #1 Bonds of $7,892 ,000 for six months each and an effective interest rate of 3.95 percent. Annual Installments to be collected on the Phase #1 Bonds include a principal amount of $173,000 due on September 1, 2025. As a result, the total principal and interest amounts due on the PID Bonds in 2024-25 are estimated to be equal to $484,914.

Additionally, Annual Installments to be collected for principal and interest include Phase #1 Reimbursement Agreement interest due on March 1, 2025 in the amount of $22,368 and on September 1, 2025 in the amount of $22,368, which equal interest on the outstanding Phase #1 Reimbursement Agreement portion of Phase #1 Assessments balance of $1,014,410 for six months each and an effective interest rate of 4.41 percent. Phase #1 Annual Installments to be collected include a principal amount of $21,000 due on September 1, 2025. As a result, total principal, and interest due for the Phase #1 Reimbursement Agreement in 2024-25 is estimated to be equal to $65,735.

Administrative Expenses

Administrative expenses for Phase #1 include the City, Administrator, Trustee, auditor, dissemination agent, and contingency fees. As shown in Table II-D-2 below, the administrative expenses to be collected for 2024-25 are estimated to be $47,754.

Table II-D-2
Phase #1 Administrative Budget – 2024-25

Description	2024-25 Estimated Budget
City	$6,000
Administrator	$31,600
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$3,500
Contingency	$1,904
Total	**$47,754**

Excess Interest for Additional Interest Reserve

Annual Installments are to be collected for excess interest for additional interest reserves in the amount of $39,460, which equals 0.5 percent interest on the outstanding Phase #1 Bond portion of outstanding Phase #1 Assessment balance of $7,892,000.

Available TIRZ Credit

According to the City, there have been no TIRZ increments collected in 2023 that are available to be used as TIRZ Credit in 2024-25 for the Parcel within Phase #1. The TIRZ Credit amount to be allocated is based upon the amount of TIRZ increment generated by each Parcel within Phase #1 and each Parcel that has an outstanding Phase #1 Assessment balance as of September 1, 2024 as shown in Appendix C-2.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Reserve Fund was $509,264, which includes the Bond Reserve Requirement of $489,388 and an excess balance of $19,876. Pursuant to Section 6.7(e) of the Trust Indenture, the excess balance of $19,876 should be transferred to the Principal & Interest Account and used to pay interest on the Phase #1 Bonds on the next interest payment date. As a result, $19,876 is available to reduce the 2024-25 Phase #1 Annual Installments

Available Capitalized Interest Account

As of May 31, 2024, and in accordance with Section 6.4(c) of the Trust Indenture, all Capitalized Interest funds have been fully expended. As a result, there is no credit to reduce the 2024-25 Phase #1 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the available balance for administrative expenses was $74,889. Approximately $74,889 is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds anticipated to be available in the Administrative Expense Account to reduce the 2024-25 Phase #1 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT - PHASE #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #1 Bonds and Phase #1 Reimbursement Agreement, (ii) to fund the Additional Interest Reserve, and (iii) to pay Administrative Expenses related to Phase #1 of the PID.

According to the Service and Assessment Plan, 245 units representing 211.17 total Equivalent Units are estimated to be built within Phase #1 of the PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $2,700.40 (i.e. ($550,649 + $39,460 - $19,876) ÷ 211.17 = $2,700.40) and the Administrative Expenses to be collected from each Equivalent Unit will be $226.14 (i.e., $47,754 ÷ 211.17 = $226.14). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #1 will be $2,926.54 (i.e., $2,700.40 + $226.14 = $2,926.54). The Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,926.54 by the total estimated Equivalent Units for each Parcel less the applicable TIRZ Credit shown in Appendix C-2 for each Parcel within Phase #1 of the PID.

The Annual Installment due to be collected from each Land Use Class in Phase #1 for 2024-25 is shown in Table II-E-1 on the following page.

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

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
Single-Family - 60 Ft	$2,926.54	1.00	$2,926.54
Single-Family - 50 Ft	$2,926.54	0.83	$2,438.78

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

The list of Parcels within Phase #1 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, the TIRZ Credit, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

F. BOND REDEMPTION RELATED UPDATES

Phase #1 Bonds

The Phase #1 Bonds were issued in January 2022. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the Phase #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2031**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Indenture of Trust.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the costs of the Authorized Improvements shall be allocated to the Assessed Property equally on the basis of the Equivalent Units of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

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

(remainder of this page is intentionally left blank)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

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

The Assessment Roll Summary is shown in Appendix C-1 of the Annual Service Plan Update. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated Equivalent Units to be built on each newly subdivided Parcel

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

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

B. Prepayment of Assessments

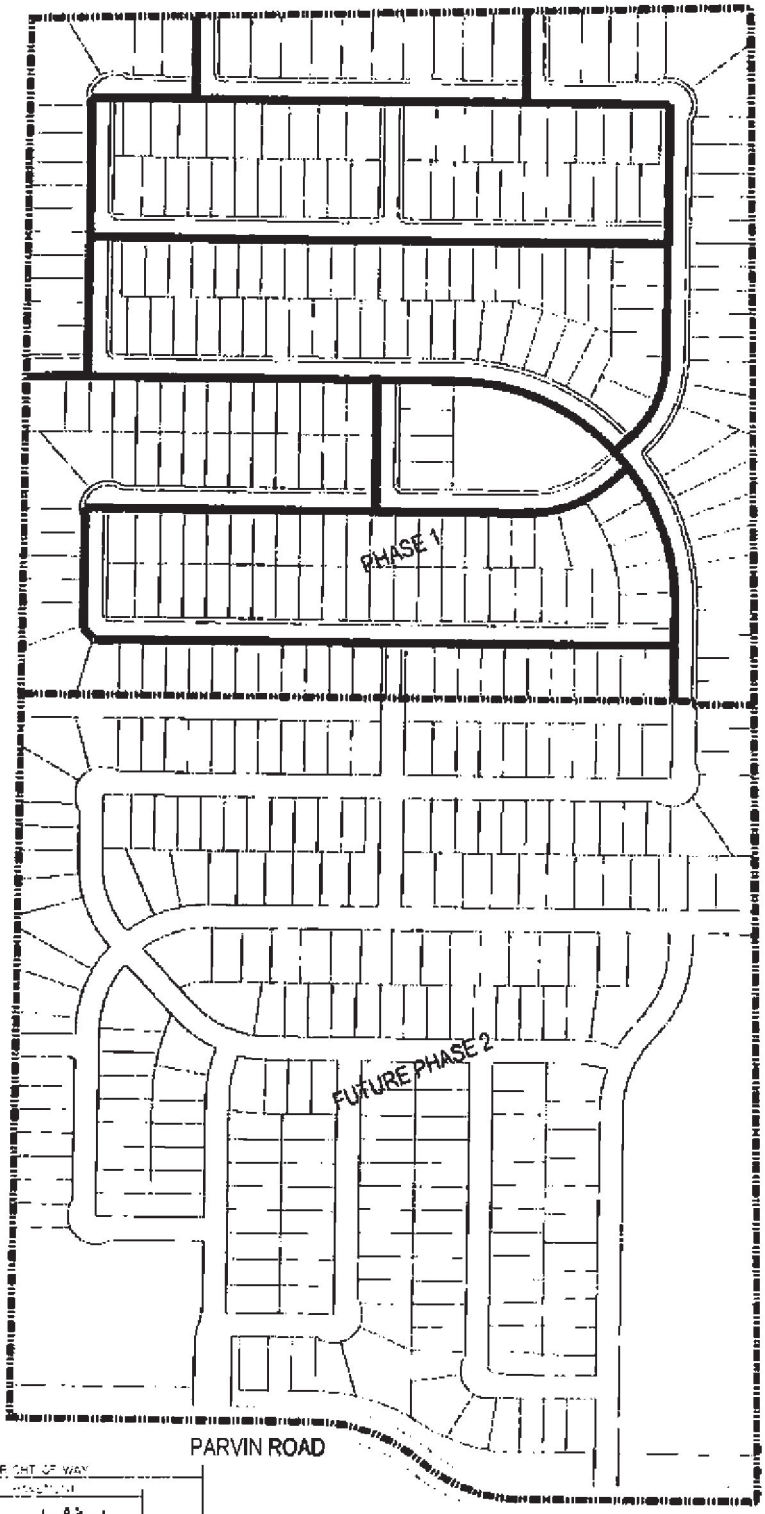
According to the Trustee as of June 30, 2024, there have no prepayments of Assessments for any Parcels within the PID.

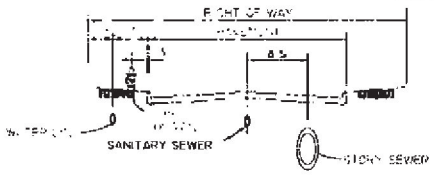
For additional prepayment related information, see Appendix B of this report.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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APPENDIX A
PID MAP





TYPICAL SEWER LOCATION

WATER LINE

PHASE 1 WATER IMPROVEMENTS
SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT
CELINA ETJ, DENTON COUNTY, TEXAS

APPENDIX B
PREPAID PARCELS

Appendix B
Prepaid Parcels

As of June 30, 2024, there have been no prepayments of Assessments for any Parcel within the PID.

APPENDIX C-1
PHASE #1 ASSESSMENT ROLL – 2024-25

Appendix C-1
Assessment Roll Summary - Phase #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
52714	245	Various	Various	211.17	$8,906,409.70	$194,000.00	$336,773.43	$39,460.00	$47,754.36	$0.00	$617,987.79
	245			**211.17**	**$8,906,409.70**	**$194,000.00**	**$336,773.43**	**$39,460.00**	**$47,754.36**	**$0.00**	**$617,987.79**

APPENDIX C-2
PHASE #1 TIRZ CALCULATION

Appendix C-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2023 Taxes Paid	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
52714	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**$0.00**	**$0.00**	$0.00	**$0.00**	**$0.00**

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

ONCE RECORDED WITH THE COUNTY, PLEASE SEND A COPY TO TXPID.DISCLOSURES@MUNICAP.COM.

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on October 12, 2021, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2021-96R establishing the Sutton Fields East Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 2022-11 which ordinance also approved the Sutton Fields East Public Improvement District Service and Assessment Plan and Assessment Roll, dated as of January 11, 2022 (the "Service and Assessment Plan and Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Sutton Fields East Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Sutton Fields II PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Sutton Fields II Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Sutton Fields II PID was created by the City Council pursuant to the PID Act and a resolution approved on October 13, 2015. The PID is located approximately one mile west of the Dallas North Tollway service extension. The PID is anticipated to contain an estimated 2,348 residential units on approximately 622 acres within five phases. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. SAP Update Presentation
2. Sutton Fields II PID - Annual Service Plan
3. Sutton Fields II PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

SUTTON FIELDS II
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 - 8/31/25)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

SUTTON FIELDS II
PUBLIC IMPROVEMENT DISTRICT
ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 – 8/31/25)

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I. INTRODUCTION

The Sutton Fields II Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on October 13, 2015 to finance certain public improvement projects for the benefit of the property in the PID. The City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project) (the "NIA #1 Bonds") in the aggregate principal amount of $11,560,000, and the City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #2-5 Major Improvement Project) (the "NIA #2-5 Major Improvement Bonds") in the aggregate principal amount of $16,825,000, were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. The Service and Assessment Plan was amended and restated in July 2017 to include changes to the project costs and financing structure (the "Amended SAP"). The Amended SAP was updated for NIA #2 and NIA #3 collectively on September 10, 2019 to issue the City of Celina, Texas Special Assessment Revenue Bonds, Series 2019 (Sutton Fields II Public Improvement District Neighborhood Improvement Areas #2-3 Projects) (the "NIA #2-3 Bonds") to repay the reimbursement obligations for NIA #2 and NIA #3 in the aggregate principal amount of $6,355,000; updated for NIA #4 on July 14, 2020 and September 8, 2020 to issue the City of Celina, Texas Special Assessment Revenue Bonds, Series 2020 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #4 Projects) (the "NIA #4 Bonds") to repay the reimbursement obligations for NIA #4 in the aggregate principal amount of $4,000,000; updated for NIA #5 on July 13, 2021 to issue the Sutton Fields II Public Improvement District Neighborhood Improvement Area #5A Reimbursement Agreement (the "NIA #5A Reimbursement Agreement") in the aggregate principal amount of $7,300,000 (the "Updated Service and Assessment Plan"); and updated on December 14, 2021 to issue the City of Celina, Texas Special Assessment Revenue Bonds, Series 2021 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #5 Projects) (the "NIA #5 Bonds") to repay the reimbursement obligations for NIA #5A in the aggregate principal amount of $7,300,000 and finance the direct public improvement costs for NIA #5B in the aggregate principal amount of $13,484,000 (the "Updated Service and Assessment Plan"). Pursuant to the PID Act, the Updated Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Updated Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted assessment rolls (the "Assessment Rolls") identifying the Assessments on each Parcel within the PID, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2024-25.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix J and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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

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

Capitalized terms shall have the meanings set forth in the Updated Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

NIA #1 Improvements Sources and Uses

There have been no changes reported by the Developer to the revised estimated costs of the Authorized Improvement shown in the Updated Service and Assessment Plan for NIA #1. Refer to Table II-A-1 on the following page for actual costs of the NIA #1 Improvements.

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Table II-A-1
Actual Sources and Uses – NIA #1 Improvements

Sources of Funds	Estimated Budget	Actual Amount	Variance
Bond par amount	$11,560,000	$11,560,000	$0
Other funding sources	$4,682,238	$4,682,238	$0
Total Sources	**$16,242,238**	**$16,242,238**	**$0**
Uses of Funds			
Major Improvements			
Detention Ponds	$356,525	$356,525	$0
Paving Road A - Fenwick	$365,701	$365,701	$0
Paving Road F - Sutton Fields	$276,568	$276,568	$0
Paving - FM 1385	$98,503	$98,503	$0
Crutchfield Road	$211,455	$211,455	$0
Boleyn Paving - Road B	$54,686	$54,686	$0
ROW, open space land acquisition and park contribution	$1,352,650	$1,352,650	$0
Offsite water improvements	$211,366	$211,366	$0
Offsite sewer improvements	$584,180	$584,180	$0
Professional consulting, legal fees and additional debt service reserve funding	$129,022	$129,022	$0
Subtotal: Major Improvements	*$3,640,657*	*$3,640,657*	*$0*
NIA #1 Authorized Improvements			
Water distribution improvements	$1,484,079	$1,484,079	$0
Sewer collection improvements	$1,327,844	$1,327,844	$0
Storm sewer collection improvements	$2,563,601	$2,563,601	$0
Roadway improvements including site preparation	$3,627,916	$3,627,916	$0
Subtotal: NIA #1 Improvements	*$9,003,440*	*$9,003,440*	*$0*
Estimated Bond issue costs			
Debt Service Reserve Fund	$978,100	$978,100	$0
Capitalized Interest	$1,448,051	$1,448,051	$0
Costs of Issuance	$871,556	$871,556	$0
Underwriter's Discount	$300,434	$300,434	$0
Subtotal: Bond Issuance Costs	*$3,598,141*	*$3,598,141*	*$0*
Total Uses	**$16,242,238**	**$16,242,238**	**$0**

According to the City, the NIA #1A and NIA #1B Improvements were completed and accepted by the City on September 19, 2017, and November 30, 2017, respectively.

NIA #2-5 Major Improvements Sources and Uses

There have been no changes reported by the Developer to the revised estimated costs of the Authorized Improvement shown in the Updated Service and Assessment Plan for NIA #2-5. Refer to Table II-A-2 on the following page for actual costs of the NIA #2-5 Major Improvements.

Table II-A-2
Actual Sources and Uses – NIA #2-5 Major Improvements

Sources of Funds	Estimated Budget	Actual Amount	Variance
Bond par amount	$16,825,000	$16,825,000	$0
Other funding sources	$2,474,494	$2,474,494	$0
Total Sources	**$19,299,494**	**$19,299,494**	**$0**
Uses of Funds			
Major Improvements			
Detention Ponds	$1,356,714	$1,356,714	$0
Paving Road A - Fenwick	$1,391,631	$1,391,631	$0
Paving Road F - Sutton Fields	$1,052,447	$1,052,447	$0
Paving - FM 1385	$374,842	$374,842	$0
Crutchfield Road	$804,666	$804,666	$0
Boleyn Paving - Road B	$208,103	$208,103	$0
ROW, open space land acquisition and park contribution	$5,147,350	$5,147,350	$0
Offsite water improvements	$804,329	$804,329	$0
Offsite sewer improvements	$2,223,028	$2,223,028	$0
Professional consulting, legal fees and additional debt service reserve funding	$490,978	$490,978	$0
Subtotal: Major Improvements	*$13,854,089*	*$13,854,089*	*$0*
Estimated Bond issue costs			
Debt Service Reserve Fund	$1,430,125	$1,430,125	$0
Capitalized Interest	$2,398,264	$2,398,264	$0
Costs of Issuance	$1,179,750	$1,179,750	$0
Underwriter's Discount	$437,266	$437,266	$0
Subtotal: Bond Issuance Costs	*$5,445,405*	*$5,445,405*	*$0*
Total Uses	**$19,299,494**	**$19,299,494**	**$0**

According to the Developer's Quarterly Improvement Implementation Report for NIA #2-5 dated as of June 30, 2020, the NIA #2-5 Major Improvements were completed and accepted by the City.

NIA #2 Improvements Sources and Uses

There have been no changes reported by the Developer to the revised estimated costs of the Authorized Improvement shown in the Updated Service and Assessment Plan for NIA #2. Refer to Table II-A-3 on the following page for actual costs of the NIA #2 Improvements.

Table II-A-3
Actual Sources and Uses – NIA #2 Improvements

Sources of Funds	Estimated Budget	Actual Amount	Variance
Bond par amount	$1,905,000	$1,905,000	$0
Other funding sources	$2,467,016	$2,467,016	$0
Total Sources	**$4,372,016**	**$4,372,016**	**$0**
Uses of Funds			
NIA #2 Authorized Improvements			
Roadway improvements	$1,312,024	$1,312,024	$0
Water distribution improvements	$1,203,966	$1,203,966	$0
Sewer collection improvements	$413,815	$413,815	$0
Storm sewer collection improvements	$765,336	$765,336	$0
Other soft and miscellaneous costs	$328,594	$328,594	$0
Subtotal	*$4,023,735*	*$4,023,735*	*$0*
Estimated Bond issue costs	$348,282	$348,282	$0
Total Uses	**$4,372,017**	**$4,372,017**	**$0**

According to the City, the NIA #2 Improvements were completed and accepted on August 15, 2018.

NIA #3 Improvements Sources and Uses

Pursuant to the Updated Service and Assessment Plan, the initial total estimated costs of the NIA #3 Improvements, including bond issuance costs, were equal to $7,638,842. As described in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2020, the actual costs of the NIA #3 Improvements were $7,836,604, which represents a $197,762 increase from the initial total estimated NIA #3 Improvement costs. Refer to Table II-A-4 on the following page for actual costs of the NIA #3 Improvements.

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Table II-A-4
Actual Sources and Uses – NIA #3 Improvements

Sources of Funds	Estimated Budget[1]	Actual Amount[1]	Variance[2]
Bond par amount	$4,450,000	$4,450,000	$0
Other funding sources	$3,188,842	$3,386,604	$197,762
Total Sources	**$7,638,842**	**$7,836,604**	**$197,762**
Uses of Funds			
NIA #3 Authorized Improvements			
Roadway improvements	$2,215,224	$2,437,225	$222,001
Water distribution improvements	$825,120	$697,756	($127,364)
Sewer collection improvements	$679,260	$629,868	($49,392)
Storm sewer collection improvements	$1,786,223	$1,962,024	$175,801
Other soft and miscellaneous costs	$931,336	$988,693	$57,357
Subtotal	*$6,437,163*	*$6,715,566*	*$278,403*
Estimated Bond issue costs	$1,201,679	$1,121,038	($80,641)
Total Uses	**$7,638,842**	**$7,836,604**	**$197,762**

According to the Developer's Quarterly Improvement Implementation Report for NIA #2-3 dated as of June 30, 2020, the NIA #3 Improvements were completed and accepted by the City in July 2019.

NIA #3 Improvement Area Cost Variances

As shown in Table II-A-4 above, the additional actual costs for the NIA #3 Improvements ($197,762) were paid by the Developer.

NIA #4 Improvements Sources and Uses

Pursuant to the Updated Service and Assessment Plan, the initial total estimated costs of the NIA #4 Improvements, including bond issuance costs, were equal to $6,645,676. According to the Developer, the actual costs of the NIA #4 Improvements were $7,869,255, which represents a $1,223,579 increase from the initial total estimated NIA #4 Improvement costs.

Table II-A-5 on the following page summarizes the updated sources and uses of funds required to (1) construct the NIA #4 Improvements, (2) establish the PID, and (3) issue NIA #4 Improvement Bonds.

Table II-A-5
Actual Sources and Uses – NIA #4 Improvements

Sources of Funds	Estimated Budget[1]	Actual Amount[1]	Variance[2]
Bond par amount	$4,000,000	$4,000,000	$0
Other funding sources	$2,645,676	$3,869,255	$1,223,579
Total Sources	**$6,645,676**	**$7,869,255**	**$1,223,579**
Uses of Funds			
NIA #4 Authorized Improvements			
Roadway Improvements	$2,286,637	$2,318,193	$31,556
Water distribution improvements	$753,549	$719,506	($34,043)
Sewer collection improvements	$1,294,285	$1,311,376	$17,091
Storm sewer collection improvements	$1,443,748	$1,504,741	$60,993
Other soft and miscellaneous costs	$0	$1,147,983	$1,147,983
Subtotal	*$5,778,220*	*$7,001,799*	*$1,223,579*
Estimated Bond issue costs	$867,456	$867,456	$0
Total Uses	**$6,645,676**	**$7,869,255**	**$1,223,579**

1 – According to the Developer.
2 – Additional actual costs are funded by the Developer and did not result in increased Assessment.

According to the Developer's Quarterly Improvement Implementation Report for NIA #4 dated as of March 31, 2021, the NIA #4 Improvements were completed and accepted by the City in the first quarter of 2021.

NIA #4 Improvement Area Cost Variances

As shown in Table II-A-1 above, the additional actual costs for the NIA #4 Improvements ($1,223,579) were paid by the Developer.

NIA #5A Improvements Sources and Uses

Pursuant to the Updated Service and Assessment Plan, the initial total estimated costs of the NIA #5A Improvements were equal to $10,435,347. According to the Developer, there have been no changes to estimated costs of the NIA #5A Improvements.

Refer to Table II-A-6 on the following page for actual costs of the NIA #5A Improvements.

Table II-A-6
Actual Sources and Uses – NIA #5A Improvements

Sources of Funds	Estimated Budget	Actual Amount	Variance
Gross Bond Amount	$7,300,000	$7,300,000	$0
Bond Premium	$110,134	$110,134	$0
Other funding sources (a)	$4,372,779	$4,372,779	$0
Total Sources	**$11,782,913**	**$11,782,913**	**$0**
Uses of Funds			
NIA #5A Authorized Improvements			
Road Improvements	$3,325,589	$3,325,589	$0
Water Improvements	$970,144	$970,144	$0
Sanitary Sewer Improvements	$959,493	$959,493	$0
Storm Drainage Improvements	$1,107,463	$1,107,463	$0
Other Soft Costs and Misc.	$4,072,657	$4,072,657	$0
Subtotal	*$10,435,347*	*$10,435,347*	*$0*
Estimated Bond issue costs	$1,347,566	$1,347,566	$0
Total Uses	**$11,782,913**	**$11,782,913**	**$0**

1 – According to the Updated Service and Assessment Plan.

According to the NIA #5 Limited Offering Memorandum, the NIA #5A Improvements were completed and accepted by the City in the fourth quarter of 2021.

NIA #5A Improvement Area Cost Variances

As shown in Table II-A-6 above, there are no significant variances to the estimated costs for the NIA #5A Improvements.

NIA #5B Improvements Sources and Uses

Pursuant to the Updated Service and Assessment Plan, the initial total estimated costs of the NIA #5B Improvements were equal to $19,535,280, excluding NIA #5 Bond issuance costs. According to draw request #21 approved by the City on November 28, 2023, the actual costs of the NIA #5B Improvements were equal to $19,901,859.

Refer to Table II-A-7 on the following page for the actual costs of the NIA #5B Improvements.

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Table II-A-7
Updated Sources and Uses – NIA #5B Improvements

Sources of Funds	Estimated Budget[1]	Actual Amount[1]	Variance[2]
Gross Bond Amount	$13,484,000	$13,484,000	$0
Bond Premium	$200,760	$200,760	$0
Other funding sources (a)	$8,322,457	$8,689,036	$366,579
Total Sources	**$22,007,217**	**$22,373,796**	**$366,579**
Uses of Funds			
NIA #5B Authorized Improvements			
Road Improvements	$7,264,899	$8,466,127	$1,201,228
Water Improvements	$2,288,145	$2,145,812	($142,333)
Sanitary Sewer Improvements	$2,273,106	$2,507,210	$234,104
Storm Drainage Improvements	$3,234,758	$3,194,602	($40,156)
Landscaping, irrigation and other improvements	$795,820	$895,641	$99,821
Other Soft and Misc	$3,678,552	$2,692,468	($986,084)
Subtotal	*$19,535,280*	*$19,901,859*	*$366,579*
Estimated Bond issue costs	$2,471,937	$2,471,937	$0
Total Uses	**$22,007,217**	**$22,373,796**	**$366,579**

1 – According to draw request #21 approved by the City on November 28, 2023.
2 – Additional actual costs are funded with interest earnings in the Project Fund and did not result in increased Assessment.

NIA #5B Improvement Area Cost Variances

As shown in Table II-A-7 above, the additional actual costs for the NIA #5B Improvements ($366,579) were funded with interest earnings in the Project Fund.

B. Five Year Service Plan

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

For additional development and improvement related information for each respective neighborhood improvement area, refer to Section II.A. of this report.

All of the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the Annual Installments expected to be collected for these costs is shown by Table II-B-1 on the following page.

Table II-B-1
Projected Annual Installments (2016-2030)

Assessment Year ending 09/01	NIA #1 Projected Annual Installments[1]	NIA #2-5 Projected Annual Installments[1]	NIA #2 Projected Annual Installments[1]	NIA #3 Projected Annual Installments[1]	NIA #4 Projected Annual Installments[1]	NIA #5A Projected Annual Installments[1]	NIA #5B Projected Annual Installments[1]
2016-2024	$7,161,322	$13,111,210	$783,457	$772,522	$669,576	$798,861	$1,499,179
2025	$817,029	$1,484,526	$98,623	$231,757	$210,979	$370,960	$689,400
2026	$1,068,688	$1,757,002	$122,917	$251,373	$226,960	$407,055	$764,576
2027	$1,071,883	$1,758,994	$123,260	$251,242	$227,487	$406,790	$768,568
2028	$1,068,554	$1,757,152	$123,615	$251,123	$228,028	$407,507	$764,931
2029	$1,069,092	$1,756,463	$123,981	$251,015	$228,585	$407,935	$770,342
2030	$1,068,109	$1,756,499	$124,359	$250,919	$229,158	$408,305	$774,424
Total	**$13,324,676**	**$23,381,847**	**$1,500,213**	**$2,259,950**	**$2,020,773**	**$3,207,413**	**$6,031,422**

1 – Projected Annual Installments for Assessment Years ending 2016-2025 include available credits, if any. Projected Annual Installments for Assessment Years ending 2026-2030 represent do not include applicable credits, if any, and will be updated in future annual service plan updates.

C. STATUS OF DEVELOPMENT

NIA #1 Completed Homes

According to the City, greater than 95 percent of the total building permits expected to be issued within NIA #1 have been issued of the PID as of June 18, 2023. Pursuant to Section 4 (a)(ii) of the NIA #1 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #1 of the PID in the Annual Service Plan Update.

NIA #2 Completed Homes

According to the City, greater than 95 percent of the total building permits expected to be issued within NIA #2 have been issued of the PID as of June 18, 2023. Pursuant to Section 4 (a)(vi) of the NIA #2-3 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #2 of the PID in the Annual Service Plan Update.

NIA #3 Completed Homes

According to the City, greater than 95 percent of the total building permits expected to be issued within NIA #3 have been issued of the PID as of June 18, 2023. Pursuant to Section 4 (a)(vi) of the NIA #2-3 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #3 of the PID in the Annual Service Plan Update.

NIA #4 Completed Homes

According to the City, greater than 95 percent of the total building permits expected to be issued within NIA #4 have been issued of the PID as of June 18, 2023. Pursuant to Section 4 (a)(vi) of the NIA #4 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #4 of the PID in the Annual Service Plan Update.

NIA #5A Completed Homes

According to the City, 348 building permits have been issued for NIA #5A of the PID as of June 1, 2024, representing approximately $7,062,051 of the NIA #5A Special Assessments levied, which is approximately 96.74 percent of the total original NIA #5A Special Assessment levy of $7,300,000.

According to the City, 24 certificates of occupancy were issued for NIA #5A of the PID since September 30, 2023. As a result, 286 total certificates of occupancy have been issued for NIA #5A of the PID as of June 1, 2024.

See Table II-C-1 below for the status of completed homes within NIA #5A of the PID as of June 1, 2024.

Table II-C-1
NIA #5A Completed Homes

Status	As of September 30, 2023	During Fiscal Year 2024 through June 1, 2024	Cumulative as of June 1, 2024[1]
NIA #5A Completed Homes	262	24	286

1 – According to the number of certificates of occupancy issued as of June 1, 2024 as reported by the City.

NIA #5B Completed Homes

According to the City, 372 building permits have been issued for NIA #5B of the PID as of June 1, 2024, representing approximately $7,679,901 of the NIA #5B Special Assessments levied, which is approximately 56.96 percent of the total original NIA #5B Special Assessment levy of $13,484,000.

According to the City, 149 certificates of occupancy were issued for NIA #5B of the PID since September 30, 2023. As a result, 149 certificates of occupancy have been issued for NIA #5B of the PID as of June 1, 2024.

See Table II-C-2 on the following page for the status of completed homes within NIA #5B of the PID as of June 1, 2024.

Table II-C-2
NIA #5B Completed Homes

Status	As of September 30, 2023	During Fiscal Year 2024 through June 1, 2024	Cumulative as of June 1, 2024[1]
NIA #5B Completed Homes	0	149	149

1 – According to the number of certificates of occupancy issued as of June 1, 2024 as reported by the City.

NIA #2-5 Completed Homes

According to the City, 1,542 building permits have been issued for NIA #2-5 of the PID as of June 1, 2024, representing approximately $14,138,501 of the NIA #2-5 Special Assessments levied, which is approximately 84.03 percent of the total original NIA #2-5 Special Assessment levy of $16,825,000.

According to the City, 186 certificates of occupancy were issued for NIA #2-5 of the PID since September 30, 2023. As a result, 1,263 total certificates of occupancy have been issued for NIA #2-5 of the PID as of June 1, 2024.

See Table II-C-3 below for the status of completed homes within NIA #2-5 of the PID as of June 1, 2024.

Table II-C-3
NIA #2-5 Completed Homes

Status	As of September 30, 2023	During Fiscal Year 2024 through June 1, 2024	Cumulative as of June 1, 2024[1]
NIA #2-5 Completed Homes	1,077	186	1,263

1 – According to the number of certificates of occupancy issued as of June 1, 2024 as reported by the City.

D. ANNUAL BUDGET – NIA #1

NIA #1 - Annual Installments – 2024-25

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

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the NIA #1 Bonds commencing with the issuance of the NIA #1 Bonds. The effective interest rate on the NIA #1 Bonds is 7.25 percent per annum for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent (0.5 percent) higher than the actual interest rate (Excess Interest Rate) paid on the debt. Accordingly, the effective interest rate on the NIA #1 Bonds (7.25 percent) plus an additional interest of one-half of one percent are used to calculate the interests on the Assessments. These

payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Assessments on a Parcel within NIA #1 to the total amount of NIA #1 Assessments in the PID that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and applicable Indenture, such as the TIRZ Credit, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the NIA #1 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to fund the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Indenture.

NIA #1 Annual Installments to be Collected for 2024-25

The budget for NIA #1 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-D-1 below.

Table II-D-1
Budget for the NIA #1 Annual Installments
to be Collected for 2024-25

	NIA #1 Bonds
Interest payment on March 1, 2025	$364,930
Interest payment on September 1, 2025	$364,930
Principal payment on September 1, 2025	$220,000
Subtotal debt service on bonds	*$949,860*
Administrative expenses	$46,500
Excess interest for prepayment and delinquency reserves	$50,335
Subtotal Expenses	$1,046,695
Available TIRZ Revenues	($185,240)
Available reserve fund income	($44,427)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($229,667)*
Annual Installments	**$817,029**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2025 in the amount of $364,930 and on September 1, 2025 in the amount of $364,930, which equal interest on the outstanding NIA #1 Assessments balance of $10,067,037 for six months each and an effective interest rate of 7.25 percent. Annual Installments to be collected include a principal amount of $220,000 due on September 1, 2025. As a result, total principal and interest amounts due for the NIA #1 Bonds in 2024-25 is estimated to be equal to $949,860.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-D-2 below, the total administrative expenses to be collected for 2024-25 are estimated to be $46,500.

Table II-D-2
Administrative Budget Breakdown
NIA #1

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$29,000
Trustee	$3,000
Auditor	$2,000
Dissemination Agent	$3,500
Contingency	$3,000
Total	**$46,500**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $50,335, which equals 0.5 percent interest on the outstanding NIA #1 Assessments balance of $10,067,037.

Available TIRZ Credit

According to the City, there have been TIRZ increments collected for tax year 2023 in the total amount of $185,240 that are available to be used as TIRZ Credit in 2024-25 for the respective Parcels within NIA #1. This TIRZ Credit amount is allocated to each Parcel within NIA #1 that generated the TIRZ Revenues in 2023 as shown in Appendix C-2.

Available Reserve Fund Income

As of June 30, 2024, the balance in the NIA #1 Reserve Fund was $1,003,034, which includes the NIA #1 Reserve Fund Requirement of $958,607 and $44,427 in excess funds. As a result, there are $44,427 in excess reserve funds anticipated to be available to pay a portion of the NIA #1 Bonds debt service for 2024-25.

Available Capitalized Interest Account

As of June 30, 2024, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no credit to reduce the 2024-25 Annual Installment.

Available Administrative Expense Account

As of June 30, 2024, the balance in the Administrative Expense Fund was $73,949. Based upon this balance, there are no funds available administrative expense funds to reduce the NIA #1 2024-25 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT - NIA #1

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #1 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #1.

The Annual Installment for 2024-25 will only be collected from the Assessed Property within NIA #1 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #1 is determined using the percentage of Special Assessments for each Lot Type as shown in Table II-E-1 below.

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

Lot Size	Total 2024-25 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit[2]
50'	$1,002,269	0.19%	$1,895.01
60'	$1,002,269	0.21%	$2,079.21
70'	$1,002,269	0.23%	$2,323.39

1 – Allocation percentage for each lot size is calculated as each lot's respective estimated buildout value as a percent of the total estimated buildout value for NIA #1.
2 – Annual Installment per unit does not include applicable TIRZ Credit, if any.

The list of Parcels within NIA #1 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the

annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll attached hereto as Appendix C-1.

F. ANNUAL BUDGET – NIA #2-5 MAJOR IMPROVEMENT AREA

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the NIA #2-5 Major Improvement Bonds, of which sixteen (16) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the NIA #2-5 Major Improvement Bonds. The effective interest rate on the NIA #2-5 Major Improvement Bonds is 8.25 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #2-5 Major Improvement Bonds (8.25 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Trust Indenture capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the NIA #2-5 Major Improvement Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment Plan and applicable Trust Indenture.

NIA #2-5 Annual Installments to be Collected for 2024-25

The budget for NIA #2-5 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-F-1 on the following page.

Table II-F-1
Budget for the NIA #2-5 Major Improvement Area
Annual Installments to be Collected for 2024-25

	NIA #2-5 Major Improvement Bonds
Interest payment on March 1, 2025	$602,888
Interest payment on September 1, 2025	$602,888
Principal payment on September 1, 2025	$475,000
Subtotal debt service on bonds	*$1,680,776*
Administrative expenses	$35,850
Excess interest for debt service reserve fund	$73,077
Subtotal Expenses	*$1,789,703*
Available TIRZ Credit	($215,492)
Available reserve fund income	($89,685)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($305,177)*
Annual Installments	**$1,484,526**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2025 in the amount of $602,888 and on September 1, 2025 in the amount of $602,888, which equal interest on the outstanding NIA #2-5 Major Improvement Assessments balance of $14,615,464 for six months each and an effective interest rate of 8.25 percent. Annual Installments to be collected include a principal amount of $475,000 due on September 1, 2025. As a result, total principal and interest due for the NIA #2-5 Major Improvement Assessments in 2024-25 is estimated to be equal to $1,680,776.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-F-2 on the following page, the total NIA #2-5 Major Improvement administrative expenses to be collected for 2024-25 are estimated to be $35,850.

Table II-F-2
Administrative Budget Breakdown
NIA #2-5 Major Improvement Area

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$22,000
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$1,500
Contingency	$1,600
Total	**$35,850**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $73,077, which equals 0.5 percent interest on the outstanding NIA #2-5 Major Improvement Assessments balance of $14,615,464.

Available TIRZ Credit

According to the City, there have been TIRZ increments collected for tax year 2023 in the total amount of $215,492 that are available to be used as TIRZ Credit in 2024-25 for the respective Parcels within NIA #2-5. This TIRZ Credit amount is allocated to each Parcel within NIA #2-5 that generated the TIRZ Revenues in 2023 as shown in Appendix D-2.

Available Reserve Fund Income

As of June 30, 2024, the balance in the NIA #2-5 Reserve Fund was $1,772,185, which includes the NIA #2-5 Reserve Fund Requirement of $1,682,500 and $89,685 in excess funds. As a result, there are $89,685 in excess reserve funds anticipated to be available to pay a portion of the NIA #2-5 Bonds debt service for 2024-25.

Available Capitalized Interest Account

As of June 30, 2024, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no capitalized interest account credit available to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2024, the balance in the Administrative Expense Fund was $76,979. Based upon this balance, there are no funds available administrative expense funds to reduce the NIA #2-5 2024-25 Annual Installment.

G. Annual Installments Per Unit - NIA #2-5 Major Improvement Area

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #2-5 Major Improvement Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of the NIA #2-5 Major Improvement Area.

The Annual Installment for 2024-25 will only be collected from the Assessed Property within the Major Improvement Area that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in the NIA #2-5 Major Improvement Area is determined using the percentage of Special Assessments for each Lot Type as shown in Table II-G-1 below.

Table II-G-1
Annual Installment Per Unit – NIA #2-5 Major Improvement Area

NIA	Lot Size	Total 2024-25 Annual Installment	Allocation Percentage of Annual Installments[1]	2024-25 Annual Installment[2]
2	50'	$1,700,018	0.05%	$878.67
	60'	$1,700,018	0.06%	$963.60
3	50'	$1,700,018	0.06%	$936.15
	60'	$1,700,018	0.06%	$936.15
	70'	$1,700,018	0.06%	$936.15
4	50'	$1,700,018	0.05%	$920.71
	60'	$1,700,018	0.05%	$920.71
5A	50'	$1,700,018	0.05%	$931.43
	60'	$1,700,018	0.05%	$931.43
5B (Phases 8A & 8B)	50'	$1,700,018	0.05%	$931.43
	60'	$1,700,018	0.05%	$931.43
	70'	$1,700,018	0.05%	$931.43
5B (Phases 4A, 4C, 5, & 7)	50'	$1,700,018	0.05%	$826.31
	60'	$1,700,018	0.06%	$976.55
	70'	$1,700,018	0.06%	$1,076.70

1 – Allocation percentage for each lot size is calculated as each lot's respective estimated buildout value as a percent of the total estimated buildout value for NIA #2-5.
2 – Annual Installment per unit does not include applicable TIRZ Credit, if any.

The list of Parcels within the NIA #2-5 Major Improvement Area of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual

Assessment, the Administrative Expenses and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll attached hereto as Appendix D-1.

H. ANNUAL BUDGET – NIA #2

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the earlier of (i) Future Neighborhood Improvement Area Bonds issued for Neighborhood Improvement Area #2-3 Improvements, or (ii) September 1, 2019, and will be assessed annually thereafter. Therefore, condition (ii) has been satisfied with collection of the first Annual Installment due no later than January 31, 2020. As a result, twenty-five (25) Annual Installments remain outstanding for NIA #2 Parcels.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the NIA #2-3 Bonds. The effective interest rate on the NIA #2-3 Bonds is 4.24 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #2-3 Bonds (4.24 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Trust Indenture capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

NIA #2's proportional amount of debt service will be paid on the NIA #2-3 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment Plan and applicable Trust Indenture.

NIA #2 Annual Installments to be Collected for 2024-25

The budget for NIA #2 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-H-1 on the following page.

Table II-H-1
Budget for the NIA #2
Annual Installments to be Collected for 2024-25

	NIA #2 Proportional Share of NIA #2-3 Bonds
Interest payment on March 1, 2025	$40,003
Interest payment on September 1, 2025	$40,003
Principal payment on September 1, 2025	$5,000
Subtotal debt service on bonds	*$85,006*
Administrative expenses	$16,785
Excess interest for prepayment and delinquency reserves	$9,425
Subtotal Expenses	$111,216
Available reserve fund income	($7,594)
Available capitalized interest account	$0
Available Administrative Expense account	($5,000)
Subtotal funds available	*($12,594)*
Annual Installments	**$98,623**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2025 in the amount of $40,003 and on September 1, 2025 in the amount of $40,003, which equal interest on the outstanding NIA #2 Assessments balance of $1,885,000 for six months each and an effective interest rate of 4.24 percent. Annual Installments to be collected include a principal amount of $5,000 due on September 1, 2025. As a result, total principal and interest due for the NIA #2 Assessments in 2024-25 is estimated to be equal to $85,006.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-H-2 on the following page, the total NIA #2 administrative expenses to be collected for 2024-25 are estimated to be $16,785.

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Table II-H-2
Administrative Budget Breakdown
NIA #2

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$1,848
PID Administrator	$11,087
Trustee	$924
Auditor	$616
Dissemination Agent	$1,078
Contingency	$1,232
Total	**$16,785**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $9,425, which equals 0.5 percent interest on the outstanding NIA #2 Assessments balance of $1,885,000.

Available Reserve Fund Income

As of June 30, 2024, the balance in the NIA #2-3 Reserve Fund was $570,213, which includes the NIA #2-3 Reserve Fund Requirement of $545,557 and $24,656 in excess funds. As a result, a pro rata portion of the excess funds in the amount of $7,594 for NIA #2 of the PID is anticipated to be available to pay a portion of the NIA #2-3 Bonds debt service for 2024-25.

Available Capitalized Interest Account

As of June 30, 2024, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no capitalized interest account credit available to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2024, the balance in the Administrative Expense Fund was $114,822. Based upon this balance, a pro rata portion of the balance in the amount of $5,000 is anticipated to be available for NIA #2 of the PID to reduce NIA #2's portion of the 2024-25 Annual Installment.

I. ANNUAL INSTALLMENTS PER UNIT - NIA #2

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #2-3 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of the NIA #2-3 area.

The Annual Installment for 2024-25 will only be collected from the Assessed Property within NIA #2-3 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #2 is determined using the percentage of Special Assessments for each Lot Type as shown in Table II-I-1 below.

Table II-I-1
Annual Installment Per Unit – NIA #2

Lot Size	Total 2024-25 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
50'	$98,623	0.60%	$589.44
60'	$98,623	0.66%	$646.41

1 – Allocation percentage for each lot size is calculated as each lot's respective estimated buildout value as a percent of the total estimated buildout value for NIA #2.

The list of Parcels within the NIA #2 of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Administrative Expenses and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll attached hereto as Appendix E.

J. ANNUAL BUDGET – NIA #3

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the earlier of (i) Future Neighborhood Improvement Area Bonds issued for Neighborhood Improvement Area #2-3 Improvements, or (ii) September 1, 2019, and will be assessed annually thereafter. Therefore, condition (i) has been satisfied with collection of the first Annual Installment due no later than January 31, 2021. As a result, twenty-five (25) Annual Installments remain outstanding for NIA #3 Parcels.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the NIA #2-3 Bonds. The effective interest rate on the NIA #2-3 Bonds is 4.24 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #2-3 Bonds (4.24 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an

applicable Trust Indenture capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

NIA #3's proportional amount of debt service will be paid on the NIA #2-3 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment Plan and applicable Trust Indenture.

NIA #3 Annual Installments to be Collected for 2024-25

The budget for NIA #3 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-J-1 below.

Table II-J-1
Budget for the NIA #3
Annual Installments to be Collected for 2024-25

	NIA #3 Proportional Share of NIA #2-3 Bonds
Interest payment on March 1, 2025	$92,187
Interest payment on September 1, 2025	$92,187
Principal payment on September 1, 2025	$15,000
Subtotal debt service on bonds	*$199,375*
Administrative expenses	$37,715
Excess interest for prepayment and delinquency reserves	$21,729
Subtotal Expenses	$258,819
Available reserve fund income	($17,062)
Available capitalized interest account	$0
Available Administrative Expense account	($10,000)
Subtotal funds available	*($27,062)*
Annual Installments	**$231,757**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2025 in the amount of $92,187 and on September 1, 2025 in the amount of $92,187, which equal interest on the outstanding NIA #3 Assessments balance of $4,345,779 for six months each and an effective interest rate of 4.24 percent. Annual Installments to be collected include a principal amount of $15,000 due on September 1, 2025. As a result, total principal and interest due for NIA #3 Assessments in 2024-25 is estimated to be equal to $199,375.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-J-2 below, the total NIA #3 administrative expenses to be collected for 2024-25 are estimated to be $37,715.

Table II-J-2
Administrative Budget Breakdown
NIA #3

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$4,152
PID Administrator	$24,913
Trustee	$2,076
Auditor	$1,384
Dissemination Agent	$2,422
Contingency	$2,768
Total	**$37,715**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $21,729, which equals 0.5 percent interest on the outstanding NIA #3 Assessments balance of $4,345,779.

Available Reserve Fund Income

As of June 30, 2024, the balance in the NIA #2-3 Reserve Fund was $570,213, which includes the NIA #2-3 Reserve Fund Requirement of $545,557 and $24,656 in excess funds. As a result, a pro rata portion of the excess funds in the amount of $17,062 for NIA #3 of the PID is anticipated to be available to pay a portion of the NIA #2-3 Bonds debt service for 2024-25.

Available Capitalized Interest Account

As of June 30, 2024, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no capitalized interest account credit available to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2024, the balance in the Administrative Expense Fund was $114,822. Based upon this balance, a pro rata portion of the balance in the amount of $10,000 is anticipated to be available for NIA #3 of the PID to reduce NIA #3's portion of the 2024-25 Annual Installment.

K. ANNUAL INSTALLMENTS PER UNIT - NIA #3

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #2-3 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of the NIA #2-3 area.

The Annual Installment for 2024-25 will only be collected from the Assessed Property within NIA #2-3 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #3 is determined using the percentage of Special Assessments for each Lot Type as shown in Table II-K-1 below.

Table II-K-1
Annual Installment Per Unit – NIA #3

Lot Size	Total 2024-25 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
50'	$234,757	0.26%	$609.93
60'	$234,757	0.29%	$668.92
70’	$234,757	0.32%	$748.95

1 – Allocation percentage for each lot size is calculated as each lot’s respective estimated buildout value as a percent of the total estimated buildout value for NIA #3.

The list of Parcels within the NIA #3 of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Administrative Expenses and the Annual Installment to be collected for 2024-25 are shown in the assessment roll summary attached hereto as Appendix F.

L. ANNUAL BUDGET – NIA #4

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the earlier of (i) Future Neighborhood Improvement Area Bonds issued for Neighborhood Improvement Area #4 Improvements, or (ii) September 1, 2021, and will be assessed annually thereafter. Therefore, condition (i) has been satisfied with collection of the first Annual Installment due no later than January 31, 2022. As a result, twenty-six (26) Annual Installments remain outstanding for NIA #4 Parcels.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the NIA #4 Bonds commencing with the issuance of the NIA #4 Bonds. The effective interest rate on the NIA #4 Bonds is 4.13 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #4 Bonds (4.13 percent) plus an additional interest of one-half of one percent are used to

calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Trust Indenture capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the NIA #4 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment Plan and applicable Trust Indenture.

NIA #4 Annual Installments to be Collected for 2024-25

The budget for NIA #4 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-L-1 below.

Table II-L-1
Budget for the NIA #4
Annual Installments to be Collected for 2024-25

	NIA #4 Bonds
Interest payment on March 1, 2025	$82,191
Interest payment on September 1, 2025	$82,191
Principal payment on September 1, 2025	$5,000
Subtotal debt service on bonds	*$169,381*
Administrative expenses	$37,142
Excess interest for prepayment and delinquency reserves	$19,925
Subtotal Expenses	$226,449
Available reserve fund income	($15,469)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($15,469)*
Annual Installments	**$210,979**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2025 in the amount of $82,191 and on September 1, 2025 in the amount of $82,191, which equal interest on the outstanding NIA #4 Assessments balance of $3,985,000 for six months each and an effective interest rate of 4.13 percent. Annual Installments to be collected include a principal amount of $5,000 due on September 1, 2025. As a result, total principal and interest due for NIA #4 Assessments in 2024-25 is estimated to be equal to $169,381.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-L-2 below, the total NIA #4 administrative expenses to be collected for 2024-25 are estimated to be $37,142.

Table II-L-2
Administrative Budget Breakdown
NIA #4

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$20,000
Trustee	$3,000
Auditor	$2,000
Dissemination Agent	$3,500
Contingency	$2,642
Total	**$37,142**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $19,925, which equals 0.5 percent interest on the outstanding NIA #4 Assessments balance of $3,985,000.

Available Reserve Fund Income

As of June 30, 2024, the balance in the NIA #4 Reserve Fund was $357,758, which includes the NIA #4 Reserve Fund Requirement of $342,289 and $15,469 in excess funds. As a result, there are $15,469 in excess reserve funds anticipated to be available to pay a portion of the NIA #4 Bonds debt service for 2024-25.

Available Capitalized Interest Account

As of June 30, 2024, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the 2024-25 Annual Installment.

Available Administrative Expense Account

As of June 30, 2024, the balance in the Administrative Expense Fund was $54,789. Based upon this balance, there are no administrative expense funds anticipated to be available to reduce the NIA #4 2024-25 Annual Installment.

M. ANNUAL INSTALLMENTS PER UNIT - NIA #4

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #4 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of the NIA #4 area.

The Annual Installment for 2024-25 will only be collected from the Assessed Property within NIA #4 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #4 is determined using the percentage of Special Assessments for each Lot Type as shown in Table II-M-1 below.

Table II-M-1
Annual Installment Per Unit – NIA #4

Lot Size	Total 2024-25 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
50'	$210,979	0.31%	$660.44
60'	$210,979	0.34%	$724.50
70’	$210,979	0.00%	$0.00

1 – Allocation percentage for each lot size is calculated as each lot’s respective estimated buildout value as a percent of the total estimated buildout value for NIA #4.

The list of Parcels within the NIA #4 of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Administrative Expenses and the Annual Installment to be collected for 2024-25 are shown in the assessment roll summary attached hereto as Appendix G.

N. ANNUAL BUDGET – NIA #5A

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the NIA #5A Assessment shall be payable in thirty annual installments of principal and interest beginning with the issuance of the Neighborhood Improvement Area #5 Bonds (the “NIA #5 Bonds”) and will be assessed annually thereafter. Therefore, collection of the first Annual Installment was due

no later than January 31, 2023. As a result, twenty-seven (27) Annual Installments remain outstanding for NIA #5A Parcels.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the NIA #5 Bonds commencing with the issuance of the NIA #5 Bonds. The effective interest rate on the NIA #5 Bonds is 3.83 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #5 Bonds (3.83 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Trust Indenture capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the NIA #5 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment Plan and applicable Trust Indenture.

NIA #5A Annual Installments to be Collected for 2024-25

The budget for NIA #5A of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-N-1 on the following page.

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Table II-N-1
Budget for the NIA #5A
Annual Installments to be Collected for 2024-25

	NIA #5A Proportional Share of the NIA #5 Bonds
Interest payment on March 1, 2025	$137,527
Interest payment on September 1, 2025	$137,527
Principal payment on September 1, 2025	$58,000
Subtotal debt service on bonds	*$333,054*
Administrative expenses	$38,500
Excess interest for prepayment and delinquency reserves	$35,940
Subtotal Expenses	$407,494
Available reserve fund income	($26,534)
Available capitalized interest account	$0
Available Administrative Expense account	($10,000)
Subtotal funds available	*($36,534)*
Annual Installments	**$370,960**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2025 in the amount of $137,527 and on September 1, 2025 in the amount of $137,527, which equal interest on the outstanding NIA #5A Assessments balance of $7,188,000 for six months each and an effective interest rate of 3.83 percent. Annual Installments to be collected include a principal amount of $58,000 due on September 1, 2025. As a result, total principal and interest due for the NIA #5A Assessments in 2024-25 is estimated to be equal to $333,054.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-N-2 on the following page, the total NIA #5A administrative expenses to be collected for 2024-25 are estimated to be $38,500.

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Table II-N-2
Administrative Budget Breakdown
NIA #5A

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$23,000
Trustee	$2,500
Auditor	$2,000
Dissemination Agent	$2,000
Contingency	$3,000
Total	**$38,500**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $35,940, which equals 0.5 percent interest on the outstanding NIA #5A Assessments balance of $7,188,000.

Available Reserve Fund Income

As of June 30, 2024, the balance in the NIA #5 Reserve Fund was $1,715,802, which includes the NIA #5 Reserve Fund Requirement of $1,641,595 and $74,207 in excess funds. As a result, a pro rata portion of the excess funds in the amount of $26,534 for NIA #5A of the PID is anticipated to be available to pay a portion of the NIA #5 Bonds debt service for 2024-25.

Available Capitalized Interest Account

As of June 30, 2024, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no capitalized interest account credit available to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2024, the balance in the Administrative Expense Fund was $266,338. Based upon this balance, there is $10,000 anticipated to be available for NIA #5A of the PID to reduce NIA #5A's portion of the 2024-25 Annual Installment.

O. ANNUAL INSTALLMENTS PER UNIT - NIA #5A

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #5 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of the NIA #5A area.

The Annual Installment for 2024-25 will only be collected from the Assessed Property within NIA #5A that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #5A is determined using the percentage of Special Assessments for each Lot Type as shown in Table II-O-1 below.

Table II-O-1
Annual Installment Per Unit – NIA #5A

Lot Size	Total 2024-25 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
50'	$370,960	0.26%	$970.87
60'	$370,960	0.31%	$1,147.39
70’	$370,960	0.00%	$0.00

1 – Allocation percentage for each lot size is calculated as each lot’s respective estimated buildout value as a percent of the total estimated buildout value for NIA #5A.

The list of Parcels within the NIA #5A of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Administrative Expenses and the Annual Installment to be collected for 2024-25 are shown in the assessment roll summary attached hereto as Appendix H.

P. ANNUAL BUDGET – NIA #5B

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the NIA #5B Assessment shall be payable in thirty annual installments of principal and interest beginning with the issuance of the NIA #5 Bonds and will be assessed annually thereafter. Therefore, collection of the first Annual Installment was due no later than January 31, 2023. As a result, twenty-seven (27) Annual Installments remain outstanding for NIA #5B Parcels.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the NIA #5 Bonds commencing with the issuance of the NIA #5 Bonds. The effective interest rate on the NIA #5 Bonds is 3.82 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #5 Bonds (3.82 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an

applicable Trust Indenture capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the NIA #5 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment Plan and applicable Trust Indenture.

NIA #5B Annual Installments to be Collected for 2024-25

The budget for NIA #5B of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-P-1 below.

Table II-P-1
Budget for the NIA #5B
Annual Installments to be Collected for 2024-25

	NIA #5B Proportional Share of the NIA #5 Bonds
Interest payment on March 1, 2025	$253,376
Interest payment on September 1, 2025	$253,376
Principal payment on September 1, 2025	$114,000
Subtotal debt service on bonds	*$620,753*
Administrative expenses	$70,000
Excess interest for prepayment and delinquency reserves	$66,320
Subtotal Expenses	$757,073
Available reserve fund income	($47,673)
Available capitalized interest account	$0
Available Administrative Expense account	($20,000)
Subtotal funds available	*($67,673)*
Annual Installments	**$689,400**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2025 in the amount of $253,376 and on September 1, 2025 in the amount of $253,376, which equal interest on the outstanding NIA #5B Assessments balance of $13,264,000 for six months each and an effective interest rate of 3.82 percent. Annual Installments to be collected include a principal amount of $114,000 due on September 1, 2025. As a result, total principal and interest due for the NIA #5B Assessments in 2024-25 is estimated to be equal to $620,753.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-P-2 below, the total NIA #5B administrative expenses to be collected for 2024-25 are estimated to be $70,000.

Table II-P-2
Administrative Budget Breakdown
NIA #5B

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$50,000
Trustee	$2,500
Auditor	$2,000
Dissemination Agent	$2,000
Contingency	$7,500
Total	**$70,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $66,320, which equals 0.5 percent interest on the outstanding NIA #5B Assessments balance of $13,264,000.

Available Reserve Fund Income

As of June 30, 2024, the balance in the NIA #5 Reserve Fund was $1,715,802, which includes the NIA #5 Reserve Fund Requirement of $1,641,595 and $74,207 in excess funds. As a result, a pro rata portion of the excess funds in the amount of $47,673 for NIA #5B of the PID is anticipated to be available to pay a portion of the NIA #5 Bonds debt service for 2024-25.

Available Capitalized Interest Account

As of June 30, 2024, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no capitalized interest account credit available to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2024, the balance in the Administrative Expense Fund was $266,338. Based upon this balance, there is $20,000 anticipated to be available for NIA #5B of the PID to reduce NIA #5B's portion of the 2024-25 Annual Installment.

Q. Annual Installments Per Unit - NIA #5B

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #5 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of the NIA #5B area.

The Annual Installment for 2024-25 will only be collected from the Assessed Property within NIA #5B that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #5B is determined using the percentage of Special Assessments for each Lot Type as shown in Table II-Q-1 below.

Table II-Q-1
Annual Installment Per Unit – NIA #5B

Lot Size	Total 2024-25 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
50'	$689,400	0.14%	$955.61
60'	$689,400	0.16%	$1,129.36
70’	$689,400	0.18%	$1,245.19

1 – Allocation percentage for each lot size is calculated as each lot’s respective estimated buildout value as a percent of the total estimated buildout value for NIA #5A.

The list of Parcels within the NIA #5B of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Administrative Expenses and the Annual Installment to be collected for 2024-25 are shown in the assessment roll summary attached hereto as Appendix I.

R. Bond Redemption Related Updates

NIA #1 Bonds

The NIA #1 Bonds were issued in October 2015. Pursuant to Section 4.3 of the NIA #1 Trust Indenture, the City reserves the right and option to redeem the NIA #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **March 1, 2023**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #1 Bonds is warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

NIA #2-5 Major Improvement Bonds

The NIA #2-5 Major Improvement Bonds were issued in October 2015. Pursuant to Section 4.3 of the NIA #2-5 Major Improvement Trust Indenture, the City reserves the right and option to redeem the NIA #2-5 Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **March 1, 2023**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #2-5 Bonds is warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

NIA #2-3 Bonds

The NIA #2-3 Bonds were issued in September 2019. Pursuant to Section 4.3 of the NIA #2-3 Bonds' Trust Indenture, the City reserves the right and option to redeem the NIA #2-3 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2029**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #2-3 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

NIA #4 Bonds

The NIA #4 Bonds were issued in September 2020. Pursuant to Section 4.3 of the NIA #4 Bonds' Trust Indenture, the City reserves the right and option to redeem the NIA #4 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2030**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #4 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

NIA #5 Bonds

The NIA #5 Bonds were issued in January 2022. Pursuant to Section 4.3 of the NIA #5 Bonds' Trust Indenture, the City reserves the right and option to redeem the NIA #5 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2031**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #5 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

The Updated Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

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

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The summary of updated Assessment Rolls is shown in Appendix C-1, Appendix D-1, Appendix E, Appendix F, Appendix G, Appendix H, and Appendix I of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Updated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the new subdivided Lot
B = the Assessment for the Parcel prior to subdivision
C = the sum of the estimated As-Built Assessed Value of all new subdivided Lots with same Lot Type
D = the sum of the estimated As-Built Assessed Value for all of the new subdivided Lots excluding Non-Benefitted Property
E = the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an estimated As-Built Assessed Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact future as-built Lot value and any other information available to the Developer. The calculation of the estimated As-Built Lot value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Developer, homebuilders, third party consultants, and/or the Official Public Records of Denton County, Texas regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

According to the Developer and the Denton Central Appraisal District records, NIA #1 of the PID was completely subdivided and final plat recorded in September 2017. As a result, the NIA #1 Assessments were allocated proportionally to each Lot Type and officially recognized in the Denton County roll for 2018.

According to the Developer and the Denton Central Appraisal District records, NIA #2 of the PID was completely subdivided and final plat recorded in July 2018. As a result, the NIA #2 Assessments were allocated proportionally to each Lot Type and officially recognized in the Denton County roll for 2019.

According to the Developer and the Denton Central Appraisal District records, NIA #3 of the PID was completely subdivided and final plats recorded in June 2019 and September 2019. As a result, the NIA #3 Assessments were allocated proportionally to each Lot Type and officially recognized in the Denton County roll for 2020.

According to the Developer and the Denton Central Appraisal District records, NIA #4 of the PID was completely subdivided and final plats recorded. As a result, the NIA #4 Assessments were allocated proportionally to each Lot Type and officially recognized in the Denton County roll for 2021.

According to the Developer, the estimated number of units to be constructed in NIAs #2-5 is 1,835, which is an increase by approximately two (2) units from the NIAs #2-5 Lots assessed in 2021-22.

According to the Developer and the Denton Central Appraisal District records, NIA #5A of the PID was completely subdivided and final plats recorded. As a result, the NIA #5A Assessments were allocated proportionally to each Lot Type and officially recognized in the Denton County roll for 2022.

According to the Developer and the Denton Central Appraisal District records, subphase #8A and subphase #8B within NIA #5B of the PID was subdivided and final plats recorded. As a result, the NIA #5B Assessments and the NIA #2-5 Assessments were allocated proportionally to each Lot Type and officially recognized in the Denton County roll for 2023.

According to the Developer and the Denton Central Appraisal District records, subphases #4A, #4C, 5, and 7 within NIA #5B of the PID were subdivided and final plats recorded in 2023. As a result, the NIA #5B Assessments and the NIA #2-5 Assessments were allocated proportionally to each Lot Type and officially recognized in the Denton County roll for 2024.

Table IV-A-1 below shows a summary of the NIA #5B Assessment allocation prior to and after the subdivision for 529 NIA #5B Parcels.

Table IV-A-1
NIA #5B Assessment Reallocation
Prior to & After Subdivision of NIA #5B Parcels

Prior to Subdivision			After Subdivision				
Parcel	**Projected Number of Units[1]**	**PID Special Assessments**	**Parcel**	**Projected Number of Units[1]**	**PID Special Assessments**	**Allocation Percentage of Annual Installments[2]**	**2023-24 Annual Installments[3]**
NIA #5B (52810, 52744, 660188, 751235, 751236)	529	$10,880,525	Various (70' Lots)	65	$1,557,226	14.31%	$267,658
			Various (60' Lots)	237	$5,149,710	47.33%	$267,658
			Various (50' Lots)	227	$4,173,589	38.36%	$216,923
Total	**529**	**$10,880,525**		**529**	**$10,880,525**	**100.00%**	**$752,238**

Table IV-A-2 below shows a summary of the NIA #2-5 Assessment allocation prior to and after the subdivision for 529 NIA #5B Parcels.

Table IV-A-2
NIA #2-5 Assessment Reallocation
Prior to & After Subdivision of NIA #5B Parcels

Prior to Subdivision			After Subdivision				
Parcel	**Projected Number of Units[1]**	**PID Special Assessments**	**Parcel**	**Projected Number of Units[1]**	**PID Special Assessments**	**Allocation Percentage of Annual Installments[2]**	**2024-25 Annual Installments[3]**
NIA #5B (52810, 52744, 660188, 751235, 751236)	529	$4,138,597	Various (70' Lots)	65	$592,212	14.31%	$68,412
			Various (60' Lots)	237	$1,940,028	46.88%	$223,971
			Various (50' Lots)	227	$1,606,357	38.81%	$185,218
Total	**529**	**$4,138,597**		**529**	**$4,138,597**	**100.00%**	**$477,601**

The NIA #5B Assessments allocated to each Parcel are shown in Appendix I of this report.

B. Prepayment of Assessments

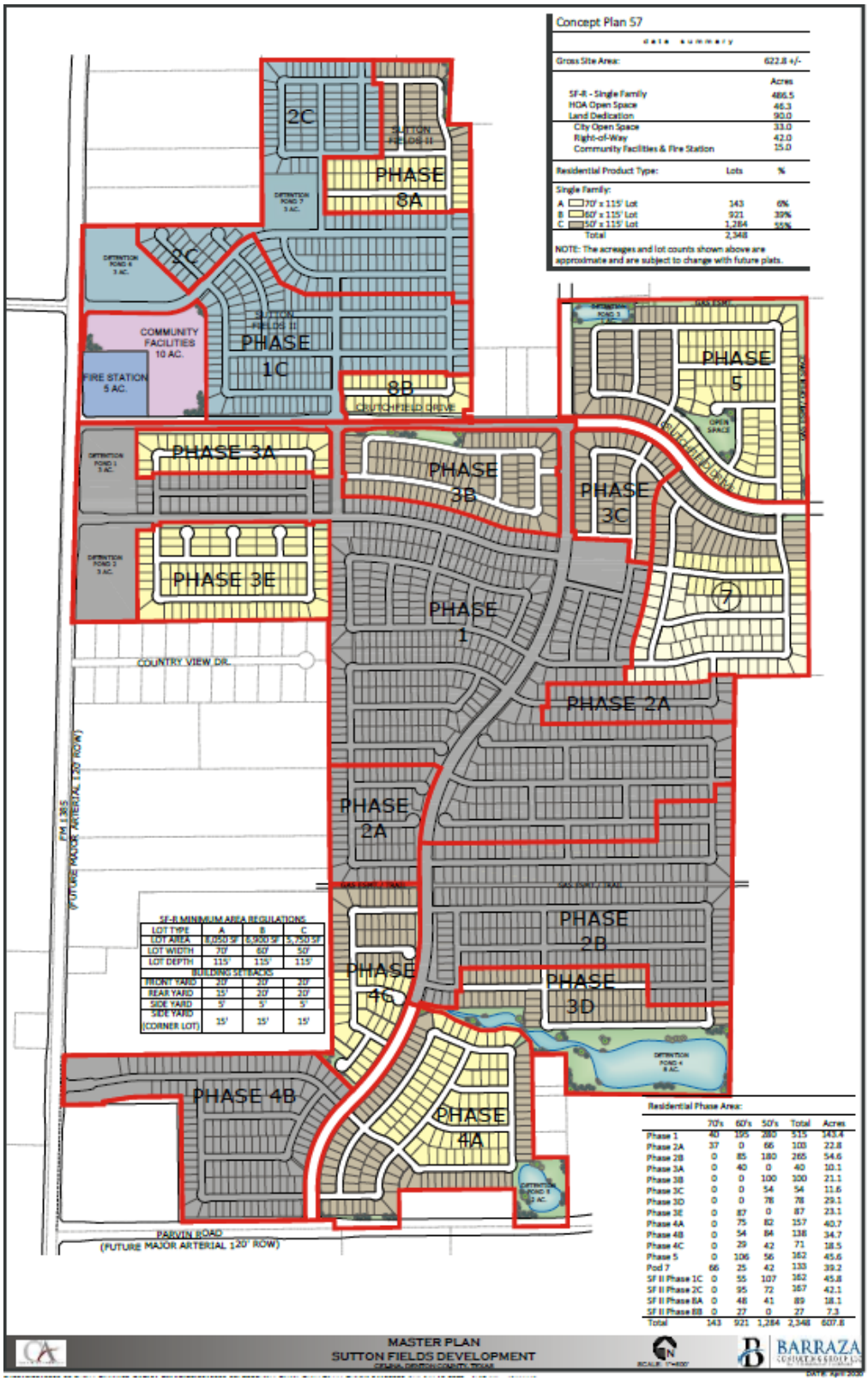
As of June 30, 2024, thirteen (13) Parcels have prepaid their NIA #1 Assessment in full and four (4) Parcels have prepaid their NIA #3 Assessment and respective NIA #2-5 Assessment in full.

Refer to Appendix B of this report for additional details regarding prepaid Assessments within the PID.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

APPENDIX A
PID MAP

APPENDIX A
Updated Concept Plan



APPENDIX B
PREPAID PARCELS

APPENDIX B
LIST OF PREPAID PARCELS

Parcel ID	Phase	Full/Partial
716230	NIA #1	Full
716503	NIA #1	Full
761515	NIA #1	Full
723422	NIA #1	Full
723423	NIA #1	Full
716316	NIA #1	Full
716248	NIA #1	Full
723288	NIA #1	Full
723424	NIA #1	Full
716239	NIA #1	Full
716513	NIA #1	Full
723253	NIA #1	Full
723394	NIA #1	Full
757489	NIA #3	Full
757468	NIA #3	Full
769662	NIA #3	Full
757473	NIA #3	Full
757489	NIA #2-5	Full
757468	NIA #2-5	Full
769662	NIA #2-5	Full
757473	NIA #2-5	Full

APPENDIX C-1
NIA #1 ASSESSMENT ROLL – 2024-25

Sutton Fields PID II
NIA #1 Assessment Roll
2024-25

Parcel	Estimated No. of units	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2024-25 Annual Installments
715978	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($364.10)	$1,530.92
715979	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($279.13)	$1,615.88
715980	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($369.94)	$1,525.07
715981	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($299.22)	$1,595.79
715982	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($311.49)	$1,583.52
715983	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($352.88)	$1,542.14
715984	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($247.65)	$1,647.36
715985	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($348.72)	$1,546.29
715986	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($402.13)	$1,492.88
715987	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($344.37)	$1,550.64
715988	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($364.91)	$1,530.11
715989	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($347.91)	$1,547.10
715990	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($332.86)	$1,562.16
715991	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($331.68)	$1,563.34
715992	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($361.67)	$1,533.34
715993	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($355.35)	$1,539.66
715994	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($324.88)	$1,570.13
715995	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($277.78)	$1,617.23
715996	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($344.01)	$1,551.01
715997	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($360.86)	$1,534.15
715998	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($356.00)	$1,539.01
715999	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($320.35)	$1,574.66
716000	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($355.96)	$1,539.06
716001	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($337.80)	$1,557.22
716002	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($357.25)	$1,537.76
716003	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($285.25)	$1,609.77
716004	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($352.72)	$1,542.29
716005	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($292.65)	$1,602.37
716006	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($412.36)	$1,482.65
716007	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
716008	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
716009	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($68.25)	$2,010.96
716010	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($428.85)	$1,650.37
716011	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($302.79)	$1,776.43
716012	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($396.05)	$1,683.16
716013	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
716048	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
716049	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($306.19)	$1,773.03
716050	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($382.19)	$1,697.03
716051	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($446.48)	$1,632.74
716052	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($298.14)	$1,781.07
716053	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
716054	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($68.13)	$2,011.08
716055	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($435.12)	$1,644.10
716056	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($382.71)	$1,696.50
716057	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($535.66)	$1,543.55
716058	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($343.50)	$1,735.72
716059	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($498.65)	$1,580.56
716060	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($585.79)	$1,493.43
716061	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($300.44)	$1,778.78
716062	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($392.51)	$1,686.70
716063	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($606.19)	$1,473.02
716064	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($368.14)	$1,711.07
716065	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($408.64)	$1,670.57
716066	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($451.47)	$1,627.74
716067	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($508.17)	$1,571.05
716068	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($392.24)	$1,686.97
716069	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
716101	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($289.83)	$1,789.39
716102	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($463.95)	$1,615.27
716103	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($491.84)	$1,587.37
716104	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($377.02)	$1,702.20
716105	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($422.02)	$1,657.19
716106	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($395.65)	$1,683.57
716107	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($68.17)	$2,011.05
716108	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($386.22)	$1,692.99
716109	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($582.27)	$1,496.95
716110	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($550.42)	$1,528.79
716111	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($508.50)	$1,570.72
716112	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($382.31)	$1,696.91
716113	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($268.86)	$1,810.35
716114	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($390.10)	$1,689.11
716115	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($387.59)	$1,691.63
716116	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($438.55)	$1,456.47
716117	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($371.66)	$1,523.36
716118	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($232.54)	$1,662.47
716119	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($350.76)	$1,544.26
716120	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($283.20)	$1,611.82
716121	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($354.95)	$1,540.06
716122	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($331.88)	$1,563.14
716123	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($344.68)	$1,550.34
716124	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($471.96)	$1,423.05
716125	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($369.99)	$1,525.02
716126	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($317.65)	$1,577.37
716127	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
716157	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($414.27)	$1,480.74
716158	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($251.55)	$1,643.46
716159	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($331.43)	$1,563.59
716160	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($490.34)	$1,404.67
716161	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($317.16)	$1,577.86

Parcel	Estimated No. of units	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2024-25 Annual Installments
716162	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($358.66)	$1,536.35
716163	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($390.80)	$1,504.21
716164	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	$0.00	$1,895.01
716165	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($346.64)	$1,548.38
716166	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($285.98)	$1,609.03
716167	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($360.74)	$1,534.27
716168	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($309.06)	$1,585.95
716169	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($336.78)	$1,558.24
716170	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($322.67)	$1,572.35
716171	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($317.68)	$1,577.33
716172	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($259.38)	$1,635.63
716173	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($272.96)	$1,622.06
716174	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($388.61)	$1,506.40
716175	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($329.30)	$1,565.72
716176	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($335.11)	$1,559.90
716177	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($347.91)	$1,547.10
716178	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($348.88)	$1,546.13
716179	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($335.62)	$1,559.40
716205	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($308.43)	$1,586.58
716206	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($384.33)	$1,510.69
716207	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($263.49)	$1,631.52
716208	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($367.70)	$1,527.31
716209	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($346.29)	$1,548.72
716210	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($320.88)	$1,574.13
716211	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($250.42)	$1,644.60
716212	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($271.99)	$1,623.03
716213	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	$0.00	$1,895.01
716214	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($366.49)	$1,528.53
716215	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($340.63)	$1,554.39
716216	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($339.82)	$1,555.19
716217	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($313.27)	$1,581.74
716218	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($351.27)	$1,543.74
716219	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($351.15)	$1,543.87
716220	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($307.53)	$1,587.49
716221	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($285.38)	$1,609.64
716222	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($273.38)	$1,621.63
716223	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($370.57)	$1,524.44
716224	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($373.00)	$1,522.02
716225	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($286.06)	$1,608.95
716226	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($368.95)	$1,526.06
716227	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($356.10)	$1,538.91
716228	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
716229	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($393.22)	$1,501.80
716230	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
716231	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($321.88)	$1,573.13
716232	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($278.75)	$1,616.26
716233	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($267.71)	$1,627.30
716234	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($299.40)	$1,595.62
716235	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($303.59)	$1,591.42
716236	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	$0.00	$1,895.01
716237	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($302.93)	$1,592.09
716238	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($316.95)	$1,578.06
716239	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
716240	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($242.48)	$1,652.54
716241	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($347.91)	$1,547.10
716242	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($258.62)	$1,636.40
716243	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($373.95)	$1,521.07
716244	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($302.40)	$1,592.62
716245	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($452.31)	$1,442.71
716246	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($317.16)	$1,577.86
716247	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($279.42)	$1,615.60
716248	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
716249	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($336.45)	$1,558.57
716250	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($356.77)	$1,538.24
716272	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($418.69)	$1,476.32
716273	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($270.92)	$1,624.10
716274	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($279.02)	$1,615.99
716275	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($350.32)	$1,544.70
716276	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($385.43)	$1,509.58
716277	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($329.73)	$1,565.29
716278	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($361.47)	$1,533.55
716279	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($390.41)	$1,504.60
716280	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($280.95)	$1,614.06
716281	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($249.63)	$1,645.39
716282	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($315.28)	$1,579.73
716304	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($372.89)	$1,522.12
716305	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($466.00)	$1,429.02
716306	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($336.58)	$1,558.43
716307	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($361.67)	$1,533.35
716308	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($338.20)	$1,556.81
716309	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($291.26)	$1,603.75
716310	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($249.57)	$1,645.45
716311	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($367.22)	$1,527.79
716312	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($377.85)	$1,517.16
716313	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($345.48)	$1,549.53
716314	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($342.25)	$1,552.77
716315	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($361.79)	$1,533.23
716316	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
716317	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($264.77)	$1,630.24
716318	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($352.77)	$1,542.25
716319	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($356.81)	$1,538.20
716320	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($287.39)	$1,607.62
716321	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($330.11)	$1,564.91
716322	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($362.02)	$1,532.99

Parcel	Estimated No. of units	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2024-25 Annual Installments
716323	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($342.33)	$1,552.68
716324	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($406.49)	$1,488.52
716325	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($504.41)	$1,390.60
716326	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($433.10)	$1,461.91
716327	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($331.93)	$1,563.08
716328	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($262.06)	$1,632.95
716329	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($317.35)	$1,577.66
716330	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($366.10)	$1,528.92
716331	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
716332	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($322.11)	$1,572.91
716333	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($343.87)	$1,551.14
716334	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($250.01)	$1,645.01
716335	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($278.59)	$1,616.43
716336	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($278.60)	$1,616.42
716337	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($343.71)	$1,551.31
716338	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($437.89)	$1,457.13
716339	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($394.04)	$1,500.97
716340	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($368.17)	$1,526.84
716341	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($353.43)	$1,541.58
716342	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($339.70)	$1,555.32
716343	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($476.80)	$1,418.21
716344	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($360.30)	$1,534.71
716345	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($489.14)	$1,405.88
716346	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($482.02)	$1,413.00
716347	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($296.23)	$1,598.78
716348	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	$0.00	$1,895.01
716349	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($412.50)	$1,482.51
716351	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($379.15)	$1,515.87
716352	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($290.86)	$1,604.15
716353	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($508.16)	$1,386.86
716354	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($416.70)	$1,478.32
716355	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($369.76)	$1,525.25
716376	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($294.43)	$1,600.59
716377	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($490.68)	$1,404.33
716378	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($404.56)	$1,490.45
716379	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($326.87)	$1,568.14
716380	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($283.75)	$1,611.26
716381	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($366.53)	$1,528.49
716382	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($461.21)	$1,433.80
716383	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($260.02)	$1,635.00
716384	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($424.30)	$1,470.72
716385	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($312.81)	$1,582.21
716386	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($280.59)	$1,614.43
716387	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($386.47)	$1,508.55
716388	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($438.55)	$1,456.47
716409	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($343.63)	$1,551.38
716410	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($369.84)	$1,525.17
716411	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($382.13)	$1,512.88
716412	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($379.37)	$1,515.64
716413	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($349.81)	$1,545.20
716414	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($310.09)	$1,584.92
716415	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($359.30)	$1,535.72
716436	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($348.46)	$1,546.55
716437	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($341.44)	$1,553.58
716438	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($318.78)	$1,576.24
716439	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($346.84)	$1,548.17
716440	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($350.21)	$1,544.81
716441	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($472.97)	$1,422.05
716442	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($300.03)	$1,594.99
716443	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($334.82)	$1,560.20
716444	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($371.54)	$1,523.48
716445	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($429.67)	$1,465.35
716446	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($344.07)	$1,550.94
716447	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($292.68)	$1,602.33
716448	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	$0.00	$1,895.01
716449	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($331.24)	$1,563.77
716450	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($275.11)	$1,619.91
716451	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($403.22)	$1,491.80
716452	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($393.48)	$1,501.53
3659896	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($344.61)	$1,550.41
716454	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($272.34)	$1,622.67
716455	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($275.83)	$1,619.18
716456	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($272.34)	$1,622.67
716457	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($299.70)	$1,595.31
716458	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($369.17)	$1,525.85
716459	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($364.33)	$1,530.69
716460	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($414.71)	$1,480.31
716461	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($387.20)	$1,507.81
716462	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($481.44)	$1,413.57
716463	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($326.06)	$1,568.95
716464	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($366.60)	$1,528.41
716465	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($455.65)	$1,439.36
716466	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($367.89)	$1,527.12
716467	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($337.31)	$1,557.70
716487	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($266.60)	$1,628.41
716488	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($370.34)	$1,524.68
716489	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($337.02)	$1,557.99
716490	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($354.46)	$1,540.56
716491	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($295.75)	$1,599.27
716492	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($427.27)	$1,467.74
716493	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($339.01)	$1,556.00
716494	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($351.22)	$1,543.80
716495	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($291.46)	$1,603.56
716496	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($362.92)	$1,532.09

Parcel	Estimated No. of units	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2024-25 Annual Installments
716497	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($272.22)	$1,622.80
716498	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($317.68)	$1,577.34
716499	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($296.94)	$1,598.07
716500	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($358.26)	$1,536.76
716501	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($297.02)	$1,598.00
716502	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($280.21)	$1,614.80
716503	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
716504	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($478.84)	$1,416.17
716505	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($353.58)	$1,541.44
716506	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($326.45)	$1,568.57
716507	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($385.95)	$1,509.07
716508	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($342.77)	$1,552.25
716509	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($355.01)	$1,540.01
716510	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($327.10)	$1,567.91
716511	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($358.03)	$1,536.98
716512	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($361.67)	$1,533.34
716513	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
716514	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($376.24)	$1,518.78
716515	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
716533	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($304.98)	$1,590.04
716534	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($378.66)	$1,516.35
716535	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($266.49)	$1,628.53
716536	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($392.42)	$1,502.59
716537	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
716553	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($380.20)	$1,514.81
716554	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($264.73)	$1,630.28
716555	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($343.98)	$1,551.04
716556	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($385.86)	$1,509.16
716557	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($351.96)	$1,543.06
716558	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($439.50)	$1,455.52
716559	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($360.52)	$1,534.49
716560	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($387.47)	$1,507.55
716561	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($358.43)	$1,536.58
716562	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($264.08)	$1,630.94
716563	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($334.15)	$1,560.86
716564	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($423.23)	$1,471.79
716565	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($500.99)	$1,394.02
716566	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($75.50)	$1,819.52
716567	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($420.10)	$1,474.91
716568	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($479.82)	$1,415.19
716569	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($385.49)	$1,509.53
716570	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($323.35)	$1,571.66
716571	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($280.60)	$1,614.41
716572	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($271.47)	$1,623.55
716573	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($342.77)	$1,552.25
716574	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($354.77)	$1,540.25
716575	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($413.20)	$1,481.82
716576	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($490.42)	$1,404.59
716577	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($420.76)	$1,474.26
716578	1	50	$19,034	0.19%	$415.96	$1,295.96	$87.92	$95.17	($375.18)	$1,519.84
723226	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($483.35)	$1,595.86
723227	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	$0.00	$2,079.22
723228	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($400.46)	$1,678.76
723229	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($406.30)	$1,672.92
723230	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($372.35)	$1,706.87
723231	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($362.48)	$1,716.74
723232	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($373.95)	$1,705.27
723233	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($368.31)	$1,710.91
723234	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($489.17)	$1,590.04
723235	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($489.92)	$1,589.29
723236	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($345.33)	$1,733.88
723237	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($333.14)	$1,746.07
723238	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($355.77)	$1,723.45
723239	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($373.30)	$1,705.91
723240	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($507.32)	$1,571.89
723241	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($376.48)	$1,702.74
723242	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($357.18)	$1,722.03
723243	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($480.26)	$1,598.95
723244	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($529.19)	$1,550.03
723245	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($302.71)	$1,776.51
723246	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($309.21)	$1,770.01
723247	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($485.49)	$1,593.73
723248	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($375.78)	$1,703.44
723249	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($382.02)	$1,697.20
723250	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($417.95)	$1,661.26
723251	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($374.11)	$1,705.10
723252	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	$0.00	$2,079.22
723253	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
723254	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	PREPAID	$2,079.22
723255	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($384.73)	$1,694.48
723256	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($377.25)	$1,701.97
723257	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($338.20)	$1,741.02
723258	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($357.62)	$1,721.59
723259	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($384.33)	$1,694.89
723260	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($371.86)	$1,707.36
723261	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($371.24)	$1,707.98
723262	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	$0.00	$2,079.22
723263	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
723264	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($320.55)	$1,758.67
723265	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($563.61)	$1,515.60
723266	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($514.53)	$1,564.68
723267	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($545.35)	$1,533.87
723268	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($435.70)	$1,887.70
723269	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($401.77)	$1,921.62

Parcel	Estimated No. of units	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2024-25 Annual Installments
723270	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($392.94)	$1,930.46
723271	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($417.74)	$1,661.47
723272	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($423.59)	$1,655.62
723273	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($415.57)	$1,663.65
723274	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($376.92)	$1,702.29
723275	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($373.81)	$1,705.41
723276	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($412.65)	$1,666.56
723277	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($521.82)	$1,557.39
723278	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($412.98)	$1,666.24
723279	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($413.87)	$1,665.35
723280	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($538.09)	$1,541.13
723281	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($513.50)	$1,565.72
723282	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($532.71)	$1,546.50
723283	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($425.12)	$1,654.10
723284	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($485.79)	$1,593.43
723285	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($364.63)	$1,714.59
723286	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($495.74)	$1,583.47
723287	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($437.75)	$1,641.46
723288	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
723289	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($375.59)	$1,703.63
723290	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($521.90)	$1,557.31
723291	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($366.74)	$1,712.48
723292	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($419.74)	$1,659.47
723293	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($365.19)	$1,714.03
723294	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($372.85)	$1,706.37
723295	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($374.78)	$1,704.44
723296	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($364.79)	$1,714.43
723297	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($405.01)	$1,674.20
723298	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	$0.00	$2,079.22
723299	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($388.38)	$1,690.84
723300	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($352.40)	$1,726.81
723301	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($414.27)	$1,664.94
723302	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($386.32)	$1,692.90
723303	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($482.26)	$1,596.95
723304	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($403.05)	$1,676.16
723305	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($360.86)	$1,718.36
723306	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($492.26)	$1,586.96
723307	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($408.09)	$1,671.12
723308	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($283.91)	$1,795.31
723309	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($497.80)	$1,581.42
723310	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($384.18)	$1,695.04
723311	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($393.39)	$1,685.82
723312	1	60	$10,442	0.10%	$228.20	$710.97	$48.23	$52.21	($188.60)	$851.00
992893			$10,442	0.10%	$228.20	$710.97	$48.23	$52.21	($88.23)	$951.38
723313	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
723314	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($70.56)	$2,008.65
723315	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($330.55)	$1,748.67
723316	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($573.17)	$1,506.04
723317	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($510.83)	$1,568.38
723318	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($414.45)	$1,664.76
723319	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($396.47)	$1,682.75
723320	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($497.63)	$1,581.59
723321	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($361.67)	$1,717.55
723322	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($510.83)	$1,568.38
723323	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($380.88)	$1,698.34
723324	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($431.62)	$1,647.60
723325	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($390.76)	$1,688.46
723326	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($381.43)	$1,697.78
723327	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($392.64)	$1,686.57
723328	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($406.06)	$1,673.16
723329	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($520.88)	$1,558.34
723330	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($432.56)	$1,646.65
723331	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($408.53)	$1,670.69
723332	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($498.04)	$1,581.17
723333	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($391.13)	$1,688.09
723334	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($392.51)	$1,686.70
723335	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($485.71)	$1,593.50
723336	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($535.66)	$1,543.55
723337	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($376.24)	$1,702.98
723338	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($411.48)	$1,667.74
723339	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($350.04)	$1,729.18
723340	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($361.90)	$1,717.31
723341	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($359.24)	$1,719.97
723342	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($362.48)	$1,716.74
723343	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($439.99)	$1,639.22
723344	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($467.63)	$1,611.58
723345	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($453.93)	$1,625.29
723346	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($482.26)	$1,596.95
723347	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($394.14)	$1,685.08
723348	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($449.77)	$1,629.44
723349	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($346.41)	$1,732.80
723350	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($385.00)	$1,694.21
723351	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($543.56)	$1,535.66
723352	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($360.93)	$1,718.29
723353	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($531.77)	$1,547.45
723354	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($442.70)	$1,636.51
723355	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($514.62)	$1,564.60
723356	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($437.74)	$1,641.48
723357	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($522.98)	$1,556.24
723358	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($404.50)	$1,674.71
723359	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($366.94)	$1,712.27
723360	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($380.60)	$1,698.62
723361	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($375.54)	$1,703.67
723362	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($387.14)	$1,692.08

Parcel	Estimated No. of units	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2024-25 Annual Installments
723363	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($378.55)	$1,700.67
723364	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($473.00)	$1,606.21
723365	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($394.93)	$1,684.29
723366	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($503.79)	$1,575.42
723367	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($510.90)	$1,568.32
723368	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($364.40)	$1,714.82
723369	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($530.81)	$1,548.41
723370	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($375.62)	$1,703.60
723371	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($530.20)	$1,549.01
723372	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($293.01)	$1,786.20
723373	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($412.94)	$1,666.28
723374	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($364.67)	$1,714.54
723375	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($302.62)	$1,776.59
723376	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($412.98)	$1,666.24
723377	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($414.27)	$1,664.94
723378	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($356.98)	$1,722.23
723379	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($347.40)	$1,731.82
723380	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($379.88)	$1,699.33
723381	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($386.72)	$1,692.50
723382	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($87.76)	$1,991.45
723383	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($482.25)	$1,596.96
723384	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($381.61)	$1,697.61
723385	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($489.02)	$1,590.20
723386	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($387.63)	$1,691.59
723387	1	60	$20,884	0.21%	$456.39	$1,421.94	$96.46	$104.42	($384.76)	$1,694.46
723388	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($529.34)	$1,794.06
723389	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($472.42)	$1,850.98
723390	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
723391	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($349.46)	$1,973.94
723392	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($514.23)	$1,809.17
723393	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($524.46)	$1,798.94
723394	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00	$0.00
723395	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($411.42)	$1,911.97
723396	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($376.16)	$1,947.24
723397	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($437.99)	$1,885.41
723398	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($414.74)	$1,908.66
723399	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($404.56)	$1,918.84
723400	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($481.45)	$1,841.95
723401	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($407.76)	$1,915.64
723402	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	$0.00	$2,323.40
723403	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($376.33)	$1,947.06
723404	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($571.69)	$1,751.70
723405	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($527.38)	$1,796.01
723406	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
723407	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($505.04)	$1,818.35
723408	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($435.39)	$1,888.01
723409	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($422.45)	$1,900.95
723410	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($416.57)	$1,906.82
723411	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($430.04)	$1,893.35
723412	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($449.93)	$1,873.46
723413	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($383.78)	$1,939.62
723414	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($467.03)	$1,856.37
723415	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($511.40)	$1,811.99
723416	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($374.51)	$1,948.89
723417	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($553.85)	$1,769.54
723418	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($425.60)	$1,897.79
723419	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($581.83)	$1,741.56
723420	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($425.60)	$1,897.79
723421	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($417.20)	$1,906.20
723422	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
723423	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
723424	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
723425	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($449.57)	$1,873.83
723426	1	70	$23,337	0.23%	$509.99	$1,588.93	$107.79	$116.68	($402.94)	$1,920.45
723427	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	515		**$10,067,037**	**100.00%**	**$220,000.00**	**$685,433.53**	**$46,500.00**	**$50,335.19**	**($185,240.01)**	**$817,029.70**

APPENDIX C-2
NIA #1 TIRZ CREDIT CALCULATION – 2024-25

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
715978	$0.56	$2,754.69	$2,754.13	($364.10)	($364.10)
715979	$0.56	$2,112.00	$2,111.44	($279.13)	($279.13)
715980	$0.56	$2,798.92	$2,798.36	($369.94)	($369.94)
715981	$0.56	$2,263.97	$2,263.41	($299.22)	($299.22)
715982	$0.56	$2,356.79	$2,356.23	($311.49)	($311.49)
715983	$0.56	$2,669.81	$2,669.25	($352.88)	($352.88)
715984	$0.56	$1,873.88	$1,873.32	($247.65)	($247.65)
715985	$0.56	$2,638.38	$2,637.82	($348.72)	($348.72)
715986	$0.56	$3,042.41	$3,041.85	($402.13)	($402.13)
715987	$0.56	$2,605.49	$2,604.93	($344.37)	($344.37)
715988	$0.56	$2,760.81	$2,760.25	($364.91)	($364.91)
715989	$0.56	$2,632.26	$2,631.70	($347.91)	($347.91)
715990	$0.56	$2,518.40	$2,517.84	($332.86)	($332.86)
715991	$0.56	$2,509.45	$2,508.89	($331.68)	($331.68)
715992	$0.56	$2,736.33	$2,735.77	($361.67)	($361.67)
715993	$0.56	$2,688.55	$2,687.99	($355.35)	($355.35)
715994	$0.56	$2,458.04	$2,457.48	($324.88)	($324.88)
715995	$0.56	$2,101.78	$2,101.22	($277.78)	($277.78)
715996	$0.56	$2,602.73	$2,602.17	($344.01)	($344.01)
715997	$0.56	$2,730.21	$2,729.65	($360.86)	($360.86)
715998	$0.56	$2,693.48	$2,692.92	($356.00)	($356.00)
715999	$0.56	$2,423.81	$2,423.25	($320.35)	($320.35)
716000	$0.56	$2,693.13	$2,692.57	($355.96)	($355.96)
716001	$0.56	$2,555.75	$2,555.19	($337.80)	($337.80)
716002	$0.56	$2,702.92	$2,702.36	($357.25)	($357.25)
716003	$0.56	$2,158.25	$2,157.69	($285.25)	($285.25)
716004	$0.56	$2,668.64	$2,668.08	($352.72)	($352.72)
716005	$0.56	$2,214.24	$2,213.68	($292.65)	($292.65)
716006	$0.56	$3,119.78	$3,119.22	($412.36)	($412.36)
716007	$0.00	$0.00	$0.00	$0.00	$0.00
716008	$0.00	$0.00	$0.00	$0.00	$0.00
716009	$0.56	$516.84	$516.28	($68.25)	($68.25)
716010	$0.56	$3,244.48	$3,243.92	($428.85)	($428.85)
716011	$0.56	$2,290.94	$2,290.38	($302.79)	($302.79)
716012	$0.56	$2,996.42	$2,995.86	($396.05)	($396.05)
716013	$0.00	$0.00	$0.00	$0.00	$0.00
716048	$0.00	$0.00	$0.00	$0.00	$0.00
716049	$0.56	$2,316.66	$2,316.10	($306.19)	($306.19)
716050	$0.56	$2,891.52	$2,890.96	($382.19)	($382.19)
716051	$0.56	$3,377.84	$3,377.28	($446.48)	($446.48)
716052	$0.56	$2,255.79	$2,255.23	($298.14)	($298.14)
716053	$0.00	$0.00	$0.00	$0.00	$0.00
716054	$0.56	$515.92	$515.36	($68.13)	($68.13)
716055	$0.56	$3,291.90	$3,291.34	($435.12)	($435.12)
716056	$0.56	$2,895.49	$2,894.93	($382.71)	($382.71)
716057	$0.56	$4,052.46	$4,051.90	($535.66)	($535.66)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
716058	$0.56	$2,598.88	$2,598.32	($343.50)	($343.50)
716059	$0.56	$3,772.50	$3,771.94	($498.65)	($498.65)
716060	$0.56	$4,431.63	$4,431.07	($585.79)	($585.79)
716061	$0.56	$2,273.14	$2,272.58	($300.44)	($300.44)
716062	$0.56	$2,969.63	$2,969.07	($392.51)	($392.51)
716063	$0.56	$4,585.96	$4,585.40	($606.19)	($606.19)
716064	$0.56	$2,785.30	$2,784.74	($368.14)	($368.14)
716065	$0.56	$3,091.66	$3,091.10	($408.64)	($408.64)
716066	$0.56	$3,415.62	$3,415.06	($451.47)	($451.47)
716067	$0.56	$3,844.49	$3,843.93	($508.17)	($508.17)
716068	$0.56	$2,967.61	$2,967.05	($392.24)	($392.24)
716069	$0.00	$0.00	$0.00	$0.00	$0.00
716101	$0.56	$2,192.90	$2,192.34	($289.83)	($289.83)
716102	$0.56	$3,509.99	$3,509.43	($463.95)	($463.95)
716103	$0.56	$3,720.99	$3,720.43	($491.84)	($491.84)
716104	$0.56	$2,852.42	$2,851.86	($377.02)	($377.02)
716105	$0.56	$3,192.87	$3,192.31	($422.02)	($422.02)
716106	$0.56	$2,993.36	$2,992.80	($395.65)	($395.65)
716107	$0.56	$516.20	$515.64	($68.17)	($68.17)
716108	$0.56	$2,922.07	$2,921.51	($386.22)	($386.22)
716109	$0.56	$4,405.02	$4,404.46	($582.27)	($582.27)
716110	$0.56	$4,164.12	$4,163.56	($550.42)	($550.42)
716111	$0.56	$3,847.00	$3,846.44	($508.50)	($508.50)
716112	$0.56	$2,892.46	$2,891.90	($382.31)	($382.31)
716113	$0.56	$2,034.30	$2,033.74	($268.86)	($268.86)
716114	$0.56	$2,951.40	$2,950.84	($390.10)	($390.10)
716115	$0.56	$2,932.39	$2,931.83	($387.59)	($387.59)
716116	$0.56	$3,317.87	$3,317.31	($438.55)	($438.55)
716117	$0.56	$2,811.87	$2,811.31	($371.66)	($371.66)
716118	$0.56	$1,759.59	$1,759.03	($232.54)	($232.54)
716119	$0.56	$2,653.79	$2,653.23	($350.76)	($350.76)
716120	$0.56	$2,142.73	$2,142.17	($283.20)	($283.20)
716121	$0.56	$2,685.53	$2,684.97	($354.95)	($354.95)
716122	$0.56	$2,510.98	$2,510.42	($331.88)	($331.88)
716123	$0.56	$2,607.78	$2,607.22	($344.68)	($344.68)
716124	$0.56	$3,570.60	$3,570.04	($471.96)	($471.96)
716125	$0.56	$2,799.28	$2,798.72	($369.99)	($369.99)
716126	$0.56	$2,403.32	$2,402.76	($317.65)	($317.65)
716127	$0.00	$0.00	$0.00	$0.00	$0.00
716157	$0.56	$3,134.23	$3,133.67	($414.27)	($414.27)
716158	$0.56	$1,903.38	$1,902.82	($251.55)	($251.55)
716159	$0.56	$2,507.58	$2,507.02	($331.43)	($331.43)
716160	$0.56	$3,709.65	$3,709.09	($490.34)	($490.34)
716161	$0.56	$2,399.64	$2,399.08	($317.16)	($317.16)
716162	$0.56	$2,713.60	$2,713.04	($358.66)	($358.66)
716163	$0.56	$2,956.70	$2,956.14	($390.80)	($390.80)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
716164	$0.56	$0.00	$0.00	$0.00	$0.00
716165	$0.56	$2,622.63	$2,622.07	($346.64)	($346.64)
716166	$0.56	$2,163.82	$2,163.26	($285.98)	($285.98)
716167	$0.56	$2,729.32	$2,728.76	($360.74)	($360.74)
716168	$0.56	$2,338.38	$2,337.82	($309.06)	($309.06)
716169	$0.56	$2,548.03	$2,547.47	($336.78)	($336.78)
716170	$0.56	$2,441.29	$2,440.73	($322.67)	($322.67)
716171	$0.56	$2,403.59	$2,403.03	($317.68)	($317.68)
716172	$0.56	$1,962.60	$1,962.04	($259.38)	($259.38)
716173	$0.56	$2,065.30	$2,064.74	($272.96)	($272.96)
716174	$0.56	$2,940.12	$2,939.56	($388.61)	($388.61)
716175	$0.56	$2,491.47	$2,490.91	($329.30)	($329.30)
716176	$0.56	$2,535.45	$2,534.89	($335.11)	($335.11)
716177	$0.56	$2,632.26	$2,631.70	($347.91)	($347.91)
716178	$0.56	$2,639.61	$2,639.05	($348.88)	($348.88)
716179	$0.56	$2,539.27	$2,538.71	($335.62)	($335.62)
716205	$0.56	$2,333.64	$2,333.08	($308.43)	($308.43)
716206	$0.56	$2,907.73	$2,907.17	($384.33)	($384.33)
716207	$0.56	$1,993.70	$1,993.14	($263.49)	($263.49)
716208	$0.56	$2,781.95	$2,781.39	($367.70)	($367.70)
716209	$0.56	$2,620.02	$2,619.46	($346.29)	($346.29)
716210	$0.56	$2,427.79	$2,427.23	($320.88)	($320.88)
716211	$0.56	$1,894.77	$1,894.21	($250.42)	($250.42)
716212	$0.56	$2,057.95	$2,057.39	($271.99)	($271.99)
716213	$0.56	$0.00	$0.00	$0.00	$0.00
716214	$0.56	$2,772.77	$2,772.21	($366.49)	($366.49)
716215	$0.56	$2,577.17	$2,576.61	($340.63)	($340.63)
716216	$0.56	$2,571.05	$2,570.49	($339.82)	($339.82)
716217	$0.56	$2,370.26	$2,369.70	($313.27)	($313.27)
716218	$0.56	$2,657.67	$2,657.11	($351.27)	($351.27)
716219	$0.56	$2,656.75	$2,656.19	($351.15)	($351.15)
716220	$0.56	$2,326.78	$2,326.22	($307.53)	($307.53)
716221	$0.56	$2,159.22	$2,158.66	($285.38)	($285.38)
716222	$0.56	$2,068.49	$2,067.93	($273.38)	($273.38)
716223	$0.56	$2,803.67	$2,803.11	($370.57)	($370.57)
716224	$0.56	$2,822.03	$2,821.47	($373.00)	($373.00)
716225	$0.56	$2,164.41	$2,163.85	($286.06)	($286.06)
716226	$0.56	$2,791.42	$2,790.86	($368.95)	($368.95)
716227	$0.56	$2,694.21	$2,693.65	($356.10)	($356.10)
716228	$0.00	$0.00	$0.00	$0.00	$0.00
716229	$0.56	$2,974.98	$2,974.42	($393.22)	($393.22)
716230	$0.56	$2,503.71	$2,503.15	($330.92)	PREPAID
716231	$0.56	$2,435.35	$2,434.79	($321.88)	($321.88)
716232	$0.56	$2,109.10	$2,108.54	($278.75)	($278.75)
716233	$0.56	$2,025.61	$2,025.05	($267.71)	($267.71)
716234	$0.56	$2,265.27	$2,264.71	($299.40)	($299.40)

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NIA #1 TIRZ Credit Calculation
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Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
716235	$0.56	$2,297.01	$2,296.45	($303.59)	($303.59)
716236	$0.56	$0.00	$0.00	$0.00	$0.00
716237	$0.56	$2,291.99	$2,291.43	($302.93)	($302.93)
716238	$0.56	$2,398.08	$2,397.52	($316.95)	($316.95)
716239	$0.56	$2,638.38	$2,637.82	($348.72)	PREPAID
716240	$0.56	$1,834.72	$1,834.16	($242.48)	($242.48)
716241	$0.56	$2,632.26	$2,631.70	($347.91)	($347.91)
716242	$0.56	$1,956.82	$1,956.26	($258.62)	($258.62)
716243	$0.56	$2,829.19	$2,828.63	($373.95)	($373.95)
716244	$0.56	$2,287.99	$2,287.43	($302.40)	($302.40)
716245	$0.56	$3,421.94	$3,421.38	($452.31)	($452.31)
716246	$0.56	$2,399.64	$2,399.08	($317.16)	($317.16)
716247	$0.56	$2,114.15	$2,113.59	($279.42)	($279.42)
716248	$0.56	$2,620.02	$2,619.46	($346.29)	PREPAID
716249	$0.56	$2,545.53	$2,544.97	($336.45)	($336.45)
716250	$0.56	$2,699.29	$2,698.73	($356.77)	($356.77)
716272	$0.56	$3,167.65	$3,167.09	($418.69)	($418.69)
716273	$0.56	$2,049.85	$2,049.29	($270.92)	($270.92)
716274	$0.56	$2,111.16	$2,110.60	($279.02)	($279.02)
716275	$0.56	$2,650.47	$2,649.91	($350.32)	($350.32)
716276	$0.56	$2,916.06	$2,915.50	($385.43)	($385.43)
716277	$0.56	$2,494.71	$2,494.15	($329.73)	($329.73)
716278	$0.56	$2,734.81	$2,734.25	($361.47)	($361.47)
716279	$0.56	$2,953.73	$2,953.17	($390.41)	($390.41)
716280	$0.56	$2,125.78	$2,125.22	($280.95)	($280.95)
716281	$0.56	$1,888.80	$1,888.24	($249.63)	($249.63)
716282	$0.56	$2,385.45	$2,384.89	($315.28)	($315.28)
716304	$0.56	$2,821.24	$2,820.68	($372.89)	($372.89)
716305	$0.56	$3,525.51	$3,524.95	($466.00)	($466.00)
716306	$0.56	$2,546.56	$2,546.00	($336.58)	($336.58)
716307	$0.56	$2,736.30	$2,735.74	($361.67)	($361.67)
716308	$0.56	$2,558.80	$2,558.24	($338.20)	($338.20)
716309	$0.56	$2,203.75	$2,203.19	($291.26)	($291.26)
716310	$0.56	$1,888.34	$1,887.78	($249.57)	($249.57)
716311	$0.56	$2,778.35	$2,777.79	($367.22)	($367.22)
716312	$0.56	$2,858.76	$2,858.20	($377.85)	($377.85)
716313	$0.56	$2,613.90	$2,613.34	($345.48)	($345.48)
716314	$0.56	$2,589.41	$2,588.85	($342.25)	($342.25)
716315	$0.56	$2,737.21	$2,736.65	($361.79)	($361.79)
716316	$0.56	$2,707.63	$2,707.07	($357.88)	PREPAID
716317	$0.56	$2,003.39	$2,002.83	($264.77)	($264.77)
716318	$0.56	$2,668.99	$2,668.43	($352.77)	($352.77)
716319	$0.56	$2,699.60	$2,699.04	($356.81)	($356.81)
716320	$0.56	$2,174.46	$2,173.90	($287.39)	($287.39)
716321	$0.56	$2,497.59	$2,497.03	($330.11)	($330.11)
716322	$0.56	$2,738.98	$2,738.42	($362.02)	($362.02)

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NIA #1 TIRZ Credit Calculation
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Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
716323	$0.56	$2,590.04	$2,589.48	($342.33)	($342.33)
716324	$0.56	$3,075.39	$3,074.83	($406.49)	($406.49)
716325	$0.56	$3,816.09	$3,815.53	($504.41)	($504.41)
716326	$0.56	$3,276.69	$3,276.13	($433.10)	($433.10)
716327	$0.56	$2,511.40	$2,510.84	($331.93)	($331.93)
716328	$0.56	$1,982.86	$1,982.30	($262.06)	($262.06)
716329	$0.56	$2,401.12	$2,400.56	($317.35)	($317.35)
716330	$0.56	$2,769.81	$2,769.25	($366.10)	($366.10)
716331	$0.00	$0.00	$0.00	$0.00	$0.00
716332	$0.56	$2,437.08	$2,436.52	($322.11)	($322.11)
716333	$0.56	$2,601.72	$2,601.16	($343.87)	($343.87)
716334	$0.56	$1,891.68	$1,891.12	($250.01)	($250.01)
716335	$0.56	$2,107.88	$2,107.32	($278.59)	($278.59)
716336	$0.56	$2,107.96	$2,107.40	($278.60)	($278.60)
716337	$0.56	$2,600.46	$2,599.90	($343.71)	($343.71)
716338	$0.56	$3,312.87	$3,312.31	($437.89)	($437.89)
716339	$0.56	$2,981.19	$2,980.63	($394.04)	($394.04)
716340	$0.56	$2,785.54	$2,784.98	($368.17)	($368.17)
716341	$0.56	$2,674.02	$2,673.46	($353.43)	($353.43)
716342	$0.56	$2,570.14	$2,569.58	($339.70)	($339.70)
716343	$0.56	$3,607.24	$3,606.68	($476.80)	($476.80)
716344	$0.56	$2,726.00	$2,725.44	($360.30)	($360.30)
716345	$0.56	$3,700.55	$3,699.99	($489.14)	($489.14)
716346	$0.56	$3,646.69	$3,646.13	($482.02)	($482.02)
716347	$0.56	$2,241.33	$2,240.77	($296.23)	($296.23)
716348	$0.56	$0.00	$0.00	$0.00	$0.00
716349	$0.56	$3,120.84	$3,120.28	($412.50)	($412.50)
716351	$0.56	$2,868.55	$2,867.99	($379.15)	($379.15)
716352	$0.56	$2,200.72	$2,200.16	($290.86)	($290.86)
716353	$0.56	$3,844.41	$3,843.85	($508.16)	($508.16)
716354	$0.56	$3,152.59	$3,152.03	($416.70)	($416.70)
716355	$0.56	$2,797.54	$2,796.98	($369.76)	($369.76)
716376	$0.56	$2,227.70	$2,227.14	($294.43)	($294.43)
716377	$0.56	$3,712.22	$3,711.66	($490.68)	($490.68)
716378	$0.56	$3,060.77	$3,060.21	($404.56)	($404.56)
716379	$0.56	$2,473.10	$2,472.54	($326.87)	($326.87)
716380	$0.56	$2,146.96	$2,146.40	($283.75)	($283.75)
716381	$0.56	$2,773.06	$2,772.50	($366.53)	($366.53)
716382	$0.56	$3,489.28	$3,488.72	($461.21)	($461.21)
716383	$0.56	$1,967.39	$1,966.83	($260.02)	($260.02)
716384	$0.56	$3,210.07	$3,209.51	($424.30)	($424.30)
716385	$0.56	$2,366.71	$2,366.15	($312.81)	($312.81)
716386	$0.56	$2,122.99	$2,122.43	($280.59)	($280.59)
716387	$0.56	$2,923.90	$2,923.34	($386.47)	($386.47)
716388	$0.56	$3,317.87	$3,317.31	($438.55)	($438.55)
716409	$0.56	$2,599.88	$2,599.32	($343.63)	($343.63)

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NIA #1 TIRZ Credit Calculation
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Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
716410	$0.56	$2,798.16	$2,797.60	($369.84)	($369.84)
716411	$0.56	$2,891.12	$2,890.56	($382.13)	($382.13)
716412	$0.56	$2,870.22	$2,869.66	($379.37)	($379.37)
716413	$0.56	$2,646.66	$2,646.10	($349.81)	($349.81)
716414	$0.56	$2,346.20	$2,345.64	($310.09)	($310.09)
716415	$0.56	$2,718.39	$2,717.83	($359.30)	($359.30)
716436	$0.56	$2,636.44	$2,635.88	($348.46)	($348.46)
716437	$0.56	$2,583.29	$2,582.73	($341.44)	($341.44)
716438	$0.56	$2,411.89	$2,411.33	($318.78)	($318.78)
716439	$0.56	$2,624.18	$2,623.62	($346.84)	($346.84)
716440	$0.56	$2,649.62	$2,649.06	($350.21)	($350.21)
716441	$0.56	$3,578.21	$3,577.65	($472.97)	($472.97)
716442	$0.56	$2,270.06	$2,269.50	($300.03)	($300.03)
716443	$0.56	$2,533.22	$2,532.66	($334.82)	($334.82)
716444	$0.56	$2,810.98	$2,810.42	($371.54)	($371.54)
716445	$0.56	$3,250.68	$3,250.12	($429.67)	($429.67)
716446	$0.56	$2,603.20	$2,602.64	($344.07)	($344.07)
716447	$0.56	$2,214.49	$2,213.93	($292.68)	($292.68)
716448	$0.56	$0.00	$0.00	$0.00	$0.00
716449	$0.56	$2,506.17	$2,505.61	($331.24)	($331.24)
716450	$0.56	$2,081.56	$2,081.00	($275.11)	($275.11)
716451	$0.56	$3,050.62	$3,050.06	($403.22)	($403.22)
716452	$0.56	$2,976.96	$2,976.40	($393.48)	($393.48)
3659896	$0.56	$2,607.27	$2,606.71	($344.61)	($344.61)
716454	$0.56	$2,060.64	$2,060.08	($272.34)	($272.34)
716455	$0.56	$2,087.03	$2,086.47	($275.83)	($275.83)
716456	$0.56	$2,060.65	$2,060.09	($272.34)	($272.34)
716457	$0.56	$2,267.61	$2,267.05	($299.70)	($299.70)
716458	$0.56	$2,793.05	$2,792.49	($369.17)	($369.17)
716459	$0.56	$2,756.42	$2,755.86	($364.33)	($364.33)
716460	$0.56	$3,137.51	$3,136.95	($414.71)	($414.71)
716461	$0.56	$2,929.48	$2,928.92	($387.20)	($387.20)
716462	$0.56	$3,642.32	$3,641.76	($481.44)	($481.44)
716463	$0.56	$2,466.98	$2,466.42	($326.06)	($326.06)
716464	$0.56	$2,773.66	$2,773.10	($366.60)	($366.60)
716465	$0.56	$3,447.24	$3,446.68	($455.65)	($455.65)
716466	$0.56	$2,783.38	$2,782.82	($367.89)	($367.89)
716467	$0.56	$2,552.07	$2,551.51	($337.31)	($337.31)
716487	$0.56	$2,017.20	$2,016.64	($266.60)	($266.60)
716488	$0.56	$2,801.88	$2,801.32	($370.34)	($370.34)
716489	$0.56	$2,549.91	$2,549.35	($337.02)	($337.02)
716490	$0.56	$2,681.76	$2,681.20	($354.46)	($354.46)
716491	$0.56	$2,237.69	$2,237.13	($295.75)	($295.75)
716492	$0.56	$3,232.55	$3,231.99	($427.27)	($427.27)
716493	$0.56	$2,564.93	$2,564.37	($339.01)	($339.01)
716494	$0.56	$2,657.26	$2,656.70	($351.22)	($351.22)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
716495	$0.56	$2,205.22	$2,204.66	($291.46)	($291.46)
716496	$0.56	$2,745.79	$2,745.23	($362.92)	($362.92)
716497	$0.56	$2,059.68	$2,059.12	($272.22)	($272.22)
716498	$0.56	$2,403.57	$2,403.01	($317.68)	($317.68)
716499	$0.56	$2,246.70	$2,246.14	($296.94)	($296.94)
716500	$0.56	$2,710.53	$2,709.97	($358.26)	($358.26)
716501	$0.56	$2,247.27	$2,246.71	($297.02)	($297.02)
716502	$0.56	$2,120.18	$2,119.62	($280.21)	($280.21)
716503	$0.56	$2,904.92	$2,904.36	($383.96)	PREPAID
716504	$0.56	$3,622.66	$3,622.10	($478.84)	($478.84)
716505	$0.56	$2,675.11	$2,674.55	($353.58)	($353.58)
716506	$0.56	$2,469.89	$2,469.33	($326.45)	($326.45)
716507	$0.56	$2,919.97	$2,919.41	($385.95)	($385.95)
716508	$0.56	$2,593.34	$2,592.78	($342.77)	($342.77)
716509	$0.56	$2,685.92	$2,685.36	($355.01)	($355.01)
716510	$0.56	$2,474.86	$2,474.30	($327.10)	($327.10)
716511	$0.56	$2,708.82	$2,708.26	($358.03)	($358.03)
716512	$0.56	$2,736.33	$2,735.77	($361.67)	($361.67)
716513	$0.56	$2,698.50	$2,697.94	($356.67)	PREPAID
716514	$0.56	$2,846.52	$2,845.96	($376.24)	($376.24)
716515	$0.56	$2,985.25	$2,984.69	($394.58)	PREPAID
716533	$0.56	$2,307.48	$2,306.92	($304.98)	($304.98)
716534	$0.56	$2,864.88	$2,864.32	($378.66)	($378.66)
716535	$0.56	$2,016.35	$2,015.79	($266.49)	($266.49)
716536	$0.56	$2,968.95	$2,968.39	($392.42)	($392.42)
716537	$0.00	$0.00	$0.00	$0.00	$0.00
716553	$0.56	$2,876.52	$2,875.96	($380.20)	($380.20)
716554	$0.56	$2,003.08	$2,002.52	($264.73)	($264.73)
716555	$0.56	$2,602.49	$2,601.93	($343.98)	($343.98)
716556	$0.56	$2,919.31	$2,918.75	($385.86)	($385.86)
716557	$0.56	$2,662.87	$2,662.31	($351.96)	($351.96)
716558	$0.56	$3,325.03	$3,324.47	($439.50)	($439.50)
716559	$0.56	$2,727.65	$2,727.09	($360.52)	($360.52)
716560	$0.56	$2,931.48	$2,930.92	($387.47)	($387.47)
716561	$0.56	$2,711.84	$2,711.28	($358.43)	($358.43)
716562	$0.56	$1,998.13	$1,997.57	($264.08)	($264.08)
716563	$0.56	$2,528.20	$2,527.64	($334.15)	($334.15)
716564	$0.56	$3,201.96	$3,201.40	($423.23)	($423.23)
716565	$0.56	$3,790.20	$3,789.64	($500.99)	($500.99)
716566	$0.56	$571.63	$571.07	($75.50)	($75.50)
716567	$0.56	$3,178.32	$3,177.76	($420.10)	($420.10)
716568	$0.56	$3,630.07	$3,629.51	($479.82)	($479.82)
716569	$0.56	$2,916.50	$2,915.94	($385.49)	($385.49)
716570	$0.56	$2,446.48	$2,445.92	($323.35)	($323.35)
716571	$0.56	$2,123.13	$2,122.57	($280.60)	($280.60)
716572	$0.56	$2,054.03	$2,053.47	($271.47)	($271.47)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
716573	$0.56	$2,593.34	$2,592.78	($342.77)	($342.77)
716574	$0.56	$2,684.11	$2,683.55	($354.77)	($354.77)
716575	$0.56	$3,126.11	$3,125.55	($413.20)	($413.20)
716576	$0.56	$3,710.25	$3,709.69	($490.42)	($490.42)
716577	$0.56	$3,183.28	$3,182.72	($420.76)	($420.76)
716578	$0.56	$2,838.52	$2,837.96	($375.18)	($375.18)
723226	$0.56	$3,656.77	$3,656.21	($483.35)	($483.35)
723227	$0.56	$0.00	$0.00	$0.00	$0.00
723228	$0.56	$3,029.72	$3,029.16	($400.46)	($400.46)
723229	$0.56	$3,073.91	$3,073.35	($406.30)	($406.30)
723230	$0.56	$2,817.11	$2,816.55	($372.35)	($372.35)
723231	$0.56	$2,742.45	$2,741.89	($362.48)	($362.48)
723232	$0.56	$2,829.20	$2,828.64	($373.95)	($373.95)
723233	$0.56	$2,786.54	$2,785.98	($368.31)	($368.31)
723234	$0.56	$3,700.82	$3,700.26	($489.17)	($489.17)
723235	$0.56	$3,706.49	$3,705.93	($489.92)	($489.92)
723236	$0.56	$2,612.75	$2,612.19	($345.33)	($345.33)
723237	$0.56	$2,520.53	$2,519.97	($333.14)	($333.14)
723238	$0.56	$2,691.68	$2,691.12	($355.77)	($355.77)
723239	$0.56	$2,824.31	$2,823.75	($373.30)	($373.30)
723240	$0.56	$3,838.08	$3,837.52	($507.32)	($507.32)
723241	$0.56	$2,848.35	$2,847.79	($376.48)	($376.48)
723242	$0.56	$2,702.40	$2,701.84	($357.18)	($357.18)
723243	$0.56	$3,633.40	$3,632.84	($480.26)	($480.26)
723244	$0.56	$4,003.49	$4,002.93	($529.19)	($529.19)
723245	$0.56	$2,290.33	$2,289.77	($302.71)	($302.71)
723246	$0.56	$2,339.49	$2,338.93	($309.21)	($309.21)
723247	$0.56	$3,672.92	$3,672.36	($485.49)	($485.49)
723248	$0.56	$2,843.06	$2,842.50	($375.78)	($375.78)
723249	$0.56	$2,890.24	$2,889.68	($382.02)	($382.02)
723250	$0.56	$3,162.06	$3,161.50	($417.95)	($417.95)
723251	$0.56	$2,830.45	$2,829.89	($374.11)	($374.11)
723252	$0.56	$0.00	$0.00	$0.00	$0.00
723253	$0.56	$826.07	$825.51	($109.13)	PREPAID
723254	$0.56	$2,600.56	$2,600.00	($343.72)	PREPAID
723255	$0.56	$2,910.80	$2,910.24	($384.73)	($384.73)
723256	$0.56	$2,854.18	$2,853.62	($377.25)	($377.25)
723257	$0.56	$2,558.80	$2,558.24	($338.20)	($338.20)
723258	$0.56	$2,705.72	$2,705.16	($357.62)	($357.62)
723259	$0.56	$2,907.73	$2,907.17	($384.33)	($384.33)
723260	$0.56	$2,813.41	$2,812.85	($371.86)	($371.86)
723261	$0.56	$2,808.69	$2,808.13	($371.24)	($371.24)
723262	$0.56	$0.00	$0.00	$0.00	$0.00
723263	$0.00	$0.00	$0.00	$0.00	$0.00
723264	$0.56	$2,425.27	$2,424.71	($320.55)	($320.55)
723265	$0.56	$4,263.90	$4,263.34	($563.61)	($563.61)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
723266	$0.56	$3,892.64	$3,892.08	($514.53)	($514.53)
723267	$0.56	$4,125.73	$4,125.17	($545.35)	($545.35)
723268	$0.56	$3,296.32	$3,295.76	($435.70)	($435.70)
723269	$0.56	$3,039.68	$3,039.12	($401.77)	($401.77)
723270	$0.56	$2,972.85	$2,972.29	($392.94)	($392.94)
723271	$0.56	$3,160.48	$3,159.92	($417.74)	($417.74)
723272	$0.56	$3,204.75	$3,204.19	($423.59)	($423.59)
723273	$0.56	$3,144.03	$3,143.47	($415.57)	($415.57)
723274	$0.56	$2,851.72	$2,851.16	($376.92)	($376.92)
723275	$0.56	$2,828.15	$2,827.59	($373.81)	($373.81)
723276	$0.56	$3,121.99	$3,121.43	($412.65)	($412.65)
723277	$0.56	$3,947.78	$3,947.22	($521.82)	($521.82)
723278	$0.56	$3,124.43	$3,123.87	($412.98)	($412.98)
723279	$0.56	$3,131.17	$3,130.61	($413.87)	($413.87)
723280	$0.56	$4,070.82	$4,070.26	($538.09)	($538.09)
723281	$0.56	$3,884.81	$3,884.25	($513.50)	($513.50)
723282	$0.56	$4,030.17	$4,029.61	($532.71)	($532.71)
723283	$0.56	$3,216.28	$3,215.72	($425.12)	($425.12)
723284	$0.56	$3,675.18	$3,674.62	($485.79)	($485.79)
723285	$0.56	$2,758.72	$2,758.16	($364.63)	($364.63)
723286	$0.56	$3,750.51	$3,749.95	($495.74)	($495.74)
723287	$0.56	$3,311.86	$3,311.30	($437.75)	($437.75)
723288	$0.56	$3,680.90	$3,680.34	($486.54)	PREPAID
723289	$0.56	$2,841.62	$2,841.06	($375.59)	($375.59)
723290	$0.56	$3,948.39	$3,947.83	($521.90)	($521.90)
723291	$0.56	$2,774.66	$2,774.10	($366.74)	($366.74)
723292	$0.56	$3,175.63	$3,175.07	($419.74)	($419.74)
723293	$0.56	$2,762.96	$2,762.40	($365.19)	($365.19)
723294	$0.56	$2,820.88	$2,820.32	($372.85)	($372.85)
723295	$0.56	$2,835.47	$2,834.91	($374.78)	($374.78)
723296	$0.56	$2,759.92	$2,759.36	($364.79)	($364.79)
723297	$0.56	$3,064.18	$3,063.62	($405.01)	($405.01)
723298	$0.56	$0.00	$0.00	$0.00	$0.00
723299	$0.56	$2,938.34	$2,937.78	($388.38)	($388.38)
723300	$0.56	$2,666.24	$2,665.68	($352.40)	($352.40)
723301	$0.56	$3,134.25	$3,133.69	($414.27)	($414.27)
723302	$0.56	$2,922.78	$2,922.22	($386.32)	($386.32)
723303	$0.56	$3,648.53	$3,647.97	($482.26)	($482.26)
723304	$0.56	$3,049.35	$3,048.79	($403.05)	($403.05)
723305	$0.56	$2,730.21	$2,729.65	($360.86)	($360.86)
723306	$0.56	$3,724.13	$3,723.57	($492.26)	($492.26)
723307	$0.56	$3,087.49	$3,086.93	($408.09)	($408.09)
723308	$0.56	$2,148.10	$2,147.54	($283.91)	($283.91)
723309	$0.56	$3,766.06	$3,765.50	($497.80)	($497.80)
723310	$0.56	$2,906.59	$2,906.03	($384.18)	($384.18)
723311	$0.56	$2,976.29	$2,975.73	($393.39)	($393.39)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
723312	$0.28	$1,426.94	$1,426.66	($188.60)	($188.60)
992893	$0.28	$1,335.11	$1,334.83	($88.23)	($88.23)
723313	$0.00	$0.00	$0.00	$0.00	$0.00
723314	$0.56	$534.30	$533.74	($70.56)	($70.56)
723315	$0.56	$2,500.91	$2,500.35	($330.55)	($330.55)
723316	$0.56	$4,336.21	$4,335.65	($573.17)	($573.17)
723317	$0.56	$3,864.64	$3,864.08	($510.83)	($510.83)
723318	$0.56	$3,135.59	$3,135.03	($414.45)	($414.45)
723319	$0.56	$2,999.55	$2,998.99	($396.47)	($396.47)
723320	$0.56	$3,764.75	$3,764.19	($497.63)	($497.63)
723321	$0.56	$2,736.33	$2,735.77	($361.67)	($361.67)
723322	$0.56	$3,864.64	$3,864.08	($510.83)	($510.83)
723323	$0.56	$2,881.64	$2,881.08	($380.88)	($380.88)
723324	$0.56	$3,265.42	$3,264.86	($431.62)	($431.62)
723325	$0.56	$2,956.35	$2,955.79	($390.76)	($390.76)
723326	$0.56	$2,885.82	$2,885.26	($381.43)	($381.43)
723327	$0.56	$2,970.62	$2,970.06	($392.64)	($392.64)
723328	$0.56	$3,072.09	$3,071.53	($406.06)	($406.06)
723329	$0.56	$3,940.61	$3,940.05	($520.88)	($520.88)
723330	$0.56	$3,272.58	$3,272.02	($432.56)	($432.56)
723331	$0.56	$3,090.77	$3,090.21	($408.53)	($408.53)
723332	$0.56	$3,767.91	$3,767.35	($498.04)	($498.04)
723333	$0.56	$2,959.17	$2,958.61	($391.13)	($391.13)
723334	$0.56	$2,969.64	$2,969.08	($392.51)	($392.51)
723335	$0.56	$3,674.64	$3,674.08	($485.71)	($485.71)
723336	$0.56	$4,052.46	$4,051.90	($535.66)	($535.66)
723337	$0.56	$2,846.52	$2,845.96	($376.24)	($376.24)
723338	$0.56	$3,113.11	$3,112.55	($411.48)	($411.48)
723339	$0.56	$2,648.35	$2,647.79	($350.04)	($350.04)
723340	$0.56	$2,738.09	$2,737.53	($361.90)	($361.90)
723341	$0.56	$2,717.96	$2,717.40	($359.24)	($359.24)
723342	$0.56	$2,742.45	$2,741.89	($362.48)	($362.48)
723343	$0.56	$3,328.80	$3,328.24	($439.99)	($439.99)
723344	$0.56	$3,537.88	$3,537.32	($467.63)	($467.63)
723345	$0.56	$3,434.18	$3,433.62	($453.93)	($453.93)
723346	$0.56	$3,648.53	$3,647.97	($482.26)	($482.26)
723347	$0.56	$2,981.91	$2,981.35	($394.14)	($394.14)
723348	$0.56	$3,402.76	$3,402.20	($449.77)	($449.77)
723349	$0.56	$2,620.91	$2,620.35	($346.41)	($346.41)
723350	$0.56	$2,912.84	$2,912.28	($385.00)	($385.00)
723351	$0.56	$4,112.19	$4,111.63	($543.56)	($543.56)
723352	$0.56	$2,730.73	$2,730.17	($360.93)	($360.93)
723353	$0.56	$4,023.01	$4,022.45	($531.77)	($531.77)

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NIA #1 TIRZ Credit Calculation
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Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
723354	$0.56	$3,349.28	$3,348.72	($442.70)	($442.70)
723355	$0.56	$3,893.26	$3,892.70	($514.62)	($514.62)
723356	$0.56	$3,311.75	$3,311.19	($437.74)	($437.74)
723357	$0.56	$3,956.50	$3,955.94	($522.98)	($522.98)
723358	$0.56	$3,060.35	$3,059.79	($404.50)	($404.50)
723359	$0.56	$2,776.23	$2,775.67	($366.94)	($366.94)
723360	$0.56	$2,879.51	$2,878.95	($380.60)	($380.60)
723361	$0.56	$2,841.28	$2,840.72	($375.54)	($375.54)
723362	$0.56	$2,928.98	$2,928.42	($387.14)	($387.14)
723363	$0.56	$2,864.01	$2,863.45	($378.55)	($378.55)
723364	$0.56	$3,578.48	$3,577.92	($473.00)	($473.00)
723365	$0.56	$2,987.92	$2,987.36	($394.93)	($394.93)
723366	$0.56	$3,811.39	$3,810.83	($503.79)	($503.79)
723367	$0.56	$3,865.15	$3,864.59	($510.90)	($510.90)
723368	$0.56	$2,756.98	$2,756.42	($364.40)	($364.40)
723369	$0.56	$4,015.73	$4,015.17	($530.81)	($530.81)
723370	$0.56	$2,841.85	$2,841.29	($375.62)	($375.62)
723371	$0.56	$4,011.16	$4,010.60	($530.20)	($530.20)
723372	$0.56	$2,217.00	$2,216.44	($293.01)	($293.01)
723373	$0.56	$3,124.14	$3,123.58	($412.94)	($412.94)
723374	$0.56	$2,759.04	$2,758.48	($364.67)	($364.67)
723375	$0.56	$2,289.68	$2,289.12	($302.62)	($302.62)
723376	$0.56	$3,124.43	$3,123.87	($412.98)	($412.98)
723377	$0.56	$3,134.23	$3,133.67	($414.27)	($414.27)
723378	$0.56	$2,700.87	$2,700.31	($356.98)	($356.98)
723379	$0.56	$2,628.36	$2,627.80	($347.40)	($347.40)
723380	$0.56	$2,874.09	$2,873.53	($379.88)	($379.88)
723381	$0.56	$2,925.79	$2,925.23	($386.72)	($386.72)
723382	$0.56	$664.41	$663.85	($87.76)	($87.76)
723383	$0.56	$3,648.44	$3,647.88	($482.25)	($482.25)
723384	$0.56	$2,887.15	$2,886.59	($381.61)	($381.61)
723385	$0.56	$3,699.63	$3,699.07	($489.02)	($489.02)
723386	$0.56	$2,932.68	$2,932.12	($387.63)	($387.63)
723387	$0.56	$2,910.98	$2,910.42	($384.76)	($384.76)
723388	$0.56	$4,004.61	$4,004.05	($529.34)	($529.34)
723389	$0.56	$3,574.06	$3,573.50	($472.42)	($472.42)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
723390	$0.00	$0.00	$0.00	$0.00	$0.00
723391	$0.56	$2,643.97	$2,643.41	($349.46)	($349.46)
723392	$0.56	$3,890.33	$3,889.77	($514.23)	($514.23)
723393	$0.56	$3,967.73	$3,967.17	($524.46)	($524.46)
723394	$0.56	$0.00	$0.00	$0.00	$0.00
723395	$0.56	$3,112.69	$3,112.13	($411.42)	($411.42)
723396	$0.56	$2,845.94	$2,845.38	($376.16)	($376.16)
723397	$0.56	$3,313.64	$3,313.08	($437.99)	($437.99)
723398	$0.56	$3,137.78	$3,137.22	($414.74)	($414.74)
723399	$0.56	$3,060.73	$3,060.17	($404.56)	($404.56)
723400	$0.56	$3,642.35	$3,641.79	($481.45)	($481.45)
723401	$0.56	$3,084.96	$3,084.40	($407.76)	($407.76)
723402	$0.56	$0.00	$0.00	$0.00	$0.00
723403	$0.56	$2,847.24	$2,846.68	($376.33)	($376.33)
723404	$0.56	$4,325.01	$4,324.45	($571.69)	($571.69)
723405	$0.56	$3,989.84	$3,989.28	($527.38)	($527.38)
723406	$0.00	$0.00	$0.00	$0.00	$0.00
723407	$0.56	$3,820.85	$3,820.29	($505.04)	($505.04)
723408	$0.56	$3,293.98	$3,293.42	($435.39)	($435.39)
723409	$0.56	$3,196.10	$3,195.54	($422.45)	($422.45)
723410	$0.56	$3,151.64	$3,151.08	($416.57)	($416.57)
723411	$0.56	$3,253.54	$3,252.98	($430.04)	($430.04)
723412	$0.56	$3,403.97	$3,403.41	($449.93)	($449.93)
723413	$0.56	$2,903.57	$2,903.01	($383.78)	($383.78)
723414	$0.56	$3,533.28	$3,532.72	($467.03)	($467.03)
723415	$0.56	$3,868.97	$3,868.41	($511.40)	($511.40)
723416	$0.56	$2,833.43	$2,832.87	($374.51)	($374.51)
723417	$0.56	$4,190.07	$4,189.51	($553.85)	($553.85)
723418	$0.56	$3,219.93	$3,219.37	($425.60)	($425.60)
723419	$0.56	$4,401.70	$4,401.14	($581.83)	($581.83)
723420	$0.56	$3,219.93	$3,219.37	($425.60)	($425.60)
723421	$0.56	$3,156.35	$3,155.79	($417.20)	($417.20)
723422	$0.56	$2,479.13	$2,478.57	($327.67)	PREPAID
723423	$0.56	$2,946.51	$2,945.95	($389.46)	PREPAID
723424	$0.56	$3,192.22	$3,191.66	($421.94)	PREPAID
723425	$0.56	$3,401.23	$3,400.67	($449.57)	($449.57)
723426	$0.56	$3,048.53	$3,047.97	($402.94)	($402.94)
723427	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**$286.30**	**$1,436,934.55**	**$1,436,654.37**	**($189,837.48)**	**($185,240.01)**

APPENDIX D-1
NIA #2-5 MAJOR IMPROVEMENT
ASSESSMENT ROLL – 2024-25

Sutton Fields PID II
NIA #2-5 Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
740806	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($176.92)	$701.75
740807	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($143.28)	$735.39
740808	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($192.16)	$686.52
740809	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($150.15)	$728.53
740810	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($228.96)	$649.71
740811	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($142.35)	$736.32
740812	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($239.67)	$639.00
740813	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($211.17)	$667.50
740814	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($172.60)	$706.07
740815	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($203.79)	$674.88
740816	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($237.21)	$641.47
740817	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($150.07)	$728.61
740818	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($150.58)	$728.09
740819	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($177.38)	$701.30
740820	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($188.32)	$690.35
740821	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($195.33)	$683.34
740822	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($201.87)	$676.80
740823	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($128.59)	$750.08
740824	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($213.75)	$664.92
740825	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($198.52)	$680.15
740826	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($208.57)	$670.11
740827	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($188.28)	$690.39
740828	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($187.20)	$691.48
740829	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($218.50)	$660.17
740830	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($146.16)	$732.52
740831	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($153.85)	$724.82
740832	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($139.60)	$739.07
740833	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($225.68)	$653.00
740834	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($153.12)	$725.55
740835	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($153.12)	$725.55
740836	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($222.47)	$656.21
740837	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($153.82)	$724.86
740838	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($177.98)	$700.69
740839	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($220.53)	$658.15
740840	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($147.16)	$731.52
740841	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($167.82)	$710.85
740842	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($153.53)	$725.14
740843	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($177.98)	$700.69
740844	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($186.01)	$692.67
740845	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($189.26)	$689.41
740846	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($116.57)	$762.11
740847	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($224.60)	$654.08
740848	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($180.81)	$697.86
740849	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($138.57)	$740.10
740850	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($199.70)	$678.98
740851	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	$0.00	$878.67
740852	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($136.07)	$742.60
740853	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($153.53)	$725.14
740854	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($151.85)	$726.83
740855	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($186.70)	$691.97
740856	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($220.53)	$658.15
740857	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($177.98)	$700.69
740858	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($216.35)	$662.32
740859	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($167.82)	$710.85
740860	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($255.39)	$623.28
740861	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($222.46)	$656.22
740862	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($141.75)	$821.85
740863	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($215.42)	$748.18
740864	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($217.55)	$746.05
740865	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($168.00)	$795.60
740866	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($236.70)	$726.90
740867	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($178.55)	$785.05
740868	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($0.54)	$963.06
740869	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($198.27)	$765.34
740870	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($199.02)	$764.58
740871	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($236.56)	$727.04
740872	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($232.86)	$730.75
740873	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($229.90)	$733.70
740874	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($177.21)	$786.39
740875	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($211.37)	$752.23
740876	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($193.52)	$770.09
740877	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($153.16)	$810.45
740878	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($159.58)	$804.03
740879	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($221.72)	$741.88
740880	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($159.09)	$804.51
740881	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($215.27)	$748.33
740882	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($230.91)	$732.69

Sutton Fields PID II
NIA #2-5 Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
740883	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($238.77)	$724.83
740884	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($237.44)	$726.16
740885	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($217.17)	$746.43
740886	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($184.36)	$779.24
740887	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($217.07)	$746.53
740888	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($218.02)	$745.58
740889	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($165.70)	$797.90
740890	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($202.60)	$761.01
740891	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	$0.00	$963.60
740892	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($169.24)	$794.36
740893	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($217.67)	$745.93
740894	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($159.36)	$804.25
740895	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($153.88)	$809.73
740896	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	$0.00	$963.60
740897	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($182.66)	$780.94
740898	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($162.62)	$800.99
740899	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($209.00)	$754.60
740900	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($272.12)	$691.49
740901	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($175.21)	$788.39
740902	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($171.33)	$792.27
740903	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($180.27)	$783.33
740904	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($153.88)	$809.73
740905	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($175.13)	$788.47
740906	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($159.36)	$804.25
740907	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($170.00)	$793.61
740908	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($206.39)	$757.22
740909	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($232.64)	$730.97
740910	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($152.80)	$725.88
740911	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($200.92)	$677.75
740912	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($123.91)	$754.77
740913	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($145.35)	$733.32
740914	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($153.51)	$725.16
740915	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($218.38)	$660.30
740916	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($170.54)	$708.14
740917	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($139.20)	$739.47
740918	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($207.57)	$671.10
740919	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($148.50)	$730.17
740920	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($194.04)	$684.63
740921	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($159.66)	$719.02
740922	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($146.15)	$732.52
740923	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	$0.00	$878.67
740924	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($198.91)	$679.77
740925	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($167.21)	$711.46
740926	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($152.85)	$725.83
740927	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($160.70)	$717.98
740928	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($123.42)	$755.26
740929	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($174.50)	$704.18
740930	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($114.12)	$764.55
740931	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($214.42)	$664.25
740932	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($145.52)	$733.16
740933	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($184.01)	$694.66
740934	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($149.91)	$728.76
740935	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($136.49)	$742.19
740936	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($230.70)	$647.97
740937	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($145.02)	$733.65
740938	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($140.39)	$738.28
740939	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
740940	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($174.78)	$703.90
740941	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($185.36)	$693.32
740942	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($146.15)	$732.52
740943	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($138.02)	$740.65
740944	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($134.00)	$744.68
740945	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($133.56)	$745.11
740946	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($146.16)	$732.52
740947	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($240.55)	$638.12
740948	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
740949	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($152.41)	$726.26
740950	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($167.95)	$710.73
740951	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($130.30)	$748.37
740952	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($220.36)	$658.32
740953	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($197.75)	$680.92
740954	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($146.40)	$732.27
740955	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($152.64)	$726.03
740956	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($182.71)	$695.96
740957	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($196.77)	$681.90
740958	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($159.37)	$719.30
740959	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($149.49)	$729.18

Sutton Fields PID II
NIA #2-5 Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
740960	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($153.69)	$724.98
740961	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($166.31)	$712.36
740962	1	50	$7,554	0.05%	$245.51	$576.86	$18.53	$37.77	($181.04)	$697.63
740963	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
740964	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($239.52)	$724.08
740965	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($176.06)	$787.54
740966	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($154.83)	$808.77
740967	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($158.79)	$804.81
740968	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($156.94)	$806.66
740969	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
740970	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
740971	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
740972	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
740973	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
740974	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
740975	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($209.37)	$754.23
740976	1	60	$8,284	0.06%	$269.24	$632.62	$20.32	$41.42	($202.52)	$761.08
757500	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757494	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($278.90)	$657.25
757493	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($242.71)	$693.44
757492	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($213.23)	$722.92
757491	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($243.28)	$692.87
757490	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($195.64)	$740.51
757489	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00	$0.00
757488	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($259.67)	$676.48
757487	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($287.00)	$649.15
757486	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($301.03)	$635.12
757485	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($304.90)	$631.25
757484	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($300.26)	$635.89
757483	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($254.01)	$682.14
757482	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($259.57)	$676.59
757481	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($333.56)	$602.60
757480	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($227.01)	$709.14
757479	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($242.43)	$693.72
757478	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($255.50)	$680.65
757477	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($243.21)	$692.94
757476	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($250.58)	$685.57
757475	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	$0.00	$936.15
757474	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($302.05)	$634.10
757473	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00	$0.00
757472	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($334.54)	$601.61
757471	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($198.11)	$738.04
757470	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($200.64)	$735.51
757469	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($312.76)	$623.39
757468	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00	$0.00
757467	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($234.60)	$701.56
757466	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($246.47)	$689.68
757465	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($284.00)	$652.15
757464	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($197.54)	$738.61
757463	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($309.18)	$626.98
757462	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($301.20)	$634.95
757461	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($251.95)	$684.21
757460	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	$0.00	$936.15
757459	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($170.76)	$765.39
757458	1	70	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($223.58)	$712.57
757457	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757456	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($190.47)	$745.68
757455	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($153.82)	$782.34
757454	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($202.77)	$733.38
757453	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($157.41)	$778.74
757452	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($222.25)	$713.91
757451	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($222.65)	$713.50
757450	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($217.94)	$718.22
757449	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($230.28)	$705.87
757448	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($140.03)	$796.12
757447	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($174.27)	$761.88
757446	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($222.59)	$713.56
757445	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($207.03)	$729.12
757444	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($212.35)	$723.80
757443	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($199.92)	$736.23
757442	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($285.98)	$650.17
757441	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($214.45)	$721.70
757440	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($206.73)	$729.42
757439	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($179.49)	$756.66
757438	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($279.80)	$656.35
757437	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($198.99)	$737.17
757436	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($207.82)	$728.33

Sutton Fields PID II
NIA #2-5 Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
757435	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($206.59)	$729.57
757434	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($201.14)	$735.01
757433	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($218.80)	$717.35
757432	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($168.30)	$767.86
757431	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($162.92)	$773.23
757430	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($212.66)	$723.49
757429	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($160.82)	$775.33
757428	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($212.02)	$724.14
757427	1	50	$4,024	0.03%	$130.78	$307.30	$9.87	$20.12	($117.72)	$350.36
995222			$4,024	0.03%	$130.78	$307.30	$9.87	$20.12	($117.72)	$350.36
757426	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($248.21)	$687.94
757425	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($221.89)	$714.26
757424	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($201.33)	$734.82
757423	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($202.02)	$734.13
757422	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($202.55)	$733.60
757421	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($234.60)	$701.56
757420	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($157.42)	$778.73
757419	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($223.15)	$713.00
757418	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($214.27)	$721.88
757417	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($139.89)	$796.26
757416	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($224.80)	$711.35
757415	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($195.35)	$740.80
4595430	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($149.23)	$786.92
757413	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($124.38)	$811.77
757412	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($275.92)	$660.23
757411	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($239.61)	$696.54
757410	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($201.82)	$734.33
757409	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($211.26)	$724.89
757408	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($160.30)	$775.85
757407	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($160.86)	$775.29
757406	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($175.03)	$761.12
757405	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($239.00)	$697.15
757404	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($246.32)	$689.83
757403	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($224.96)	$711.20
757402	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($208.28)	$727.87
757401	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($213.69)	$722.46
757400	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($149.38)	$786.78
757399	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($189.06)	$747.09
757398	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($167.55)	$768.60
757397	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($210.64)	$725.51
757396	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($223.70)	$712.46
757395	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($208.94)	$727.21
757394	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($196.59)	$739.56
757393	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($228.78)	$707.37
757392	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($186.14)	$750.01
757391	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($237.78)	$698.38
769773	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
769772	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
769765	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
769764	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
769763	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($231.01)	$705.14
769762	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($166.90)	$769.25
769761	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($199.87)	$736.28
769760	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($242.20)	$693.96
769759	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($146.62)	$789.54
769758	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($296.01)	$640.14
769757	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($297.32)	$638.83
769756	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($218.87)	$717.28
769755	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($241.25)	$694.91
769754	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($187.90)	$748.25
769753	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($194.22)	$741.93
769752	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($222.18)	$713.98
769751	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($216.16)	$719.99
769750	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($299.36)	$636.79
769749	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($176.32)	$759.83
769748	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($218.87)	$717.28
769747	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($241.50)	$694.65
769746	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($309.02)	$627.13
769745	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($291.43)	$644.73
769744	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($197.07)	$739.08
769743	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($152.67)	$783.48
769742	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($188.23)	$747.92
769741	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($226.24)	$709.91
769740	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($316.81)	$619.34
769739	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($231.49)	$704.66
769738	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($237.45)	$698.71
769737	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($156.03)	$780.12

Sutton Fields PID II
NIA #2-5 Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
769736	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($162.82)	$773.34
769735	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($208.69)	$727.47
769734	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($227.40)	$708.75
769733	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($191.84)	$744.31
769732	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($184.85)	$751.30
769731	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($268.38)	$667.77
769730	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($199.94)	$736.21
769729	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($208.97)	$727.18
769728	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($197.55)	$738.60
769727	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($184.85)	$751.31
769726	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($192.79)	$743.36
769725	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($201.35)	$734.80
769724	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($221.70)	$714.45
769723	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($256.98)	$679.17
769722	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($236.24)	$699.91
769721	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($246.47)	$689.68
769720	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($308.69)	$627.46
769719	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($324.38)	$611.78
769718	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($319.69)	$616.46
769717	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($318.28)	$617.87
769716	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($311.16)	$624.99
769715	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($332.90)	$603.25
769714	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($200.73)	$735.42
769713	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($197.24)	$738.91
769712	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($280.73)	$655.42
769711	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($239.82)	$696.33
769710	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($148.78)	$787.37
769709	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($208.12)	$728.03
769708	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($221.01)	$715.15
769707	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($172.37)	$763.79
769706	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($238.66)	$697.49
769704	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($216.11)	$720.04
769703	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($147.92)	$788.23
769702	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($167.45)	$768.70
769701	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($170.06)	$766.09
769700	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($226.46)	$709.69
769699	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($207.29)	$728.86
769698	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($174.66)	$761.49
769697	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($168.06)	$768.09
769696	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($179.68)	$756.47
769695	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($212.45)	$723.70
769694	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($251.28)	$684.87
769693	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($255.85)	$680.31
769692	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($200.27)	$735.88
769691	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($218.36)	$717.79
769690	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($198.49)	$737.66
769689	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($224.74)	$711.41
769688	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($200.21)	$735.94
769687	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($196.12)	$740.03
769686	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($231.27)	$704.88
769685	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($280.32)	$655.84
769684	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($207.31)	$728.84
769683	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($237.92)	$698.23
769682	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($205.81)	$730.34
769681	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($184.73)	$751.42
769680	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($158.26)	$777.89
769679	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($225.56)	$710.60
769678	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($185.43)	$750.72
769677	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($256.45)	$679.70
769676	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($216.24)	$719.91
769675	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($280.32)	$655.84
769674	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($197.86)	$738.29
769673	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($216.27)	$719.88
769672	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($166.05)	$770.10
769671	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($205.80)	$730.35
769670	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($280.32)	$655.84
769669	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($250.74)	$685.41
769668	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($245.38)	$690.77
769667	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($142.30)	$793.85
769666	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($245.17)	$690.98
769665	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($158.26)	$777.89
769664	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($161.23)	$774.93
769663	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($177.59)	$758.56
769662	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00	$0.00
769661	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($207.52)	$728.63
769660	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($323.78)	$612.37
769659	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($226.19)	$709.96

Sutton Fields PID II
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2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
769658	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($268.09)	$668.06
769657	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($200.17)	$735.98
769656	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($198.74)	$737.41
769655	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($300.81)	$635.34
769654	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($150.36)	$785.79
769653	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($319.65)	$616.50
769652	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($194.64)	$741.52
769651	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($297.68)	$638.47
769650	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($305.21)	$630.94
769649	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($224.44)	$711.71
769648	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	$0.00	$936.15
769647	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($184.70)	$751.45
769646	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($285.68)	$650.47
769645	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($41.42)	$894.73
769644	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($38.28)	$897.87
769643	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($304.88)	$631.27
769642	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($249.72)	$686.43
769641	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($229.21)	$706.94
769640	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($314.49)	$621.66
769639	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($183.79)	$752.36
769638	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($241.76)	$694.40
769637	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($314.79)	$621.36
769636	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($202.53)	$733.62
769635	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($269.28)	$666.87
769634	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($254.78)	$681.37
769633	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($194.09)	$742.07
769632	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($252.31)	$683.84
769631	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($222.37)	$713.78
769630	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($259.99)	$676.17
769629	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($148.85)	$787.30
769628	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($200.26)	$735.89
769627	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($219.10)	$717.05
769626	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($197.41)	$738.74
769625	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($207.17)	$728.98
769624	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($203.38)	$732.78
769623	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($197.07)	$739.08
769622	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($215.59)	$720.56
769621	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($184.85)	$751.30
769620	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($208.69)	$727.47
769619	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($182.82)	$753.33
769618	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($174.14)	$762.01
769617	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($191.94)	$744.21
769616	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($197.90)	$738.25
769615	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($180.92)	$755.23
769614	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($206.55)	$729.60
769613	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($207.17)	$728.98
769612	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($149.38)	$786.78
769611	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($157.74)	$778.42
769610	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($192.18)	$743.97
769609	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($156.17)	$779.98
769608	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($44.67)	$891.48
769607	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($154.88)	$781.27
769606	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($245.72)	$690.43
769605	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($251.64)	$684.51
769604	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($218.69)	$717.46
769603	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($141.54)	$794.61
769602	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($227.21)	$708.95
769601	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($201.90)	$734.25
769600	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($219.30)	$716.86
769599	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($200.26)	$735.89
769598	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($156.69)	$779.46
769597	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($208.69)	$727.47
769596	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($266.62)	$669.54
769595	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($199.92)	$736.23
769594	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($162.53)	$773.62
769593	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($152.52)	$783.63
769592	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($208.47)	$727.68
769591	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($184.85)	$751.31
769590	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($220.69)	$715.46
769589	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($190.89)	$745.26
769588	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($201.35)	$734.81
769587	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($174.14)	$762.01
769586	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($183.76)	$752.39
769585	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($167.67)	$768.48
769584	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($200.26)	$735.89
769583	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($184.85)	$751.31
769582	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($150.42)	$785.73

Sutton Fields PID II
NIA #2-5 Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
769581	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($209.17)	$726.98
769580	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($200.26)	$735.89
769579	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($175.05)	$761.10
769578	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($227.14)	$709.01
769577	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($198.14)	$738.01
769576	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($162.02)	$774.14
769575	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($151.98)	$784.17
769574	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($209.22)	$726.93
769573	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($226.49)	$709.66
769572	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($200.27)	$735.88
769571	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($154.60)	$781.55
769570	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($245.17)	$690.98
769569	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($213.69)	$722.46
769568	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($200.27)	$735.88
769567	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($219.30)	$716.85
769566	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($204.35)	$731.80
769565	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($166.04)	$770.11
769564	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($207.88)	$728.27
769563	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($155.12)	$781.03
769562	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($144.67)	$791.48
769561	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($202.25)	$733.90
769560	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($226.05)	$710.11
769559	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($283.06)	$653.09
769558	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($201.63)	$734.52
769557	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($182.29)	$753.86
769556	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($188.04)	$748.11
769555	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($187.75)	$748.40
769554	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($230.39)	$705.76
769553	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($203.61)	$732.54
769552	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($215.21)	$720.94
769551	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($206.43)	$729.72
769550	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($208.20)	$727.95
769549	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($261.28)	$674.87
769548	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($271.90)	$664.25
769547	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($230.32)	$705.83
769546	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($249.32)	$686.83
769545	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($173.93)	$762.22
769544	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($230.37)	$705.78
769543	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($213.28)	$722.87
769542	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($194.69)	$741.46
769541	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($226.43)	$709.73
769540	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($240.71)	$695.44
769539	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($164.01)	$772.15
769538	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($187.91)	$748.24
769537	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($282.88)	$653.28
769536	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($233.81)	$702.35
769535	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($233.83)	$702.32
769534	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($223.59)	$712.57
769533	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($207.75)	$728.40
769532	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($215.15)	$721.00
769531	1	50	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($178.16)	$757.99
769529	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($196.89)	$739.26
769528	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($215.12)	$721.03
769527	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($251.76)	$684.39
769526	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($244.38)	$691.77
769525	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($219.87)	$716.28
769524	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($287.53)	$648.62
769523	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($319.78)	$616.38
769522	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($253.40)	$682.75
769521	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($238.40)	$697.76
769520	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($231.84)	$704.31
769519	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($266.13)	$670.02
769518	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($319.55)	$616.60
769517	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($265.47)	$670.68
769516	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($246.95)	$689.21
769515	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($261.20)	$674.95
769514	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($308.70)	$627.45
769513	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($231.71)	$704.44
769512	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($325.50)	$610.65
769511	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($245.05)	$691.11
769510	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($217.50)	$718.66
769509	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($231.35)	$704.80
769508	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($265.71)	$670.44
769507	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($229.85)	$706.31
769506	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($247.42)	$688.73
769505	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($243.62)	$692.53
769504	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($311.05)	$625.10

Sutton Fields PID II
NIA #2-5 Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
769503	1	60	$4,024	0.03%	$130.78	$307.30	$9.87	$20.12	($112.30)	$355.77
1034575		60	$4,024	0.03%	$130.78	$307.30	$9.87	$20.12	($105.18)	$362.90
769502	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($228.90)	$707.26
769501	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($307.59)	$628.56
769500	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($195.93)	$740.22
769499	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($252.33)	$683.83
769498	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	($253.12)	$683.04
769497	1	60	$8,048	0.06%	$261.57	$614.60	$19.74	$40.24	$0.00	$936.15
964952	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($138.72)	$781.99
964953	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($175.18)	$745.52
964954	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($191.87)	$728.84
964955	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($193.25)	$727.46
964956	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($209.00)	$711.71
964957	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($149.43)	$771.28
964958	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($201.24)	$719.47
964959	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	$0.00	$920.71
964960	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($170.05)	$750.66
964961	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($189.05)	$731.66
964962	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($220.88)	$699.83
964963	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($201.24)	$719.47
964964	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($206.66)	$714.05
964965	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($224.33)	$696.38
964966	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($163.02)	$757.69
964967	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($149.95)	$770.76
964968	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($161.45)	$759.26
964969	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($186.53)	$734.18
964970	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($200.84)	$719.87
964971	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($173.99)	$746.72
964972	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($142.12)	$778.59
964973	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($148.39)	$772.32
964974	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($237.70)	$683.01
964975	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($171.71)	$748.99
964976	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($224.33)	$696.38
964977	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($181.10)	$739.60
964978	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($225.32)	$695.39
964979	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($224.33)	$696.38
964980	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($52.29)	$868.42
964981	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($192.38)	$728.33
964982	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($198.76)	$721.95
964983	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($177.13)	$743.58
964984	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($199.04)	$721.67
964985	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($204.79)	$715.92
964986	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($202.83)	$717.88
964987	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($200.57)	$720.14
964988	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($180.52)	$740.19
964989	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($206.63)	$714.08
964990	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($175.64)	$745.07
964991	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($148.64)	$772.07
964992	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($172.95)	$747.76
964993	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($183.40)	$737.31
964994	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($183.92)	$736.79
964995	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($235.78)	$684.93
964996	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($205.67)	$715.04
964997	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($224.32)	$696.39
964998	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($222.13)	$698.58
964999	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($165.11)	$755.60
965000	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($220.26)	$700.45
965001	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($223.91)	$696.80
965002	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($197.66)	$723.05
965003	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($179.74)	$740.97
965004	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($235.77)	$684.94
965005	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($167.67)	$753.04
965006	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($156.37)	$764.34
965007	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($180.02)	$740.68
965008	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
965009	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($131.67)	$789.04
965010	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($173.62)	$747.09
965011	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($183.99)	$736.72
965012	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($223.83)	$696.88
965013	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($227.15)	$693.56
965014	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($164.59)	$756.12
965015	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($176.26)	$744.45
965016	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($203.71)	$717.00
965017	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($196.46)	$724.25
965018	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($197.13)	$723.58
965019	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($213.28)	$707.43
965020	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($167.44)	$753.27

Sutton Fields PID II
NIA #2-5 Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
965021	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
965023	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($183.83)	$736.88
965024	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($213.28)	$707.43
965025	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($157.27)	$763.44
965026	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($215.65)	$705.06
965027	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($160.55)	$760.16
965028	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($224.20)	$696.51
965029	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($165.63)	$755.08
965030	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($243.93)	$676.78
965031	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
965032	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($175.75)	$744.96
965033	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($185.96)	$734.75
965034	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($205.20)	$715.51
965035	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($199.77)	$720.94
965036	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
965037	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($177.17)	$743.53
965038	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($205.67)	$715.04
965039	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($197.10)	$723.61
965040	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($223.34)	$697.37
965041	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($210.43)	$710.28
965042	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($197.10)	$723.61
965043	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($161.97)	$758.73
965044	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($168.15)	$752.56
965045	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($207.58)	$713.13
965046	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($207.41)	$713.30
965047	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($168.15)	$752.56
965048	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($212.80)	$707.91
965049	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($196.18)	$724.53
965050	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($207.56)	$713.15
965051	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
965052	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
965053	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($199.08)	$721.63
965054	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($180.43)	$740.28
965055	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($200.14)	$720.57
965056	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($226.00)	$694.71
965058	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($150.81)	$769.90
965059	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($203.50)	$717.21
965060	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($215.14)	$705.57
965061	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($214.95)	$705.76
965062	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($192.80)	$727.91
965063	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($197.66)	$723.05
965064	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($208.05)	$712.66
965065	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($134.23)	$786.48
965066	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($188.12)	$732.59
965067	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($190.30)	$730.41
965068	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($178.95)	$741.76
965069	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($31.97)	$888.74
965070	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($205.48)	$715.23
965071	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($187.51)	$733.19
965072	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($216.44)	$704.27
965073	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($184.78)	$735.93
965074	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($189.59)	$731.12
965075	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($163.11)	$757.59
965076	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($176.22)	$744.48
965077	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($229.15)	$691.56
965078	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($223.25)	$697.46
965079	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($31.35)	$889.36
965080	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($215.36)	$705.35
965081	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($164.59)	$756.12
965082	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($192.75)	$727.96
965083	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($196.72)	$723.99
965084	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($216.31)	$704.40
965085	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($91.43)	$829.28
965086	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($165.51)	$755.20
965087	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($200.87)	$719.84
965088	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($190.73)	$729.98
965089	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($202.64)	$718.07
965090	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($200.93)	$719.78
965091	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($193.33)	$727.38
965092	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($214.76)	$705.95
965093	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($174.33)	$746.38
965094	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($189.59)	$731.12
965095	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($192.28)	$728.43
965096	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($202.25)	$718.46
965097	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($148.78)	$771.93
965098	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($203.30)	$717.41
965099	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($196.98)	$723.73

Sutton Fields PID II
NIA #2-5 Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
965100	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($18.37)	$902.34
965101	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($194.09)	$726.62
965102	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($206.63)	$714.08
965103	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($138.46)	$782.25
965104	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($164.84)	$755.87
965105	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($173.34)	$747.37
965106	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($173.47)	$747.24
965107	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($191.90)	$728.81
965108	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($218.98)	$701.73
965109	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($209.00)	$711.71
965110	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($164.93)	$755.78
965111	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($179.07)	$741.63
965112	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($198.81)	$721.90
965113	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($174.65)	$746.06
965114	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($178.13)	$742.58
965115	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($191.31)	$729.40
965116	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($179.81)	$740.90
965117	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($190.00)	$730.71
965118	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($196.98)	$723.73
965119	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($184.78)	$735.93
965120	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($138.46)	$782.25
965121	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($202.83)	$717.88
965122	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($189.59)	$731.12
965123	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($187.51)	$733.19
965124	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($217.21)	$703.50
965125	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($202.83)	$717.88
965126	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($180.58)	$740.13
972792	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($176.70)	$744.01
972793	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($202.17)	$718.54
972794	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($181.20)	$739.51
972795	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($230.85)	$689.86
972796	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($179.37)	$741.34
972797	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($183.35)	$737.36
972798	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($221.05)	$699.66
972799	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($164.82)	$755.89
972800	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($200.93)	$719.78
972801	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($218.03)	$702.68
972802	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($257.90)	$662.81
972803	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($180.02)	$740.68
972804	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($218.56)	$702.15
972805	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($183.35)	$737.36
972806	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($209.27)	$711.44
972807	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($180.02)	$740.69
972808	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($198.55)	$722.16
972809	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($190.00)	$730.71
972810	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($197.13)	$723.58
972811	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($178.08)	$742.63
972812	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($188.08)	$732.63
972813	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($225.41)	$695.30
972814	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($201.16)	$719.55
972815	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($27.27)	$893.44
972816	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($152.96)	$767.75
972817	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($159.14)	$761.57
972818	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($28.24)	$892.47
972819	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
972820	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
972821	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
972822	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($30.21)	$890.50
972823	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($209.05)	$711.66
972824	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($197.36)	$723.35
972825	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($193.91)	$726.80
972826	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($200.45)	$720.26
972827	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
972828	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($186.67)	$734.04
972829	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($191.90)	$728.81
972830	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($202.31)	$718.40
972831	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($169.12)	$751.59
972832	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($173.85)	$746.86
972833	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($191.43)	$729.28
972834	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($199.98)	$720.73
972835	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($179.55)	$741.16
972836	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($211.50)	$709.21
972837	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($183.35)	$737.36
972838	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($171.01)	$749.70
972839	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($157.68)	$763.03
972840	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($226.10)	$694.61
972841	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($183.83)	$736.88

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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
972842	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($204.73)	$715.98
972843	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($179.55)	$741.16
972844	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($175.75)	$744.96
972845	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($176.69)	$744.02
972846	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($177.64)	$743.07
972847	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($173.85)	$746.86
972848	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($185.73)	$734.98
972849	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($184.35)	$736.36
972850	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($175.75)	$744.96
972851	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($196.18)	$724.53
972852	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($205.20)	$715.51
972853	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($228.00)	$692.71
972854	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($162.90)	$757.81
972855	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($184.35)	$736.36
972856	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($26.17)	$894.54
972857	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
972858	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($242.00)	$678.71
972859	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($205.80)	$714.91
972860	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	$0.00	$920.71
972861	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($170.52)	$750.19
972862	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($171.94)	$748.77
972863	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($238.13)	$682.58
972864	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($218.08)	$702.63

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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
972865	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($173.85)	$746.86
972866	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	$0.00	$920.71
972867	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($213.20)	$707.51
972868	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($179.55)	$741.16
972869	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($205.80)	$714.91
972870	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($45.51)	$875.20
972871	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($193.95)	$726.76
972872	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($163.40)	$757.31
972873	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($179.55)	$741.16
972874	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($180.27)	$740.44
972875	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($171.95)	$748.76
972876	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($170.52)	$750.19
972877	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($190.16)	$730.55
972878	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($176.70)	$744.01
972879	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($219.72)	$700.99
972880	1	50	$3,958	0.03%	$128.63	$302.23	$9.71	$19.79	($95.55)	$364.80
1016108		50	$3,958	0.03%	$128.63	$302.23	$9.71	$19.79	$0.00	$460.35
972881	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($162.93)	$757.78
972882	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($191.48)	$729.23
972883	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($190.48)	$730.23
972884	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($196.63)	$724.08
972885	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($217.15)	$703.56
972886	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($193.71)	$727.00
972887	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($178.13)	$742.58
972888	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($176.22)	$744.48
972889	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($171.94)	$748.77
972890	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($171.02)	$749.69
972891	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($191.90)	$728.81
972892	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
972893	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($204.25)	$716.46
972894	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($186.68)	$734.03
972895	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($230.69)	$690.02
972896	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($220.93)	$699.78
972897	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($192.60)	$728.10
972898	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($216.60)	$704.11
972899	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($194.75)	$725.96
972900	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($228.81)	$691.90
972901	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($179.55)	$741.16
972902	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($218.74)	$701.97
972903	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($172.90)	$747.81
972904	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($159.82)	$760.89
972905	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($168.15)	$752.56
972906	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($191.45)	$729.26
972907	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($179.60)	$741.11
972908	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($214.29)	$706.42
972909	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($173.85)	$746.86
972910	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($182.87)	$737.83
972911	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($172.90)	$747.81
972912	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($188.58)	$732.13
972913	1	50	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($198.66)	$722.05
972914	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($229.49)	$691.22
972915	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($174.32)	$746.38
972916	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($175.45)	$745.25
972917	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($209.00)	$711.71
972918	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($167.67)	$753.04
972919	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($211.09)	$709.62
972920	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($211.85)	$708.86
972921	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($186.82)	$733.89
972922	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($174.32)	$746.38
972923	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($177.65)	$743.06
972924	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($176.70)	$744.01
972925	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($186.20)	$734.51
972926	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($169.57)	$751.13
972927	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($176.22)	$744.48

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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
972928	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($174.80)	$745.91
972929	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($163.87)	$756.84
972930	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($186.68)	$734.03
972931	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($194.18)	$726.53
972932	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($176.45)	$744.26
972933	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($174.32)	$746.38
972934	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($190.00)	$730.71
972935	1	60	$7,916	0.05%	$257.25	$604.46	$19.42	$39.58	($182.40)	$738.31
972936	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
989395	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
989355	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($202.30)	$729.12
989356	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
989357	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($43.58)	$887.85
989358	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($43.59)	$887.84
989359	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.15)	$892.28
989360	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.12)	$892.31
989361	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($323.80)	$607.62
989362	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.12)	$892.31
989363	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($289.46)	$641.96
989364	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($321.10)	$610.32
989365	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.12)	$892.31
989366	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.12)	$892.31
989367	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($306.01)	$625.41
989368	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.12)	$892.31
989369	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.12)	$892.31
989370	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($133.78)	$797.65
989371	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.12)	$892.31
989372	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($131.77)	$799.65
989373	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.12)	$892.31
989374	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.12)	$892.31
989375	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.54)	$891.89
989376	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($45.52)	$885.91
989377	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($41.46)	$889.97
989378	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
989379	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
989380	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($284.52)	$646.91
989381	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($301.87)	$629.56
989382	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($257.20)	$674.22
989383	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($260.99)	$670.43
989384	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($215.74)	$715.69
989385	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.83)	$890.59
989386	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($181.85)	$749.57
989387	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($297.08)	$634.35
989388	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.83)	$890.59
989389	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($136.84)	$794.58
989390	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.83)	$890.59
989391	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($246.16)	$685.26
989392	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($143.33)	$788.10
989393	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($194.05)	$737.38
989394	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.86)	$890.56
989912	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
989913	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
989914	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
989917	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($186.56)	$744.87
989918	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($181.33)	$750.09
989915	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($181.81)	$749.62
989916	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($201.16)	$730.26
989901	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($177.53)	$753.89
989902	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($167.32)	$764.11
989903	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($226.02)	$705.41
989904	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($109.48)	$821.95
989905	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($87.49)	$843.93
989826	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($212.45)	$718.98
989827	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($173.60)	$757.82
989828	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($179.92)	$751.50
989829	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($161.22)	$770.20
989834	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($180.78)	$750.65
989835	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($195.13)	$736.30
989836	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($185.13)	$746.29
989837	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($176.11)	$755.32
989838	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($187.51)	$743.92
989839	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($202.94)	$728.49
989840	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($177.06)	$754.37
989844	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($193.21)	$738.22
989845	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($203.04)	$728.38
989848	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($187.36)	$744.07
989849	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($212.56)	$718.87

Sutton Fields PID II
NIA #2-5 Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
989850	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($194.44)	$736.99
989851	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($160.82)	$770.60
989852	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($179.33)	$752.10
989857	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($74.65)	$856.78
989858	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($178.80)	$752.62
989859	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($172.97)	$758.46
989860	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($190.25)	$741.18
989865	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($114.38)	$817.04
989866	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($172.55)	$758.88
989867	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($114.67)	$816.76
989868	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($160.13)	$771.30
989874	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($186.08)	$745.34
989875	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($163.76)	$767.67
989876	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($151.30)	$780.13
989887	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($226.94)	$704.49
989888	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($227.13)	$704.30
989880	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($209.68)	$721.74
989881	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($185.64)	$745.78
989882	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($174.68)	$756.74
989895	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($202.89)	$728.54
989896	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($213.72)	$717.70
989897	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($222.66)	$708.77
989898	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($255.76)	$675.66
989877	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($149.45)	$781.98
989878	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($220.17)	$711.25
989879	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($170.86)	$760.57
989861	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($253.06)	$678.36
989862	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($227.41)	$704.02
989863	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($231.69)	$699.74
989864	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($235.43)	$696.00
989853	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($250.64)	$680.79
989854	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($195.34)	$736.09
989855	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($239.83)	$691.59
989856	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($232.16)	$699.27
989819	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($255.91)	$675.51
989820	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($219.81)	$711.62
989821	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($205.65)	$725.78
989822	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($240.85)	$690.58
989841	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($224.75)	$706.68
989842	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($226.50)	$704.92
989843	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($236.90)	$694.53
989830	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($240.84)	$690.59
989831	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($231.61)	$699.82
989832	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($220.76)	$710.67
989833	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($219.43)	$711.99
989871	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($258.74)	$672.68
989872	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($230.21)	$701.21
989873	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($246.89)	$684.54
989909	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($250.21)	$681.21
989910	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($259.13)	$672.30
989911	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($232.64)	$698.79
989919	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($201.28)	$730.14
989920	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($236.91)	$694.51
989921	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($230.80)	$700.62
989906	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($271.59)	$659.84
989907	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($130.99)	$800.43
989908	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($196.42)	$735.00
989823	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($270.16)	$661.26
989824	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($241.58)	$689.85
989825	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($251.64)	$679.79
989846	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($160.68)	$770.75
989847	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($152.27)	$779.15
989869	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($183.70)	$747.73
989870	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($283.32)	$648.11
989899	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($251.64)	$679.79
989900	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($222.19)	$709.24
989883	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($281.45)	$649.98
989884	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($236.06)	$695.37
989885	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($240.92)	$690.50
989886	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($146.71)	$784.72
989889	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($207.09)	$724.34
989890	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($282.49)	$648.93
989891	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($162.70)	$768.73
989892	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($279.18)	$652.24
989893	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($281.09)	$650.34
989894	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($208.38)	$723.04
992781	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($91.46)	$839.97

Sutton Fields PID II
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2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
992782	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($47.96)	$883.46
992790	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($93.62)	$837.80
992791	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($85.11)	$846.31
992792	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($94.63)	$836.80
992797	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.68)	$894.75
992798	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($80.81)	$850.61
992799	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($85.69)	$845.73
992810	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($91.10)	$840.32
992811	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($94.23)	$837.20
992812	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($90.75)	$840.68
992813	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($102.89)	$828.54
992817	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($78.42)	$853.01
992818	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($80.65)	$850.78
992819	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.68)	$894.75
992820	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($58.60)	$872.83
992836	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
992837	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
992834	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($93.73)	$837.69
992835	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($88.66)	$842.77
992827	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($151.85)	$779.58
992828	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($169.68)	$761.74
992829	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($163.72)	$767.71
992830	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($179.11)	$752.31
992800	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($132.45)	$798.98
992793	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($246.41)	$685.01
992794	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($211.73)	$719.69
992795	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($197.01)	$734.42
992796	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($212.89)	$718.54
992821	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($211.26)	$720.17
992822	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($220.80)	$710.63
992823	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($262.15)	$669.27
992824	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($92.35)	$839.07
992825	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($61.82)	$869.61
992826	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.35)	$900.07
992787	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($162.41)	$769.02
992788	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($196.99)	$734.43
992789	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($253.22)	$678.21
992807	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($211.73)	$719.69
992808	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($206.38)	$725.05
992809	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($248.79)	$682.64
992832	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.64)	$890.78
992833	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($200.47)	$730.96
992814	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($41.13)	$890.30
992815	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($104.14)	$827.29
992816	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.48)	$894.94
992783	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($214.08)	$717.35
992784	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($32.08)	$899.34
992785	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($32.08)	$899.34
992786	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($236.93)	$694.49
992801	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($244.61)	$686.82
992802	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.58)	$890.85
992803	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($209.87)	$721.56
992804	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($205.93)	$725.49
992805	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($33.57)	$897.86
992806	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($33.45)	$897.98
992709	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.68)	$894.75
992710	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.68)	$894.75
992711	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.68)	$894.75
992712	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.68)	$894.75
992720	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	$0.00	$931.43
992721	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.68)	$894.75
992722	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.68)	$894.75
992723	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($43.27)	$888.16
992729	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.68)	$894.75
992730	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.68)	$894.75
992731	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.68)	$894.75
992732	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.68)	$894.75
992702	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($43.27)	$888.16
992738	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.68)	$894.75
992739	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.68)	$894.75
992740	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.68)	$894.75
992741	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.68)	$894.75
992742	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.68)	$894.75
992749	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.68)	$894.75
992750	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.68)	$894.75
992751	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($43.81)	$887.61
992755	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($47.08)	$884.35

Sutton Fields PID II
NIA #2-5 Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
992756	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($47.71)	$883.71
992757	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($57.55)	$873.88
992758	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($55.30)	$876.13
992763	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($44.14)	$887.29
992764	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.03)	$892.39
992765	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.03)	$892.39
992766	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.03)	$892.39
992772	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($43.81)	$887.61
992773	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.68)	$894.75
992777	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
992778	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.62)	$890.80
992779	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.51)	$890.91
992780	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.91)	$890.52
992774	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($158.88)	$772.55
992775	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($172.57)	$758.86
992776	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.50)	$899.93
992759	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($74.12)	$857.30
992760	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.35)	$900.07
992761	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($127.98)	$803.44
992762	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.47)	$893.96
992745	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.35)	$900.07
992746	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.35)	$900.07
992747	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.35)	$900.07
992748	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.35)	$900.07
992703	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.35)	$900.07
992704	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.35)	$900.07
992705	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.35)	$900.07
992733	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($227.91)	$703.52
992734	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($201.85)	$729.58
992735	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($120.78)	$810.65
992736	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($182.21)	$749.22
992737	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.35)	$900.07
992724	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($227.41)	$704.02
992725	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($209.83)	$721.59
992726	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($99.24)	$832.19
992713	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($106.56)	$824.87
992714	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.35)	$900.07
992715	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	$0.00	$931.43
992716	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($122.69)	$808.73
992771	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($164.19)	$767.23
992717	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.35)	$900.07
992718	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.35)	$900.07
992719	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.35)	$900.07
992727	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.35)	$900.07
992728	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.35)	$900.07
992706	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.35)	$900.07
992707	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.35)	$900.07
992708	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.35)	$900.07
992743	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.35)	$900.07
992744	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.35)	$900.07
992752	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.47)	$893.96
992753	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.35)	$900.07
992754	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.35)	$900.07
992767	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($33.37)	$898.06
992768	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($33.37)	$898.06
992769	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($33.37)	$898.06
992770	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($33.37)	$898.06
991794	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($47.11)	$884.32
991795	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.75)	$890.68
991796	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($143.35)	$788.08
991797	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($141.69)	$789.74
991798	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.76)	$890.67
991799	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($141.71)	$789.72
991800	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.73)	$890.69
991801	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($120.12)	$811.30
991802	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.71)	$890.72
991803	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.69)	$890.73
991804	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.68)	$890.75
991805	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.67)	$890.76
991806	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.65)	$890.77
991807	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.64)	$890.79
991808	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.63)	$890.80
991809	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.61)	$890.81
991810	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.60)	$890.83
991811	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($41.21)	$890.22
991812	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($152.76)	$778.67
991813	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($41.44)	$889.99

Sutton Fields PID II
NIA #2-5 Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
991814	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991815	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991816	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991817	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991818	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991819	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991820	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($142.41)	$789.02
991821	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
991822	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($134.59)	$796.84
991823	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($86.42)	$845.01
991824	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($153.48)	$777.95
991825	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991826	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($132.10)	$799.33
991827	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991828	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991829	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($43.59)	$887.84
991830	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
991831	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.86)	$890.57
991832	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($133.74)	$797.68
991833	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991834	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991835	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991836	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991837	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991838	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991839	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991840	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($132.43)	$799.00
991841	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991842	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991843	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($150.11)	$781.32
991844	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991845	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991846	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($131.17)	$800.25
991847	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($198.04)	$733.39
991848	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.81)	$890.62
991849	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991850	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991851	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991852	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991853	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991854	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991855	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991856	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991857	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991858	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991859	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991860	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991861	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991862	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991863	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.74)	$893.68
991864	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.81)	$890.62
991865	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($138.74)	$792.68
991866	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($127.95)	$803.48
991867	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($134.47)	$796.95
991868	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($38.47)	$892.96
991869	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.93)	$890.49
991870	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($134.25)	$797.17
991871	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
991872	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($137.93)	$793.49
991873	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($140.91)	$790.52
991874	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($38.47)	$892.96
991875	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($38.47)	$892.96
991876	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.93)	$890.50
991877	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($143.61)	$787.81
991878	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($157.58)	$773.85
991879	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($140.49)	$790.94
991880	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($38.46)	$892.96
991881	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.67)	$890.75
991882	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($134.13)	$797.30
991883	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($78.48)	$852.95
1016233	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016234	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016238	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016239	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016242	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016243	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016244	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96

Sutton Fields PID II
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2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
1016245	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.44)	$891.98
1016250	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016251	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016252	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016253	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016254	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016255	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016256	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016257	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016258	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016259	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.44)	$891.98
1016260	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.44)	$891.99
1016261	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016262	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016263	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016264	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016270	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016271	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016272	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016273	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.44)	$891.98
1016274	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1016266	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016267	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016268	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016284	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.30)	$892.13
1016291	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($31.00)	$900.43
1016269	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016265	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016240	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016241	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016235	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016236	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016237	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016232	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.44)	$891.98
1016246	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($68.44)	$862.99
1016247	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($63.31)	$868.12
1016248	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($63.31)	$868.12
1016249	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($63.31)	$868.12
1016285	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($55.19)	$876.24
1016286	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($54.96)	$876.46
1016287	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($54.75)	$876.67
1016288	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($54.53)	$876.90
1016289	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($54.32)	$877.11
1016290	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($54.10)	$877.32
1016275	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($69.39)	$862.03
1016276	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($68.40)	$863.02
1016277	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($67.78)	$863.65
1016278	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($68.48)	$862.94
1016279	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($68.23)	$863.19
1016280	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($68.23)	$863.20
1016281	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($68.22)	$863.21
1016282	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($68.21)	$863.22
1016283	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($68.20)	$863.23
1016292	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($53.67)	$877.76
1016293	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($67.42)	$864.00
1016294	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($70.18)	$861.25
1016295	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($62.26)	$869.16
1016296	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($52.66)	$878.77
1016297	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($52.66)	$878.77
1016298	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($52.66)	$878.77
1016299	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($52.66)	$878.77
1016300	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($52.66)	$878.77
1016301	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($52.66)	$878.77
1016302	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($52.66)	$878.77
1016303	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($62.27)	$869.15
1016304	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($69.54)	$861.88
1016305	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($63.53)	$867.89
1016306	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($56.99)	$874.43
1016307	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($53.73)	$877.69
1016308	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($53.73)	$877.69
1016309	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($53.73)	$877.69
1016310	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($53.73)	$877.69
1016311	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($53.73)	$877.69
1016312	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($63.55)	$867.87
1016313	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($63.36)	$868.07
1016314	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($53.73)	$877.69
1016315	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($53.73)	$877.69

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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
1016316	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($53.89)	$877.54
1016317	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($55.57)	$875.86
1016318	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($59.49)	$871.93
1016319	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($62.49)	$868.94
1016320	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($62.82)	$868.61
1016321	1	50	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($68.31)	$863.12
1016331	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($38.94)	$892.48
1016332	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.30)	$894.12
1016333	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.48)	$894.94
1016334	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.57)	$891.86
1016335	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1016336	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.44)	$891.98
1016337	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016338	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016339	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016340	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016341	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016342	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016343	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016344	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016345	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016346	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($36.47)	$894.96
1016347	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($37.28)	$894.15
1016348	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1016349	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.31)	$892.11
1016350	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($40.47)	$890.96
1016322	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($45.77)	$885.66
1016323	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.68)	$891.75
1016324	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.22)	$892.20
1016325	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.22)	$892.20
1016326	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.22)	$892.20
1016327	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.22)	$892.21
1016328	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.22)	$892.21
1016329	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.22)	$892.21
1016330	1	60	$8,008	0.05%	$260.25	$611.50	$19.64	$40.04	($39.22)	$892.21
1027483	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027484	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027485	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027486	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027487	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027488	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027489	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027490	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027491	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027492	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027493	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027494	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027495	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027496	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027497	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027498	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027499	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027500	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027501	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027502	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027503	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027504	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027505	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027506	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027507	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027508	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027509	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027510	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027511	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027512	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027513	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027514	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027515	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027516	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027517	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027518	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027519	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027520	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027521	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027522	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027523	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027524	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04

Sutton Fields PID II
NIA #2-5 Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
1027525	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027526	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027527	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1027528	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027529	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027530	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027531	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027532	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027533	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027534	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027535	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027536	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027537	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027538	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027539	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027540	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027541	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027542	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027543	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027544	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027545	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027546	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027547	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027548	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027549	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027550	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027551	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027552	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027553	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027554	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027555	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027556	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027557	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027558	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027559	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027560	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027561	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027562	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027563	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027564	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027565	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027566	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027567	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027568	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027569	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027570	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027571	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027572	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027573	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1027574	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027575	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027576	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027577	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027578	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027579	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027580	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027581	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027582	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027583	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027584	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027585	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027586	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027587	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027588	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027589	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027590	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027591	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027592	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027593	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027594	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027595	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027596	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027597	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027598	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027599	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027600	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027601	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04

Sutton Fields PID II
NIA #2-5 Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
1027602	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027603	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027604	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027605	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027606	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027607	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027608	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027609	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027610	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027611	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027612	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027613	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027614	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027615	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027616	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027617	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027618	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027619	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027620	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027621	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027622	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027623	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027624	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027625	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027626	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027627	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027628	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027629	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027630	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027631	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027632	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027633	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027634	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027635	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1027636	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027637	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027638	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027639	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027640	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1027645	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1027646	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1027647	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1027648	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1022092	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022093	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022094	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022095	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022096	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022097	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022098	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022099	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022100	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022101	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022102	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022103	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022104	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022105	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022106	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022107	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022108	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022109	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022110	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022111	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022112	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022113	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022114	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022115	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022116	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022117	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022118	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022119	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022120	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022121	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022122	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022123	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022124	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022125	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04

Sutton Fields PID II
NIA #2-5 Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
1022126	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022127	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022128	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022129	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022130	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022131	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022132	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022133	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022134	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022135	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022136	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022137	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022138	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022139	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022140	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022141	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022142	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022143	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022144	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022145	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022146	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022147	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022148	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022149	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022150	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022151	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022152	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022153	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022154	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022155	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022156	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022157	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022158	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022159	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022160	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022161	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022162	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022163	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022164	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022165	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022166	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022167	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022168	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022169	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022170	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022171	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022172	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022173	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022174	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022175	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022176	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022177	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022178	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022179	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022180	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022181	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022182	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022183	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022184	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022185	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022186	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022187	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022188	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022189	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022190	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022191	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022192	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022193	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022194	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022195	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022196	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022197	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022198	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022199	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022200	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022201	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022202	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44

Sutton Fields PID II
NIA #2-5 Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
1022203	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022204	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022205	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022206	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022207	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022208	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022209	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022210	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022211	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022212	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022213	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022214	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022215	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022216	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1022217	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022218	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022219	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022220	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1022221	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022222	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022223	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022224	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022225	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022226	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022227	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022228	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022229	1	70	$9,257	0.06%	$300.84	$706.87	$22.71	$46.28	($7.27)	$1,069.44
1022230	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1022231	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1026547	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026548	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026549	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026550	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026551	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026552	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026553	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026554	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026555	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026556	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026557	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026558	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026559	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026560	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026561	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026562	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026563	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026564	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026565	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026566	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026567	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026568	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026569	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026570	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026571	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026572	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026573	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026574	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026575	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026576	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026577	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026578	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026579	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026580	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026581	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026582	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026583	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026584	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026585	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1026586	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026587	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026588	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026589	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026590	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026591	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026592	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026593	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026594	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28

Sutton Fields PID II
NIA #2-5 Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
1026595	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026596	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026597	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026598	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026599	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026600	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026601	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026602	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026603	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026604	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026605	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026606	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026607	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026608	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026609	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026610	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026611	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026612	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026613	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026614	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026615	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026616	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026617	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026618	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026619	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026620	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026621	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026622	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026623	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026624	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026625	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026626	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026627	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026628	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026629	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026630	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026631	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026632	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026633	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026634	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026635	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026636	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026637	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026638	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026639	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026640	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026641	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026642	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026643	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026644	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026645	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026646	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026647	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026648	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026649	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026650	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026651	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026652	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026653	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026654	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026655	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026656	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026657	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026658	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026659	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026660	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026661	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026662	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026663	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026664	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026665	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026666	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026667	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026668	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026669	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026670	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026671	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04

Sutton Fields PID II
NIA #2-5 Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
1026672	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026673	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026674	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026675	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026676	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026677	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026678	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026679	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026680	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026681	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026682	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026683	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026684	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026685	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026686	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026687	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026688	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026689	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026690	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026691	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026692	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1026693	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026694	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026695	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026696	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026697	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026698	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026699	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026700	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026701	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026702	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026703	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026704	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026705	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026706	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026707	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026708	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026709	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026710	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1026711	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1026712	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1026713	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1030713	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030714	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030715	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030716	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030717	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030718	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030719	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030720	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030721	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030722	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030723	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030724	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030725	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030726	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030727	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030728	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030729	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030730	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030731	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030732	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030733	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030734	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030735	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030736	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030737	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030738	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030739	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030740	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030741	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030742	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030743	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030744	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030745	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030746	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030747	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28

Sutton Fields PID II
NIA #2-5 Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2024-25 Annual Installments
1030748	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030749	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030750	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030751	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030752	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030753	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030754	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030755	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030756	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030757	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030758	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030759	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030760	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030761	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030762	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030763	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030764	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030765	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030766	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030767	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030768	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030769	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030770	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030771	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030772	1	50	$7,104	0.05%	$230.88	$542.48	$17.43	$35.52	($7.27)	$819.04
1030773	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030774	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030775	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030776	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030777	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030778	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030779	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1030780	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030781	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030782	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030783	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030786	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030787	1	60	$8,396	0.06%	$272.86	$641.12	$20.59	$41.98	($7.27)	$969.28
1030788	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1030789	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
HOA	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**1,839**		**$14,615,464**	**100.00%**	**$475,000.00**	**$1,116,090.87**	**$35,850.00**	**$73,077.32**	**($215,492.22)**	**$1,484,525.97**

APPENDIX D-2
NIA #2-5 MAJOR IMPROVEMENT
TIRZ CREDIT CALCULATION – 2024-25

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
740806	$0.18	$2,280.10	$2,279.92	($176.92)	($176.92)
740807	$0.18	$1,846.59	$1,846.41	($143.28)	($143.28)
740808	$0.18	$2,476.43	$2,476.25	($192.16)	($192.16)
740809	$0.18	$1,935.04	$1,934.86	($150.15)	($150.15)
740810	$0.18	$2,950.75	$2,950.57	($228.96)	($228.96)
740811	$0.18	$1,834.64	$1,834.46	($142.35)	($142.35)
740812	$0.18	$3,088.72	$3,088.54	($239.67)	($239.67)
740813	$0.18	$2,721.50	$2,721.32	($211.17)	($211.17)
740814	$0.18	$2,224.46	$2,224.28	($172.60)	($172.60)
740815	$0.18	$2,626.35	$2,626.17	($203.79)	($203.79)
740816	$0.18	$3,056.96	$3,056.78	($237.21)	($237.21)
740817	$0.18	$1,934.03	$1,933.85	($150.07)	($150.07)
740818	$0.18	$1,940.64	$1,940.46	($150.58)	($150.58)
740819	$0.18	$2,285.99	$2,285.81	($177.38)	($177.38)
740820	$0.18	$2,427.04	$2,426.86	($188.32)	($188.32)
740821	$0.18	$2,517.34	$2,517.16	($195.33)	($195.33)
740822	$0.18	$2,601.65	$2,601.47	($201.87)	($201.87)
740823	$0.18	$1,657.31	$1,657.13	($128.59)	($128.59)
740824	$0.18	$2,754.69	$2,754.51	($213.75)	($213.75)
740825	$0.18	$2,558.48	$2,558.30	($198.52)	($198.52)
740826	$0.18	$2,687.91	$2,687.73	($208.57)	($208.57)
740827	$0.18	$2,426.50	$2,426.32	($188.28)	($188.28)
740828	$0.18	$2,412.54	$2,412.36	($187.20)	($187.20)
740829	$0.18	$2,815.91	$2,815.73	($218.50)	($218.50)
740830	$0.18	$1,883.66	$1,883.48	($146.16)	($146.16)
740831	$0.18	$1,982.82	$1,982.64	($153.85)	($153.85)
740832	$0.18	$1,799.19	$1,799.01	($139.60)	($139.60)
740833	$0.18	$2,908.41	$2,908.23	($225.68)	($225.68)
740834	$0.18	$1,973.39	$1,973.21	($153.12)	($153.12)
740835	$0.18	$1,973.39	$1,973.21	($153.12)	($153.12)
740836	$0.18	$2,867.02	$2,866.84	($222.47)	($222.47)
740837	$0.18	$1,982.34	$1,982.16	($153.82)	($153.82)
740838	$0.18	$2,293.74	$2,293.56	($177.98)	($177.98)
740839	$0.18	$2,842.05	$2,841.87	($220.53)	($220.53)
740840	$0.18	$1,896.51	$1,896.33	($147.16)	($147.16)
740841	$0.18	$2,162.85	$2,162.67	($167.82)	($167.82)
740842	$0.18	$1,978.69	$1,978.51	($153.53)	($153.53)
740843	$0.18	$2,293.74	$2,293.56	($177.98)	($177.98)
740844	$0.18	$2,397.20	$2,397.02	($186.01)	($186.01)
740845	$0.18	$2,439.14	$2,438.96	($189.26)	($189.26)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
740846	$0.18	$1,502.34	$1,502.16	($116.57)	($116.57)
740847	$0.18	$2,894.47	$2,894.29	($224.60)	($224.60)
740848	$0.18	$2,330.26	$2,330.08	($180.81)	($180.81)
740849	$0.18	$1,785.90	$1,785.72	($138.57)	($138.57)
740850	$0.18	$2,573.60	$2,573.42	($199.70)	($199.70)
740851	$0.18	$0.00	$0.00	$0.00	$0.00
740852	$0.18	$1,753.68	$1,753.50	($136.07)	($136.07)
740853	$0.18	$1,978.69	$1,978.51	($153.53)	($153.53)
740854	$0.18	$1,957.00	$1,956.82	($151.85)	($151.85)
740855	$0.18	$2,406.15	$2,405.97	($186.70)	($186.70)
740856	$0.18	$2,842.05	$2,841.87	($220.53)	($220.53)
740857	$0.18	$2,293.74	$2,293.56	($177.98)	($177.98)
740858	$0.18	$2,788.23	$2,788.05	($216.35)	($216.35)
740859	$0.18	$2,162.85	$2,162.67	($167.82)	($167.82)
740860	$0.18	$3,291.33	$3,291.15	($255.39)	($255.39)
740861	$0.18	$2,866.87	$2,866.69	($222.46)	($222.46)
740862	$0.20	$1,826.91	$1,826.71	($141.75)	($141.75)
740863	$0.20	$2,776.22	$2,776.02	($215.42)	($215.42)
740864	$0.20	$2,803.67	$2,803.47	($217.55)	($217.55)
740865	$0.20	$2,165.15	$2,164.95	($168.00)	($168.00)
740866	$0.20	$3,050.51	$3,050.31	($236.70)	($236.70)
740867	$0.20	$2,301.08	$2,300.88	($178.55)	($178.55)
740868	$0.20	$7.21	$7.01	($0.54)	($0.54)
740869	$0.20	$2,555.17	$2,554.97	($198.27)	($198.27)
740870	$0.20	$2,564.93	$2,564.73	($199.02)	($199.02)
740871	$0.20	$3,048.63	$3,048.43	($236.56)	($236.56)
740872	$0.20	$3,000.92	$3,000.72	($232.86)	($232.86)
740873	$0.20	$2,962.83	$2,962.63	($229.90)	($229.90)
740874	$0.20	$2,283.87	$2,283.67	($177.21)	($177.21)
740875	$0.20	$2,724.09	$2,723.89	($211.37)	($211.37)
740876	$0.20	$2,493.95	$2,493.75	($193.52)	($193.52)
740877	$0.20	$1,973.85	$1,973.65	($153.16)	($153.16)
740878	$0.20	$2,056.60	$2,056.40	($159.58)	($159.58)
740879	$0.20	$2,857.47	$2,857.27	($221.72)	($221.72)
740880	$0.20	$2,050.36	$2,050.16	($159.09)	($159.09)
740881	$0.20	$2,774.33	$2,774.13	($215.27)	($215.27)
740882	$0.20	$2,975.85	$2,975.65	($230.91)	($230.91)
740883	$0.20	$3,077.15	$3,076.95	($238.77)	($238.77)
740884	$0.20	$3,060.04	$3,059.84	($237.44)	($237.44)
740885	$0.20	$2,798.79	$2,798.59	($217.17)	($217.17)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
740886	$0.20	$2,375.97	$2,375.77	($184.36)	($184.36)
740887	$0.20	$2,797.54	$2,797.34	($217.07)	($217.07)
740888	$0.20	$2,809.79	$2,809.59	($218.02)	($218.02)
740889	$0.20	$2,135.51	$2,135.31	($165.70)	($165.70)
740890	$0.20	$2,610.99	$2,610.79	($202.60)	($202.60)
740891	$0.20	$0.00	$0.00	$0.00	$0.00
740892	$0.20	$2,181.15	$2,180.95	($169.24)	($169.24)
740893	$0.20	$2,805.23	$2,805.03	($217.67)	($217.67)
740894	$0.20	$2,053.78	$2,053.58	($159.36)	($159.36)
740895	$0.20	$1,983.13	$1,982.93	($153.88)	($153.88)
740896	$0.20	$0.00	$0.00	$0.00	$0.00
740897	$0.20	$2,354.12	$2,353.92	($182.66)	($182.66)
740898	$0.20	$2,095.77	$2,095.57	($162.62)	($162.62)
740899	$0.20	$2,693.48	$2,693.28	($209.00)	($209.00)
740900	$0.20	$3,506.85	$3,506.65	($272.12)	($272.12)
740901	$0.20	$2,258.05	$2,257.85	($175.21)	($175.21)
740902	$0.20	$2,208.07	$2,207.87	($171.33)	($171.33)
740903	$0.20	$2,323.25	$2,323.05	($180.27)	($180.27)
740904	$0.20	$1,983.13	$1,982.93	($153.88)	($153.88)
740905	$0.20	$2,257.05	$2,256.85	($175.13)	($175.13)
740906	$0.20	$2,053.78	$2,053.58	($159.36)	($159.36)
740907	$0.20	$2,190.89	$2,190.69	($170.00)	($170.00)
740908	$0.20	$2,659.81	$2,659.61	($206.39)	($206.39)
740909	$0.20	$2,998.09	$2,997.89	($232.64)	($232.64)
740910	$0.18	$1,969.21	$1,969.03	($152.80)	($152.80)
740911	$0.18	$2,589.41	$2,589.23	($200.92)	($200.92)
740912	$0.18	$1,596.94	$1,596.76	($123.91)	($123.91)
740913	$0.18	$1,873.31	$1,873.13	($145.35)	($145.35)
740914	$0.18	$1,978.40	$1,978.22	($153.51)	($153.51)
740915	$0.18	$2,814.34	$2,814.16	($218.38)	($218.38)
740916	$0.18	$2,197.80	$2,197.62	($170.54)	($170.54)
740917	$0.18	$1,793.99	$1,793.81	($139.20)	($139.20)
740918	$0.18	$2,675.11	$2,674.93	($207.57)	($207.57)
740919	$0.18	$1,913.90	$1,913.72	($148.50)	($148.50)
740920	$0.18	$2,500.70	$2,500.52	($194.04)	($194.04)
740921	$0.18	$2,057.59	$2,057.41	($159.66)	($159.66)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
740922	$0.18	$1,883.60	$1,883.42	($146.15)	($146.15)
740923	$0.18	$0.00	$0.00	$0.00	$0.00
740924	$0.18	$2,563.41	$2,563.23	($198.91)	($198.91)
740925	$0.18	$2,154.97	$2,154.79	($167.21)	($167.21)
740926	$0.18	$1,969.85	$1,969.67	($152.85)	($152.85)
740927	$0.18	$2,071.02	$2,070.84	($160.70)	($160.70)
740928	$0.18	$1,590.63	$1,590.45	($123.42)	($123.42)
740929	$0.18	$2,248.88	$2,248.70	($174.50)	($174.50)
740930	$0.18	$1,470.83	$1,470.65	($114.12)	($114.12)
740931	$0.18	$2,763.34	$2,763.16	($214.42)	($214.42)
740932	$0.18	$1,875.41	$1,875.23	($145.52)	($145.52)
740933	$0.18	$2,371.49	$2,371.31	($184.01)	($184.01)
740934	$0.18	$1,932.04	$1,931.86	($149.91)	($149.91)
740935	$0.18	$1,759.02	$1,758.84	($136.49)	($136.49)
740936	$0.18	$2,973.12	$2,972.94	($230.70)	($230.70)
740937	$0.18	$1,869.05	$1,868.87	($145.02)	($145.02)
740938	$0.18	$1,809.33	$1,809.15	($140.39)	($140.39)
740939	$0.00	$0.00	$0.00	$0.00	$0.00
740940	$0.18	$2,252.46	$2,252.28	($174.78)	($174.78)
740941	$0.18	$2,388.82	$2,388.64	($185.36)	($185.36)
740942	$0.18	$1,883.60	$1,883.42	($146.15)	($146.15)
740943	$0.18	$1,778.83	$1,778.65	($138.02)	($138.02)
740944	$0.18	$1,726.96	$1,726.78	($134.00)	($134.00)
740945	$0.18	$1,721.32	$1,721.14	($133.56)	($133.56)
740946	$0.18	$1,883.66	$1,883.48	($146.16)	($146.16)
740947	$0.18	$3,100.07	$3,099.89	($240.55)	($240.55)
740948	$0.00	$0.00	$0.00	$0.00	$0.00
740949	$0.18	$1,964.23	$1,964.05	($152.41)	($152.41)
740950	$0.18	$2,164.42	$2,164.24	($167.95)	($167.95)
740951	$0.18	$1,679.35	$1,679.17	($130.30)	($130.30)
740952	$0.18	$2,839.83	$2,839.65	($220.36)	($220.36)
740953	$0.18	$2,548.53	$2,548.35	($197.75)	($197.75)
740954	$0.18	$1,886.82	$1,886.64	($146.40)	($146.40)
740955	$0.18	$1,967.25	$1,967.07	($152.64)	($152.64)
740956	$0.18	$2,354.72	$2,354.54	($182.71)	($182.71)
740957	$0.18	$2,535.93	$2,535.75	($196.77)	($196.77)
740958	$0.18	$2,053.97	$2,053.79	($159.37)	($159.37)
740959	$0.18	$1,926.63	$1,926.45	($149.49)	($149.49)
740960	$0.18	$1,980.78	$1,980.60	($153.69)	($153.69)
740961	$0.18	$2,143.41	$2,143.23	($166.31)	($166.31)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
740962	$0.18	$2,333.22	$2,333.04	($181.04)	($181.04)
740963	$0.00	$0.00	$0.00	$0.00	$0.00
740964	$0.20	$3,086.81	$3,086.61	($239.52)	($239.52)
740965	$0.20	$2,269.00	$2,268.80	($176.06)	($176.06)
740966	$0.20	$1,995.48	$1,995.28	($154.83)	($154.83)
740967	$0.20	$2,046.49	$2,046.29	($158.79)	($158.79)
740968	$0.20	$2,022.67	$2,022.47	($156.94)	($156.94)
740969	$0.00	$0.00	$0.00	$0.00	$0.00
740970	$0.00	$0.00	$0.00	$0.00	$0.00
740971	$0.00	$0.00	$0.00	$0.00	$0.00
740972	$0.00	$0.00	$0.00	$0.00	$0.00
740973	$0.00	$0.00	$0.00	$0.00	$0.00
740974	$0.00	$0.00	$0.00	$0.00	$0.00
740975	$0.20	$2,698.25	$2,698.05	($209.37)	($209.37)
740976	$0.00	$2,609.84	$2,609.84	($202.52)	($202.52)
757500	$0.00	$0.00	$0.00	$0.00	$0.00
757494	$0.90	$3,594.99	$3,594.09	($278.90)	($278.90)
757493	$0.90	$3,128.60	$3,127.70	($242.71)	($242.71)
757492	$0.90	$2,748.71	$2,747.81	($213.23)	($213.23)
757491	$0.90	$3,136.00	$3,135.10	($243.28)	($243.28)
757490	$0.90	$2,522.07	$2,521.17	($195.64)	($195.64)
757489	$0.90	$2,833.85	$2,832.95	($219.84)	$0.00
757488	$0.90	$3,347.17	$3,346.27	($259.67)	($259.67)
757487	$0.90	$3,699.37	$3,698.47	($287.00)	($287.00)
757486	$0.90	$3,880.13	$3,879.23	($301.03)	($301.03)
757485	$0.90	$3,930.03	$3,929.13	($304.90)	($304.90)
757484	$0.90	$3,870.25	$3,869.35	($300.26)	($300.26)
757483	$0.90	$3,274.23	$3,273.33	($254.01)	($254.01)
757482	$0.90	$3,345.83	$3,344.93	($259.57)	($259.57)
757481	$0.90	$4,299.30	$4,298.40	($333.56)	($333.56)
757480	$0.90	$2,926.28	$2,925.38	($227.01)	($227.01)
757479	$0.90	$3,125.05	$3,124.15	($242.43)	($242.43)
757478	$0.90	$3,293.39	$3,292.49	($255.50)	($255.50)
757477	$0.90	$3,135.04	$3,134.14	($243.21)	($243.21)
757476	$0.90	$3,230.06	$3,229.16	($250.58)	($250.58)
757475	$0.90	$0.00	$0.00	$0.00	$0.00
757474	$0.90	$3,893.30	$3,892.40	($302.05)	($302.05)
757473	$0.90	$3,881.80	$3,880.90	($301.16)	$0.00
757472	$0.90	$4,312.03	$4,311.13	($334.54)	($334.54)
757471	$0.90	$2,553.91	$2,553.01	($198.11)	($198.11)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
757470	$0.90	$2,586.44	$2,585.54	($200.64)	($200.64)
757469	$0.90	$4,031.35	$4,030.45	($312.76)	($312.76)
757468	$0.90	$3,030.16	$3,029.26	($235.07)	$0.00
757467	$0.90	$3,024.04	$3,023.14	($234.60)	($234.60)
757466	$0.90	$3,177.08	$3,176.18	($246.47)	($246.47)
757465	$0.90	$3,660.68	$3,659.78	($284.00)	($284.00)
757464	$0.90	$2,546.56	$2,545.66	($197.54)	($197.54)
757463	$0.90	$3,985.12	$3,984.22	($309.18)	($309.18)
757462	$0.90	$3,882.33	$3,881.43	($301.20)	($301.20)
757461	$0.90	$3,247.63	$3,246.73	($251.95)	($251.95)
757460	$0.90	$0.00	$0.00	$0.00	$0.00
757459	$0.90	$2,201.46	$2,200.56	($170.76)	($170.76)
757458	$0.90	$2,882.09	$2,881.19	($223.58)	($223.58)
757457	$0.00	$0.00	$0.00	$0.00	$0.00
757456	$0.90	$2,455.47	$2,454.57	($190.47)	($190.47)
757455	$0.90	$1,983.07	$1,982.17	($153.82)	($153.82)
757454	$0.90	$2,613.90	$2,613.00	($202.77)	($202.77)
757453	$0.90	$2,029.44	$2,028.54	($157.41)	($157.41)
757452	$0.90	$2,864.88	$2,863.98	($222.25)	($222.25)
757451	$0.90	$2,870.11	$2,869.21	($222.65)	($222.65)
757450	$0.90	$2,809.34	$2,808.44	($217.94)	($217.94)
757449	$0.90	$2,968.42	$2,967.52	($230.28)	($230.28)
757448	$0.90	$1,805.40	$1,804.50	($140.03)	($140.03)
757447	$0.90	$2,246.61	$2,245.71	($174.27)	($174.27)
757446	$0.90	$2,869.39	$2,868.49	($222.59)	($222.59)
757445	$0.90	$2,668.80	$2,667.90	($207.03)	($207.03)
757444	$0.90	$2,737.43	$2,736.53	($212.35)	($212.35)
757443	$0.90	$2,577.17	$2,576.27	($199.92)	($199.92)
757442	$0.90	$3,686.26	$3,685.36	($285.98)	($285.98)
757441	$0.90	$2,764.40	$2,763.50	($214.45)	($214.45)
757440	$0.90	$2,664.96	$2,664.06	($206.73)	($206.73)
757439	$0.90	$2,313.94	$2,313.04	($179.49)	($179.49)
757438	$0.90	$3,606.63	$3,605.73	($279.80)	($279.80)
757437	$0.90	$2,565.14	$2,564.24	($198.99)	($198.99)
757436	$0.90	$2,679.03	$2,678.13	($207.82)	($207.82)
757435	$0.90	$2,663.08	$2,662.18	($206.59)	($206.59)
757434	$0.90	$2,592.92	$2,592.02	($201.14)	($201.14)
757433	$0.90	$2,820.53	$2,819.63	($218.80)	($218.80)
757432	$0.90	$2,169.66	$2,168.76	($168.30)	($168.30)
757431	$0.90	$2,100.37	$2,099.47	($162.92)	($162.92)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
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Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
757430	$0.90	$2,741.40	$2,740.50	($212.66)	($212.66)
757429	$0.90	$2,073.32	$2,072.42	($160.82)	($160.82)
757428	$0.90	$2,733.07	$2,732.17	($212.02)	($212.02)
757427	$0.45	$1,517.41	$1,516.96	($117.72)	($117.72)
995222	$0.45	$1,517.41	$1,516.96	($117.72)	($117.72)
757426	$0.90	$3,199.45	$3,198.55	($248.21)	($248.21)
757425	$0.90	$2,860.31	$2,859.41	($221.89)	($221.89)
757424	$0.90	$2,595.35	$2,594.45	($201.33)	($201.33)
757423	$0.90	$2,604.24	$2,603.34	($202.02)	($202.02)
757422	$0.90	$2,611.11	$2,610.21	($202.55)	($202.55)
757421	$0.90	$3,024.04	$3,023.14	($234.60)	($234.60)
757420	$0.90	$2,029.54	$2,028.64	($157.42)	($157.42)
757419	$0.90	$2,876.54	$2,875.64	($223.15)	($223.15)
757418	$0.90	$2,762.07	$2,761.17	($214.27)	($214.27)
757417	$0.90	$1,803.61	$1,802.71	($139.89)	($139.89)
757416	$0.90	$2,897.78	$2,896.88	($224.80)	($224.80)
757415	$0.90	$2,518.35	$2,517.45	($195.35)	($195.35)
4595430	$0.90	$1,923.98	$1,923.08	($149.23)	($149.23)
757413	$0.90	$1,603.74	$1,602.84	($124.38)	($124.38)
757412	$0.90	$3,556.61	$3,555.71	($275.92)	($275.92)
757411	$0.90	$3,088.62	$3,087.72	($239.61)	($239.61)
757410	$0.90	$2,601.65	$2,600.75	($201.82)	($201.82)
757409	$0.90	$2,723.29	$2,722.39	($211.26)	($211.26)
757408	$0.90	$2,066.63	$2,065.73	($160.30)	($160.30)
757407	$0.90	$2,073.82	$2,072.92	($160.86)	($160.86)
757406	$0.90	$2,256.42	$2,255.52	($175.03)	($175.03)
757405	$0.90	$3,080.78	$3,079.88	($239.00)	($239.00)
757404	$0.90	$3,175.10	$3,174.20	($246.32)	($246.32)
757403	$0.90	$2,899.82	$2,898.92	($224.96)	($224.96)
757402	$0.90	$2,684.93	$2,684.03	($208.28)	($208.28)
757401	$0.90	$2,754.69	$2,753.79	($213.69)	($213.69)
757400	$0.90	$1,925.85	$1,924.95	($149.38)	($149.38)
757399	$0.90	$2,437.20	$2,436.30	($189.06)	($189.06)
757398	$0.90	$2,160.10	$2,159.20	($167.55)	($167.55)
757397	$0.90	$2,715.37	$2,714.47	($210.64)	($210.64)
757396	$0.90	$2,883.58	$2,882.68	($223.70)	($223.70)
757395	$0.90	$2,693.48	$2,692.58	($208.94)	($208.94)
757394	$0.90	$2,534.32	$2,533.42	($196.59)	($196.59)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
757393	$0.90	$2,949.13	$2,948.23	($228.78)	($228.78)
757392	$0.90	$2,399.64	$2,398.74	($186.14)	($186.14)
757391	$0.90	$3,065.01	$3,064.11	($237.78)	($237.78)
769773	$0.00	$0.00	$0.00	$0.00	$0.00
769772	$0.00	$0.00	$0.00	$0.00	$0.00
769765	$0.00	$0.00	$0.00	$0.00	$0.00
769764	$0.00	$0.00	$0.00	$0.00	$0.00
769763	$0.90	$2,977.82	$2,976.92	($231.01)	($231.01)
769762	$0.90	$2,151.67	$2,150.77	($166.90)	($166.90)
769761	$0.90	$2,576.57	$2,575.67	($199.87)	($199.87)
769760	$0.90	$3,121.99	$3,121.09	($242.20)	($242.20)
769759	$0.90	$1,890.28	$1,889.38	($146.62)	($146.62)
769758	$0.90	$3,815.51	$3,814.61	($296.01)	($296.01)
769757	$0.90	$3,832.37	$3,831.47	($297.32)	($297.32)
769756	$0.90	$2,821.42	$2,820.52	($218.87)	($218.87)
769755	$0.90	$3,109.74	$3,108.84	($241.25)	($241.25)
769754	$0.90	$2,422.35	$2,421.45	($187.90)	($187.90)
769753	$0.90	$2,503.71	$2,502.81	($194.22)	($194.22)
769752	$0.90	$2,863.98	$2,863.08	($222.18)	($222.18)
769751	$0.90	$2,786.44	$2,785.54	($216.16)	($216.16)
769750	$0.90	$3,858.63	$3,857.73	($299.36)	($299.36)
769749	$0.90	$2,273.03	$2,272.13	($176.32)	($176.32)
769748	$0.90	$2,821.42	$2,820.52	($218.87)	($218.87)
769747	$0.90	$3,113.04	$3,112.14	($241.50)	($241.50)
769746	$0.90	$3,983.08	$3,982.18	($309.02)	($309.02)
769745	$0.90	$3,756.39	$3,755.49	($291.43)	($291.43)
769744	$0.90	$2,540.44	$2,539.54	($197.07)	($197.07)
769743	$0.90	$1,968.34	$1,967.44	($152.67)	($152.67)
769742	$0.90	$2,426.60	$2,425.70	($188.23)	($188.23)
769741	$0.90	$2,916.41	$2,915.51	($226.24)	($226.24)
769740	$0.90	$4,083.50	$4,082.60	($316.81)	($316.81)
769739	$0.90	$2,984.05	$2,983.15	($231.49)	($231.49)
769738	$0.90	$3,060.77	$3,059.87	($237.45)	($237.45)
769737	$0.90	$2,011.63	$2,010.73	($156.03)	($156.03)
769736	$0.90	$2,099.03	$2,098.13	($162.82)	($162.82)
769735	$0.90	$2,690.14	$2,689.24	($208.69)	($208.69)
769734	$0.90	$2,931.35	$2,930.45	($227.40)	($227.40)
769733	$0.90	$2,473.10	$2,472.20	($191.84)	($191.84)
769732	$0.90	$2,382.99	$2,382.09	($184.85)	($184.85)
769731	$0.90	$3,459.38	$3,458.48	($268.38)	($268.38)

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Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
769730	$0.90	$2,577.41	$2,576.51	($199.94)	($199.94)
769729	$0.90	$2,693.77	$2,692.87	($208.97)	($208.97)
769728	$0.90	$2,546.63	$2,545.73	($197.55)	($197.55)
769727	$0.90	$2,382.94	$2,382.04	($184.85)	($184.85)
769726	$0.90	$2,485.35	$2,484.45	($192.79)	($192.79)
769725	$0.90	$2,595.62	$2,594.72	($201.35)	($201.35)
769724	$0.90	$2,857.86	$2,856.96	($221.70)	($221.70)
769723	$0.90	$3,312.46	$3,311.56	($256.98)	($256.98)
769722	$0.90	$3,045.25	$3,044.35	($236.24)	($236.24)
769721	$0.90	$3,177.08	$3,176.18	($246.47)	($246.47)
769720	$0.90	$3,978.91	$3,978.01	($308.69)	($308.69)
769719	$0.90	$4,181.01	$4,180.11	($324.38)	($324.38)
769718	$0.90	$4,120.61	$4,119.71	($319.69)	($319.69)
769717	$0.90	$4,102.49	$4,101.59	($318.28)	($318.28)
769716	$0.90	$4,010.72	$4,009.82	($311.16)	($311.16)
769715	$0.90	$4,290.89	$4,289.99	($332.90)	($332.90)
769714	$0.90	$2,587.66	$2,586.76	($200.73)	($200.73)
769713	$0.90	$2,542.70	$2,541.80	($197.24)	($197.24)
769712	$0.90	$3,618.53	$3,617.63	($280.73)	($280.73)
769711	$0.90	$3,091.38	$3,090.48	($239.82)	($239.82)
769710	$0.90	$1,918.16	$1,917.26	($148.78)	($148.78)
769709	$0.90	$2,682.89	$2,681.99	($208.12)	($208.12)
769708	$0.90	$2,848.92	$2,848.02	($221.01)	($221.01)
769707	$0.90	$2,222.11	$2,221.21	($172.37)	($172.37)
769706	$0.90	$3,076.46	$3,075.56	($238.66)	($238.66)
769704	$0.90	$2,785.79	$2,784.89	($216.11)	($216.11)
769703	$0.90	$1,907.14	$1,906.24	($147.92)	($147.92)
769702	$0.90	$2,158.79	$2,157.89	($167.45)	($167.45)
769701	$0.90	$2,192.43	$2,191.53	($170.06)	($170.06)
769700	$0.90	$2,919.25	$2,918.35	($226.46)	($226.46)
769699	$0.90	$2,672.18	$2,671.28	($207.29)	($207.29)
769698	$0.90	$2,251.69	$2,250.79	($174.66)	($174.66)
769697	$0.90	$2,166.64	$2,165.74	($168.06)	($168.06)
769696	$0.90	$2,316.40	$2,315.50	($179.68)	($179.68)
769695	$0.90	$2,738.70	$2,737.80	($212.45)	($212.45)
769694	$0.90	$3,239.02	$3,238.12	($251.28)	($251.28)
769693	$0.90	$3,297.88	$3,296.98	($255.85)	($255.85)
769692	$0.90	$2,581.69	$2,580.79	($200.27)	($200.27)
769691	$0.90	$2,814.87	$2,813.97	($218.36)	($218.36)
769690	$0.90	$2,558.80	$2,557.90	($198.49)	($198.49)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
769689	$0.90	$2,897.09	$2,896.19	($224.74)	($224.74)
769688	$0.90	$2,580.97	$2,580.07	($200.21)	($200.21)
769687	$0.90	$2,528.20	$2,527.30	($196.12)	($196.12)
769686	$0.90	$2,981.19	$2,980.29	($231.27)	($231.27)
769685	$0.90	$3,613.22	$3,612.32	($280.32)	($280.32)
769684	$0.90	$2,672.44	$2,671.54	($207.31)	($207.31)
769683	$0.90	$3,066.89	$3,065.99	($237.92)	($237.92)
769682	$0.90	$2,653.07	$2,652.17	($205.81)	($205.81)
769681	$0.90	$2,381.47	$2,380.57	($184.73)	($184.73)
769680	$0.90	$2,040.31	$2,039.41	($158.26)	($158.26)
769679	$0.90	$2,907.55	$2,906.65	($225.56)	($225.56)
769678	$0.90	$2,390.46	$2,389.56	($185.43)	($185.43)
769677	$0.90	$3,305.63	$3,304.73	($256.45)	($256.45)
769676	$0.90	$2,787.48	$2,786.58	($216.24)	($216.24)
769675	$0.90	$3,613.22	$3,612.32	($280.32)	($280.32)
769674	$0.90	$2,550.64	$2,549.74	($197.86)	($197.86)
769673	$0.90	$2,787.86	$2,786.96	($216.27)	($216.27)
769672	$0.90	$2,140.70	$2,139.80	($166.05)	($166.05)
769671	$0.90	$2,653.00	$2,652.10	($205.80)	($205.80)
769670	$0.90	$3,613.22	$3,612.32	($280.32)	($280.32)
769669	$0.90	$3,232.09	$3,231.19	($250.74)	($250.74)
769668	$0.90	$3,162.99	$3,162.09	($245.38)	($245.38)
769667	$0.90	$1,834.72	$1,833.82	($142.30)	($142.30)
769666	$0.90	$3,160.35	$3,159.45	($245.17)	($245.17)
769665	$0.90	$2,040.30	$2,039.40	($158.26)	($158.26)
769664	$0.90	$2,078.56	$2,077.66	($161.23)	($161.23)
769663	$0.90	$2,289.46	$2,288.56	($177.59)	($177.59)
769662	$0.90	$2,118.05	$2,117.15	($164.29)	$0.00
769661	$0.90	$2,675.11	$2,674.21	($207.52)	($207.52)
769660	$0.90	$4,173.34	$4,172.44	($323.78)	($323.78)
769659	$0.90	$2,915.69	$2,914.79	($226.19)	($226.19)
769658	$0.90	$3,455.65	$3,454.75	($268.09)	($268.09)
769657	$0.90	$2,580.47	$2,579.57	($200.17)	($200.17)
769656	$0.90	$2,562.01	$2,561.11	($198.74)	($198.74)
769655	$0.90	$3,877.37	$3,876.47	($300.81)	($300.81)
769654	$0.90	$1,938.56	$1,937.66	($150.36)	($150.36)
769653	$0.90	$4,120.14	$4,119.24	($319.65)	($319.65)
769652	$0.90	$2,509.09	$2,508.19	($194.64)	($194.64)
769651	$0.90	$3,836.96	$3,836.06	($297.68)	($297.68)
769650	$0.90	$3,933.99	$3,933.09	($305.21)	($305.21)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
769649	$0.90	$2,893.21	$2,892.31	($224.44)	($224.44)
769648	$0.90	$0.00	$0.00	$0.00	$0.00
769647	$0.90	$2,381.02	$2,380.12	($184.70)	($184.70)
769646	$0.90	$3,682.30	$3,681.40	($285.68)	($285.68)
769645	$0.90	$534.66	$533.76	($41.42)	($41.42)
769644	$0.90	$494.19	$493.29	($38.28)	($38.28)
769643	$0.90	$3,929.79	$3,928.89	($304.88)	($304.88)
769642	$0.90	$3,218.91	$3,218.01	($249.72)	($249.72)
769641	$0.90	$2,954.65	$2,953.75	($229.21)	($229.21)
769640	$0.90	$4,053.59	$4,052.69	($314.49)	($314.49)
769639	$0.90	$2,369.39	$2,368.49	($183.79)	($183.79)
769638	$0.90	$3,116.32	$3,115.42	($241.76)	($241.76)
769637	$0.90	$4,057.48	$4,056.58	($314.79)	($314.79)
769636	$0.90	$2,610.79	$2,609.89	($202.53)	($202.53)
769635	$0.90	$3,470.99	$3,470.09	($269.28)	($269.28)
769634	$0.90	$3,284.18	$3,283.28	($254.78)	($254.78)
769633	$0.90	$2,502.00	$2,501.10	($194.09)	($194.09)
769632	$0.90	$3,252.37	$3,251.47	($252.31)	($252.31)
769631	$0.90	$2,866.55	$2,865.65	($222.37)	($222.37)
769630	$0.90	$3,351.24	$3,350.34	($259.99)	($259.99)
769629	$0.90	$1,919.10	$1,918.20	($148.85)	($148.85)
769628	$0.90	$2,581.55	$2,580.65	($200.26)	($200.26)
769627	$0.90	$2,824.36	$2,823.46	($219.10)	($219.10)
769626	$0.90	$2,544.86	$2,543.96	($197.41)	($197.41)
769625	$0.90	$2,670.60	$2,669.70	($207.17)	($207.17)
769624	$0.90	$2,621.71	$2,620.81	($203.38)	($203.38)
769623	$0.90	$2,540.44	$2,539.54	($197.07)	($197.07)
769622	$0.90	$2,779.18	$2,778.28	($215.59)	($215.59)
769621	$0.90	$2,382.99	$2,382.09	($184.85)	($184.85)
769620	$0.90	$2,690.14	$2,689.24	($208.69)	($208.69)
769619	$0.90	$2,356.79	$2,355.89	($182.82)	($182.82)
769618	$0.90	$2,245.01	$2,244.11	($174.14)	($174.14)
769617	$0.90	$2,474.40	$2,473.50	($191.94)	($191.94)
769616	$0.90	$2,551.13	$2,550.23	($197.90)	($197.90)
769615	$0.90	$2,332.31	$2,331.41	($180.92)	($180.92)
769614	$0.90	$2,662.64	$2,661.74	($206.55)	($206.55)
769613	$0.90	$2,670.60	$2,669.70	($207.17)	($207.17)
769612	$0.90	$1,925.84	$1,924.94	($149.38)	($149.38)
769611	$0.90	$2,033.58	$2,032.68	($157.74)	($157.74)
769610	$0.90	$2,477.47	$2,476.57	($192.18)	($192.18)

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NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
769609	$0.90	$2,013.37	$2,012.47	($156.17)	($156.17)
769608	$0.90	$576.56	$575.66	($44.67)	($44.67)
769607	$0.90	$1,996.75	$1,995.85	($154.88)	($154.88)
769606	$0.90	$3,167.37	$3,166.47	($245.72)	($245.72)
769605	$0.90	$3,243.68	$3,242.78	($251.64)	($251.64)
769604	$0.90	$2,819.05	$2,818.15	($218.69)	($218.69)
769603	$0.90	$1,824.83	$1,823.93	($141.54)	($141.54)
769602	$0.90	$2,928.82	$2,927.92	($227.21)	($227.21)
769601	$0.90	$2,602.69	$2,601.79	($201.90)	($201.90)
769600	$0.90	$2,826.88	$2,825.98	($219.30)	($219.30)
769599	$0.90	$2,581.55	$2,580.65	($200.26)	($200.26)
769598	$0.90	$2,020.11	$2,019.21	($156.69)	($156.69)
769597	$0.90	$2,690.14	$2,689.24	($208.69)	($208.69)
769596	$0.90	$3,436.66	$3,435.76	($266.62)	($266.62)
769595	$0.90	$2,577.17	$2,576.27	($199.92)	($199.92)
769594	$0.90	$2,095.40	$2,094.50	($162.53)	($162.53)
769593	$0.90	$1,966.40	$1,965.50	($152.52)	($152.52)
769592	$0.90	$2,687.36	$2,686.46	($208.47)	($208.47)
769591	$0.90	$2,382.94	$2,382.04	($184.85)	($184.85)
769590	$0.90	$2,844.88	$2,843.98	($220.69)	($220.69)
769589	$0.90	$2,460.86	$2,459.96	($190.89)	($190.89)
769588	$0.90	$2,595.55	$2,594.65	($201.35)	($201.35)
769587	$0.90	$2,245.01	$2,244.11	($174.14)	($174.14)
769586	$0.90	$2,368.98	$2,368.08	($183.76)	($183.76)
769585	$0.90	$2,161.61	$2,160.71	($167.67)	($167.67)
769584	$0.90	$2,581.55	$2,580.65	($200.26)	($200.26)
769583	$0.90	$2,382.94	$2,382.04	($184.85)	($184.85)
769582	$0.90	$1,939.30	$1,938.40	($150.42)	($150.42)
769581	$0.90	$2,696.36	$2,695.46	($209.17)	($209.17)
769580	$0.90	$2,581.55	$2,580.65	($200.26)	($200.26)
769579	$0.90	$2,256.72	$2,255.82	($175.05)	($175.05)
769578	$0.90	$2,927.92	$2,927.02	($227.14)	($227.14)
769577	$0.90	$2,554.31	$2,553.41	($198.14)	($198.14)
769576	$0.90	$2,088.74	$2,087.84	($162.02)	($162.02)
769575	$0.90	$1,959.39	$1,958.49	($151.98)	($151.98)
769574	$0.90	$2,697.08	$2,696.18	($209.22)	($209.22)
769573	$0.90	$2,919.64	$2,918.74	($226.49)	($226.49)
769572	$0.90	$2,581.69	$2,580.79	($200.27)	($200.27)
769571	$0.90	$1,993.17	$1,992.27	($154.60)	($154.60)
769570	$0.90	$3,160.35	$3,159.45	($245.17)	($245.17)

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2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
769569	$0.90	$2,754.69	$2,753.79	($213.69)	($213.69)
769568	$0.90	$2,581.69	$2,580.79	($200.27)	($200.27)
769567	$0.90	$2,826.92	$2,826.02	($219.30)	($219.30)
769566	$0.90	$2,634.24	$2,633.34	($204.35)	($204.35)
769565	$0.90	$2,140.64	$2,139.74	($166.04)	($166.04)
769564	$0.90	$2,679.73	$2,678.83	($207.88)	($207.88)
769563	$0.90	$1,999.90	$1,999.00	($155.12)	($155.12)
769562	$0.90	$1,865.23	$1,864.33	($144.67)	($144.67)
769561	$0.90	$2,607.21	$2,606.31	($202.25)	($202.25)
769560	$0.90	$2,913.85	$2,912.95	($226.05)	($226.05)
769559	$0.90	$3,648.61	$3,647.71	($283.06)	($283.06)
769558	$0.90	$2,599.21	$2,598.31	($201.63)	($201.63)
769557	$0.90	$2,350.06	$2,349.16	($182.29)	($182.29)
769556	$0.90	$2,424.13	$2,423.23	($188.04)	($188.04)
769555	$0.90	$2,420.39	$2,419.49	($187.75)	($187.75)
769554	$0.90	$2,969.88	$2,968.98	($230.39)	($230.39)
769553	$0.90	$2,624.76	$2,623.86	($203.61)	($203.61)
769552	$0.90	$2,774.28	$2,773.38	($215.21)	($215.21)
769551	$0.90	$2,661.13	$2,660.23	($206.43)	($206.43)
769550	$0.90	$2,683.90	$2,683.00	($208.20)	($208.20)
769549	$0.90	$3,367.89	$3,366.99	($261.28)	($261.28)
769548	$0.90	$3,504.80	$3,503.90	($271.90)	($271.90)
769547	$0.90	$2,968.95	$2,968.05	($230.32)	($230.32)
769546	$0.90	$3,213.81	$3,212.91	($249.32)	($249.32)
769545	$0.90	$2,242.31	$2,241.41	($173.93)	($173.93)
769544	$0.90	$2,969.63	$2,968.73	($230.37)	($230.37)
769543	$0.90	$2,749.35	$2,748.45	($213.28)	($213.28)
769542	$0.90	$2,509.83	$2,508.93	($194.69)	($194.69)
769541	$0.90	$2,918.76	$2,917.86	($226.43)	($226.43)
769540	$0.90	$3,102.84	$3,101.94	($240.71)	($240.71)
769539	$0.90	$2,114.38	$2,113.48	($164.01)	($164.01)
769538	$0.90	$2,422.45	$2,421.55	($187.91)	($187.91)
769537	$0.90	$3,646.21	$3,645.31	($282.88)	($282.88)
769536	$0.90	$3,013.85	$3,012.95	($233.81)	($233.81)
769535	$0.90	$3,014.20	$3,013.30	($233.83)	($233.83)
769534	$0.90	$2,882.17	$2,881.27	($223.59)	($223.59)
769533	$0.90	$2,678.12	$2,677.22	($207.75)	($207.75)
769532	$0.90	$2,773.46	$2,772.56	($215.15)	($215.15)
769531	$0.90	$2,296.80	$2,295.90	($178.16)	($178.16)
769529	$0.90	$2,538.12	$2,537.22	($196.89)	($196.89)

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NIA #2-5 TIRZ Credit Calculation
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Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
769528	$0.90	$2,773.06	$2,772.16	($215.12)	($215.12)
769527	$0.90	$3,245.27	$3,244.37	($251.76)	($251.76)
769526	$0.90	$3,150.14	$3,149.24	($244.38)	($244.38)
769525	$0.90	$2,834.27	$2,833.37	($219.87)	($219.87)
769524	$0.90	$3,706.20	$3,705.30	($287.53)	($287.53)
769523	$0.90	$4,121.72	$4,120.82	($319.78)	($319.78)
769522	$0.90	$3,266.36	$3,265.46	($253.40)	($253.40)
769521	$0.90	$3,073.01	$3,072.11	($238.40)	($238.40)
769520	$0.90	$2,988.58	$2,987.68	($231.84)	($231.84)
769519	$0.90	$3,430.46	$3,429.56	($266.13)	($266.13)
769518	$0.90	$4,118.80	$4,117.90	($319.55)	($319.55)
769517	$0.90	$3,421.94	$3,421.04	($265.47)	($265.47)
769516	$0.90	$3,183.20	$3,182.30	($246.95)	($246.95)
769515	$0.90	$3,366.85	$3,365.95	($261.20)	($261.20)
769514	$0.90	$3,979.00	$3,978.10	($308.70)	($308.70)
769513	$0.90	$2,986.84	$2,985.94	($231.71)	($231.71)
769512	$0.90	$4,195.47	$4,194.57	($325.50)	($325.50)
769511	$0.90	$3,158.71	$3,157.81	($245.05)	($245.05)
769510	$0.90	$2,803.67	$2,802.77	($217.50)	($217.50)
769509	$0.90	$2,982.18	$2,981.28	($231.35)	($231.35)
769508	$0.90	$3,424.98	$3,424.08	($265.71)	($265.71)
769507	$0.90	$2,962.83	$2,961.93	($229.85)	($229.85)
769506	$0.90	$3,189.32	$3,188.42	($247.42)	($247.42)
769505	$0.90	$3,140.35	$3,139.45	($243.62)	($243.62)
769504	$0.90	$4,009.26	$4,008.36	($311.05)	($311.05)
769503	$0.45	$1,447.66	$1,447.21	($112.30)	($112.30)
1034575	$0.45	$1,355.84	$1,355.39	($105.18)	($105.18)
769502	$0.90	$2,950.58	$2,949.68	($228.90)	($228.90)
769501	$0.90	$3,964.69	$3,963.79	($307.59)	($307.59)
769500	$0.90	$2,525.74	$2,524.84	($195.93)	($195.93)
769499	$0.90	$3,252.53	$3,251.63	($252.33)	($252.33)
769498	$0.90	$3,262.69	$3,261.79	($253.12)	($253.12)
769497	$0.90	$0.00	$0.00	$0.00	$0.00
964952	$0.15	$1,787.73	$1,787.58	($138.72)	($138.72)
964953	$0.15	$2,257.69	$2,257.54	($175.18)	($175.18)
964954	$0.15	$2,472.68	$2,472.53	($191.87)	($191.87)
964955	$0.15	$2,490.51	$2,490.36	($193.25)	($193.25)
964956	$0.15	$2,693.48	$2,693.33	($209.00)	($209.00)
964957	$0.15	$1,925.84	$1,925.69	($149.43)	($149.43)
964958	$0.15	$2,593.41	$2,593.26	($201.24)	($201.24)

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Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
964959	$0.15	$0.00	$0.00	$0.00	$0.00
964960	$0.15	$2,191.51	$2,191.36	($170.05)	($170.05)
964961	$0.15	$2,436.37	$2,436.22	($189.05)	($189.05)
964962	$0.15	$2,846.52	$2,846.37	($220.88)	($220.88)
964963	$0.15	$2,593.41	$2,593.26	($201.24)	($201.24)
964964	$0.15	$2,663.35	$2,663.20	($206.66)	($206.66)
964965	$0.15	$2,891.04	$2,890.89	($224.33)	($224.33)
964966	$0.15	$2,100.91	$2,100.76	($163.02)	($163.02)
964967	$0.15	$1,932.50	$1,932.35	($149.95)	($149.95)
964968	$0.15	$2,080.64	$2,080.49	($161.45)	($161.45)
964969	$0.15	$2,403.93	$2,403.78	($186.53)	($186.53)
964970	$0.15	$2,588.25	$2,588.10	($200.84)	($200.84)
964971	$0.15	$2,242.32	$2,242.17	($173.99)	($173.99)
964972	$0.15	$1,831.56	$1,831.41	($142.12)	($142.12)
964973	$0.15	$1,912.37	$1,912.22	($148.39)	($148.39)
964974	$0.15	$3,063.32	$3,063.17	($237.70)	($237.70)
964975	$0.15	$2,212.97	$2,212.82	($171.71)	($171.71)
964976	$0.15	$2,891.04	$2,890.89	($224.33)	($224.33)
964977	$0.15	$2,333.98	$2,333.83	($181.10)	($181.10)
964978	$0.15	$2,903.75	$2,903.60	($225.32)	($225.32)
964979	$0.15	$2,891.04	$2,890.89	($224.33)	($224.33)
964980	$0.15	$674.03	$673.88	($52.29)	($52.29)
964981	$0.15	$2,479.22	$2,479.07	($192.38)	($192.38)
964982	$0.15	$2,561.44	$2,561.29	($198.76)	($198.76)
964983	$0.15	$2,282.72	$2,282.57	($177.13)	($177.13)
964984	$0.15	$2,565.12	$2,564.97	($199.04)	($199.04)
964985	$0.15	$2,639.20	$2,639.05	($204.79)	($204.79)
964986	$0.15	$2,613.90	$2,613.75	($202.83)	($202.83)
964987	$0.15	$2,584.86	$2,584.71	($200.57)	($200.57)
964988	$0.15	$2,326.42	$2,326.27	($180.52)	($180.52)
964989	$0.15	$2,662.87	$2,662.72	($206.63)	($206.63)
964990	$0.15	$2,263.51	$2,263.36	($175.64)	($175.64)
964991	$0.15	$1,915.67	$1,915.52	($148.64)	($148.64)
964992	$0.15	$2,228.85	$2,228.70	($172.95)	($172.95)
964993	$0.15	$2,363.53	$2,363.38	($183.40)	($183.40)
964994	$0.15	$2,370.26	$2,370.11	($183.92)	($183.92)
964995	$0.15	$3,038.54	$3,038.39	($235.78)	($235.78)
964996	$0.15	$2,650.49	$2,650.34	($205.67)	($205.67)
964997	$0.15	$2,890.87	$2,890.72	($224.32)	($224.32)
964998	$0.15	$2,862.70	$2,862.55	($222.13)	($222.13)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
964999	$0.15	$2,127.85	$2,127.70	($165.11)	($165.11)
965000	$0.15	$2,838.60	$2,838.45	($220.26)	($220.26)
965001	$0.15	$2,885.58	$2,885.43	($223.91)	($223.91)
965002	$0.15	$2,547.30	$2,547.15	($197.66)	($197.66)
965003	$0.15	$2,316.39	$2,316.24	($179.74)	($179.74)
965004	$0.15	$3,038.41	$3,038.26	($235.77)	($235.77)
965005	$0.15	$2,160.89	$2,160.74	($167.67)	($167.67)
965006	$0.15	$2,015.19	$2,015.04	($156.37)	($156.37)
965007	$0.15	$2,320.06	$2,319.91	($180.02)	($180.02)
965008	$0.15	$0.00	$0.00	$0.00	$0.00
965009	$0.15	$1,696.89	$1,696.74	($131.67)	($131.67)
965010	$0.15	$2,237.55	$2,237.40	($173.62)	($173.62)
965011	$0.15	$2,371.20	$2,371.05	($183.99)	($183.99)
965012	$0.15	$2,884.56	$2,884.41	($223.83)	($223.83)
965013	$0.15	$2,927.36	$2,927.21	($227.15)	($227.15)
965014	$0.15	$2,121.11	$2,120.96	($164.59)	($164.59)
965015	$0.15	$2,271.57	$2,271.42	($176.26)	($176.26)
965016	$0.15	$2,625.22	$2,625.07	($203.71)	($203.71)
965017	$0.15	$2,531.87	$2,531.72	($196.46)	($196.46)
965018	$0.15	$2,540.44	$2,540.29	($197.13)	($197.13)
965019	$0.15	$2,748.57	$2,748.42	($213.28)	($213.28)
965020	$0.15	$2,157.86	$2,157.71	($167.44)	($167.44)
965021	$0.15	$0.00	$0.00	$0.00	$0.00
965023	$0.15	$2,369.04	$2,368.89	($183.83)	($183.83)
965024	$0.15	$2,748.57	$2,748.42	($213.28)	($213.28)
965025	$0.15	$2,026.84	$2,026.69	($157.27)	($157.27)
965026	$0.15	$2,779.18	$2,779.03	($215.65)	($215.65)
965027	$0.15	$2,069.08	$2,068.93	($160.55)	($160.55)
965028	$0.15	$2,889.37	$2,889.22	($224.20)	($224.20)
965029	$0.15	$2,134.58	$2,134.43	($165.63)	($165.63)
965030	$0.15	$3,143.53	$3,143.38	($243.93)	($243.93)
965031	$0.15	$0.00	$0.00	$0.00	$0.00
965032	$0.15	$2,264.97	$2,264.82	($175.75)	($175.75)
965033	$0.15	$2,396.52	$2,396.37	($185.96)	($185.96)
965034	$0.15	$2,644.51	$2,644.36	($205.20)	($205.20)
965035	$0.15	$2,574.52	$2,574.37	($199.77)	($199.77)
965036	$0.15	$0.00	$0.00	$0.00	$0.00
965037	$0.15	$2,283.33	$2,283.18	($177.17)	($177.17)
965038	$0.15	$2,650.49	$2,650.34	($205.67)	($205.67)
965039	$0.15	$2,540.13	$2,539.98	($197.10)	($197.10)

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NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
965040	$0.15	$2,878.19	$2,878.04	($223.34)	($223.34)
965041	$0.15	$2,711.84	$2,711.69	($210.43)	($210.43)
965042	$0.15	$2,540.13	$2,539.98	($197.10)	($197.10)
965043	$0.15	$2,087.45	$2,087.30	($161.97)	($161.97)
965044	$0.15	$2,167.03	$2,166.88	($168.15)	($168.15)
965045	$0.15	$2,675.11	$2,674.96	($207.58)	($207.58)
965046	$0.15	$2,672.97	$2,672.82	($207.41)	($207.41)
965047	$0.15	$2,167.03	$2,166.88	($168.15)	($168.15)
965048	$0.15	$2,742.45	$2,742.30	($212.80)	($212.80)
965049	$0.15	$2,528.20	$2,528.05	($196.18)	($196.18)
965050	$0.15	$2,674.94	$2,674.79	($207.56)	($207.56)
965051	$0.15	$0.00	$0.00	$0.00	$0.00
965052	$0.15	$0.00	$0.00	$0.00	$0.00
965053	$0.15	$2,565.64	$2,565.49	($199.08)	($199.08)
965054	$0.15	$2,325.24	$2,325.09	($180.43)	($180.43)
965055	$0.15	$2,579.27	$2,579.12	($200.14)	($200.14)
965056	$0.15	$2,912.55	$2,912.40	($226.00)	($226.00)
965058	$0.15	$1,943.59	$1,943.44	($150.81)	($150.81)
965059	$0.15	$2,622.53	$2,622.38	($203.50)	($203.50)
965060	$0.15	$2,772.56	$2,772.41	($215.14)	($215.14)
965061	$0.15	$2,770.08	$2,769.93	($214.95)	($214.95)
965062	$0.15	$2,484.67	$2,484.52	($192.80)	($192.80)
965063	$0.15	$2,547.36	$2,547.21	($197.66)	($197.66)
965064	$0.15	$2,681.23	$2,681.08	($208.05)	($208.05)
965065	$0.15	$1,729.93	$1,729.78	($134.23)	($134.23)
965066	$0.15	$2,424.37	$2,424.22	($188.12)	($188.12)
965067	$0.15	$2,452.52	$2,452.37	($190.30)	($190.30)
965068	$0.15	$2,306.15	$2,306.00	($178.95)	($178.95)
965069	$0.15	$412.16	$412.01	($31.97)	($31.97)
965070	$0.15	$2,648.09	$2,647.94	($205.48)	($205.48)
965071	$0.15	$2,416.58	$2,416.43	($187.51)	($187.51)
965072	$0.15	$2,789.27	$2,789.12	($216.44)	($216.44)
965073	$0.15	$2,381.28	$2,381.13	($184.78)	($184.78)
965074	$0.15	$2,443.37	$2,443.22	($189.59)	($189.59)
965075	$0.15	$2,102.15	$2,102.00	($163.11)	($163.11)
965076	$0.15	$2,271.09	$2,270.94	($176.22)	($176.22)
965077	$0.15	$2,953.10	$2,952.95	($229.15)	($229.15)
965078	$0.15	$2,877.12	$2,876.97	($223.25)	($223.25)
965079	$0.15	$404.14	$403.99	($31.35)	($31.35)
965080	$0.15	$2,775.44	$2,775.29	($215.36)	($215.36)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
965081	$0.15	$2,121.11	$2,120.96	($164.59)	($164.59)
965082	$0.15	$2,484.00	$2,483.85	($192.75)	($192.75)
965083	$0.15	$2,535.18	$2,535.03	($196.72)	($196.72)
965084	$0.15	$2,787.67	$2,787.52	($216.31)	($216.31)
965085	$0.15	$1,178.37	$1,178.22	($91.43)	($91.43)
965086	$0.15	$2,132.98	$2,132.83	($165.51)	($165.51)
965087	$0.15	$2,588.66	$2,588.51	($200.87)	($200.87)
965088	$0.15	$2,458.02	$2,457.87	($190.73)	($190.73)
965089	$0.15	$2,611.54	$2,611.39	($202.64)	($202.64)
965090	$0.15	$2,589.41	$2,589.26	($200.93)	($200.93)
965091	$0.15	$2,491.47	$2,491.32	($193.33)	($193.33)
965092	$0.15	$2,767.73	$2,767.58	($214.76)	($214.76)
965093	$0.15	$2,246.61	$2,246.46	($174.33)	($174.33)
965094	$0.15	$2,443.37	$2,443.22	($189.59)	($189.59)
965095	$0.15	$2,477.98	$2,477.83	($192.28)	($192.28)
965096	$0.15	$2,606.41	$2,606.26	($202.25)	($202.25)
965097	$0.15	$1,917.38	$1,917.23	($148.78)	($148.78)
965098	$0.15	$2,620.02	$2,619.87	($203.30)	($203.30)
965099	$0.15	$2,538.54	$2,538.39	($196.98)	($196.98)
965100	$0.15	$236.90	$236.75	($18.37)	($18.37)
965101	$0.15	$2,501.36	$2,501.21	($194.09)	($194.09)
965102	$0.15	$2,662.87	$2,662.72	($206.63)	($206.63)
965103	$0.15	$1,784.43	$1,784.28	($138.46)	($138.46)
965104	$0.15	$2,124.41	$2,124.26	($164.84)	($164.84)
965105	$0.15	$2,233.94	$2,233.79	($173.34)	($173.34)
965106	$0.15	$2,235.59	$2,235.44	($173.47)	($173.47)
965107	$0.15	$2,473.10	$2,472.95	($191.90)	($191.90)
965108	$0.15	$2,822.03	$2,821.88	($218.98)	($218.98)
965109	$0.15	$2,693.48	$2,693.33	($209.00)	($209.00)
965110	$0.15	$2,125.53	$2,125.38	($164.93)	($164.93)
965111	$0.15	$2,307.82	$2,307.67	($179.07)	($179.07)
965112	$0.15	$2,562.10	$2,561.95	($198.81)	($198.81)
965113	$0.15	$2,250.81	$2,250.66	($174.65)	($174.65)
965114	$0.15	$2,295.58	$2,295.43	($178.13)	($178.13)
965115	$0.15	$2,465.44	$2,465.29	($191.31)	($191.31)
965116	$0.15	$2,317.28	$2,317.13	($179.81)	($179.81)
965117	$0.15	$2,448.62	$2,448.47	($190.00)	($190.00)
965118	$0.15	$2,538.54	$2,538.39	($196.98)	($196.98)
965119	$0.15	$2,381.28	$2,381.13	($184.78)	($184.78)
965120	$0.15	$1,784.43	$1,784.28	($138.46)	($138.46)

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NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
965121	$0.15	$2,613.90	$2,613.75	($202.83)	($202.83)
965122	$0.15	$2,443.37	$2,443.22	($189.59)	($189.59)
965123	$0.15	$2,416.58	$2,416.43	($187.51)	($187.51)
965124	$0.15	$2,799.27	$2,799.12	($217.21)	($217.21)
965125	$0.15	$2,613.90	$2,613.75	($202.83)	($202.83)
965126	$0.15	$2,327.23	$2,327.08	($180.58)	($180.58)
972792	$0.15	$2,277.21	$2,277.06	($176.70)	($176.70)
972793	$0.15	$2,605.42	$2,605.27	($202.17)	($202.17)
972794	$0.15	$2,335.25	$2,335.10	($181.20)	($181.20)
972795	$0.15	$2,975.07	$2,974.92	($230.85)	($230.85)
972796	$0.15	$2,311.65	$2,311.50	($179.37)	($179.37)
972797	$0.15	$2,362.91	$2,362.76	($183.35)	($183.35)
972798	$0.15	$2,848.68	$2,848.53	($221.05)	($221.05)
972799	$0.15	$2,124.17	$2,124.02	($164.82)	($164.82)
972800	$0.15	$2,589.41	$2,589.26	($200.93)	($200.93)
972801	$0.15	$2,809.79	$2,809.64	($218.03)	($218.03)
972802	$0.15	$3,323.59	$3,323.44	($257.90)	($257.90)
972803	$0.15	$2,320.06	$2,319.91	($180.02)	($180.02)
972804	$0.15	$2,816.69	$2,816.54	($218.56)	($218.56)
972805	$0.15	$2,362.91	$2,362.76	($183.35)	($183.35)
972806	$0.15	$2,696.87	$2,696.72	($209.27)	($209.27)
972807	$0.15	$2,319.94	$2,319.79	($180.02)	($180.02)
972808	$0.15	$2,558.80	$2,558.65	($198.55)	($198.55)
972809	$0.15	$2,448.62	$2,448.47	($190.00)	($190.00)
972810	$0.15	$2,540.44	$2,540.29	($197.13)	($197.13)
972811	$0.15	$2,294.97	$2,294.82	($178.08)	($178.08)
972812	$0.15	$2,423.92	$2,423.77	($188.08)	($188.08)
972813	$0.15	$2,904.96	$2,904.81	($225.41)	($225.41)
972814	$0.15	$2,592.41	$2,592.26	($201.16)	($201.16)
972815	$0.15	$351.59	$351.44	($27.27)	($27.27)
972816	$0.15	$1,971.31	$1,971.16	($152.96)	($152.96)
972817	$0.15	$2,050.92	$2,050.77	($159.14)	($159.14)
972818	$0.15	$364.08	$363.93	($28.24)	($28.24)
972819	$0.15	$0.00	$0.00	$0.00	$0.00
972820	$0.15	$0.00	$0.00	$0.00	$0.00
972821	$0.15	$0.00	$0.00	$0.00	$0.00
972822	$0.15	$389.41	$389.26	($30.21)	($30.21)
972823	$0.15	$2,694.10	$2,693.95	($209.05)	($209.05)
972824	$0.15	$2,543.44	$2,543.29	($197.36)	($197.36)
972825	$0.15	$2,498.97	$2,498.82	($193.91)	($193.91)

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NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
972826	$0.15	$2,583.29	$2,583.14	($200.45)	($200.45)
972827	$0.15	$0.00	$0.00	$0.00	$0.00
972828	$0.15	$2,405.65	$2,405.50	($186.67)	($186.67)
972829	$0.15	$2,473.10	$2,472.95	($191.90)	($191.90)
972830	$0.15	$2,607.25	$2,607.10	($202.31)	($202.31)
972831	$0.15	$2,179.57	$2,179.42	($169.12)	($169.12)
972832	$0.15	$2,240.48	$2,240.33	($173.85)	($173.85)
972833	$0.15	$2,466.98	$2,466.83	($191.43)	($191.43)
972834	$0.15	$2,577.17	$2,577.02	($199.98)	($199.98)
972835	$0.15	$2,313.94	$2,313.79	($179.55)	($179.55)
972836	$0.15	$2,725.62	$2,725.47	($211.50)	($211.50)
972837	$0.15	$2,362.91	$2,362.76	($183.35)	($183.35)
972838	$0.15	$2,203.85	$2,203.70	($171.01)	($171.01)
972839	$0.15	$2,032.05	$2,031.90	($157.68)	($157.68)
972840	$0.15	$2,913.85	$2,913.70	($226.10)	($226.10)
972841	$0.15	$2,369.04	$2,368.89	($183.83)	($183.83)
972842	$0.15	$2,638.38	$2,638.23	($204.73)	($204.73)
972843	$0.15	$2,313.94	$2,313.79	($179.55)	($179.55)
972844	$0.15	$2,264.97	$2,264.82	($175.75)	($175.75)
972845	$0.15	$2,277.09	$2,276.94	($176.69)	($176.69)
972846	$0.15	$2,289.33	$2,289.18	($177.64)	($177.64)
972847	$0.15	$2,240.48	$2,240.33	($173.85)	($173.85)
972848	$0.15	$2,393.52	$2,393.37	($185.73)	($185.73)
972849	$0.15	$2,375.80	$2,375.65	($184.35)	($184.35)
972850	$0.15	$2,264.97	$2,264.82	($175.75)	($175.75)
972851	$0.15	$2,528.20	$2,528.05	($196.18)	($196.18)
972852	$0.15	$2,644.51	$2,644.36	($205.20)	($205.20)
972853	$0.15	$2,938.34	$2,938.19	($228.00)	($228.00)
972854	$0.15	$2,099.35	$2,099.20	($162.90)	($162.90)
972855	$0.15	$2,375.77	$2,375.62	($184.35)	($184.35)
972856	$0.15	$337.36	$337.21	($26.17)	($26.17)
972857	$0.15	$0.00	$0.00	$0.00	$0.00
972858	$0.15	$3,118.74	$3,118.59	($242.00)	($242.00)
972859	$0.15	$2,652.24	$2,652.09	($205.80)	($205.80)
972860	$0.15	$0.00	$0.00	$0.00	$0.00
972861	$0.15	$2,197.63	$2,197.48	($170.52)	($170.52)
972862	$0.15	$2,215.88	$2,215.73	($171.94)	($171.94)
972863	$0.15	$3,068.84	$3,068.69	($238.13)	($238.13)
972864	$0.15	$2,810.44	$2,810.29	($218.08)	($218.08)
972865	$0.15	$2,240.48	$2,240.33	($173.85)	($173.85)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
972866	$0.15	$0.00	$0.00	$0.00	$0.00
972867	$0.15	$2,747.60	$2,747.45	($213.20)	($213.20)
972868	$0.15	$2,313.94	$2,313.79	($179.55)	($179.55)
972869	$0.15	$2,652.24	$2,652.09	($205.80)	($205.80)
972870	$0.15	$586.61	$586.46	($45.51)	($45.51)
972871	$0.15	$2,499.46	$2,499.31	($193.95)	($193.95)
972872	$0.15	$2,105.81	$2,105.66	($163.40)	($163.40)
972873	$0.15	$2,313.94	$2,313.79	($179.55)	($179.55)
972874	$0.15	$2,323.20	$2,323.05	($180.27)	($180.27)
972875	$0.15	$2,216.00	$2,215.85	($171.95)	($171.95)
972876	$0.15	$2,197.63	$2,197.48	($170.52)	($170.52)
972877	$0.15	$2,450.64	$2,450.49	($190.16)	($190.16)
972878	$0.15	$2,277.21	$2,277.06	($176.70)	($176.70)
972879	$0.15	$2,831.56	$2,831.41	($219.72)	($219.72)
972880	$0.08	$1,231.43	$1,231.35	($95.55)	($95.55)
1016108	$0.08	$0.00	$0.00	$0.00	$0.00
972881	$0.15	$2,099.74	$2,099.59	($162.93)	($162.93)
972882	$0.15	$2,467.65	$2,467.50	($191.48)	($191.48)
972883	$0.15	$2,454.74	$2,454.59	($190.48)	($190.48)
972884	$0.15	$2,534.07	$2,533.92	($196.63)	($196.63)
972885	$0.15	$2,798.44	$2,798.29	($217.15)	($217.15)
972886	$0.15	$2,496.39	$2,496.24	($193.71)	($193.71)
972887	$0.15	$2,295.58	$2,295.43	($178.13)	($178.13)
972888	$0.15	$2,271.09	$2,270.94	($176.22)	($176.22)
972889	$0.15	$2,215.88	$2,215.73	($171.94)	($171.94)
972890	$0.15	$2,204.06	$2,203.91	($171.02)	($171.02)
972891	$0.15	$2,473.10	$2,472.95	($191.90)	($191.90)
972892	$0.15	$0.00	$0.00	$0.00	$0.00
972893	$0.15	$2,632.26	$2,632.11	($204.25)	($204.25)
972894	$0.15	$2,405.77	$2,405.62	($186.68)	($186.68)
972895	$0.15	$2,972.99	$2,972.84	($230.69)	($230.69)
972896	$0.15	$2,847.21	$2,847.06	($220.93)	($220.93)
972897	$0.15	$2,482.17	$2,482.02	($192.60)	($192.60)
972898	$0.15	$2,791.42	$2,791.27	($216.60)	($216.60)
972899	$0.15	$2,509.83	$2,509.68	($194.75)	($194.75)
972900	$0.15	$2,948.68	$2,948.53	($228.81)	($228.81)
972901	$0.15	$2,313.94	$2,313.79	($179.55)	($179.55)
972902	$0.15	$2,818.95	$2,818.80	($218.74)	($218.74)
972903	$0.15	$2,228.24	$2,228.09	($172.90)	($172.90)
972904	$0.15	$2,059.68	$2,059.53	($159.82)	($159.82)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
972905	$0.15	$2,167.03	$2,166.88	($168.15)	($168.15)
972906	$0.15	$2,467.26	$2,467.11	($191.45)	($191.45)
972907	$0.15	$2,314.58	$2,314.43	($179.60)	($179.60)
972908	$0.15	$2,761.57	$2,761.42	($214.29)	($214.29)
972909	$0.15	$2,240.48	$2,240.33	($173.85)	($173.85)
972910	$0.15	$2,356.79	$2,356.64	($182.87)	($182.87)
972911	$0.15	$2,228.24	$2,228.09	($172.90)	($172.90)
972912	$0.15	$2,430.25	$2,430.10	($188.58)	($188.58)
972913	$0.15	$2,560.18	$2,560.03	($198.66)	($198.66)
972914	$0.15	$2,957.53	$2,957.38	($229.49)	($229.49)
972915	$0.15	$2,246.61	$2,246.46	($174.32)	($174.32)
972916	$0.15	$2,261.17	$2,261.02	($175.45)	($175.45)
972917	$0.15	$2,693.48	$2,693.33	($209.00)	($209.00)
972918	$0.15	$2,160.90	$2,160.75	($167.67)	($167.67)
972919	$0.15	$2,720.33	$2,720.18	($211.09)	($211.09)
972920	$0.15	$2,730.21	$2,730.06	($211.85)	($211.85)
972921	$0.15	$2,407.60	$2,407.45	($186.82)	($186.82)
972922	$0.15	$2,246.61	$2,246.46	($174.32)	($174.32)
972923	$0.15	$2,289.46	$2,289.31	($177.65)	($177.65)
972924	$0.15	$2,277.21	$2,277.06	($176.70)	($176.70)
972925	$0.15	$2,399.64	$2,399.49	($186.20)	($186.20)
972926	$0.15	$2,185.39	$2,185.24	($169.57)	($169.57)
972927	$0.15	$2,271.09	$2,270.94	($176.22)	($176.22)
972928	$0.15	$2,252.73	$2,252.58	($174.80)	($174.80)
972929	$0.15	$2,111.93	$2,111.78	($163.87)	($163.87)
972930	$0.15	$2,405.77	$2,405.62	($186.68)	($186.68)
972931	$0.15	$2,502.47	$2,502.32	($194.18)	($194.18)
972932	$0.15	$2,274.03	$2,273.88	($176.45)	($176.45)
972933	$0.15	$2,246.61	$2,246.46	($174.32)	($174.32)
972934	$0.15	$2,448.62	$2,448.47	($190.00)	($190.00)
972935	$0.15	$2,350.67	$2,350.52	($182.40)	($182.40)
972936	$0.15	$0.00	$0.00	$0.00	$0.00
989395	$0.00	$0.00	$0.00	$0.00	$0.00
989355	$7.79	$2,614.77	$2,606.98	($202.30)	($202.30)
989356	$7.79	$494.19	$486.40	($37.74)	($37.74)
989357	$7.79	$569.37	$561.58	($43.58)	($43.58)
989358	$7.79	$569.46	$561.67	($43.59)	($43.59)
989359	$7.79	$512.31	$504.52	($39.15)	($39.15)
989360	$7.79	$511.88	$504.09	($39.12)	($39.12)
989361	$7.79	$4,180.53	$4,172.74	($323.80)	($323.80)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
989362	$7.79	$511.88	$504.09	($39.12)	($39.12)
989363	$7.79	$3,737.97	$3,730.18	($289.46)	($289.46)
989364	$7.79	$4,145.70	$4,137.91	($321.10)	($321.10)
989365	$7.79	$511.88	$504.09	($39.12)	($39.12)
989366	$7.79	$511.88	$504.09	($39.12)	($39.12)
989367	$7.79	$3,951.26	$3,943.47	($306.01)	($306.01)
989368	$7.79	$511.88	$504.09	($39.12)	($39.12)
989369	$7.79	$511.88	$504.09	($39.12)	($39.12)
989370	$7.79	$1,731.77	$1,723.98	($133.78)	($133.78)
989371	$7.79	$511.88	$504.09	($39.12)	($39.12)
989372	$7.79	$1,705.92	$1,698.13	($131.77)	($131.77)
989373	$7.79	$511.88	$504.09	($39.12)	($39.12)
989374	$7.79	$511.88	$504.09	($39.12)	($39.12)
989375	$7.79	$517.33	$509.54	($39.54)	($39.54)
989376	$7.79	$594.33	$586.54	($45.52)	($45.52)
989377	$7.79	$542.04	$534.25	($41.46)	($41.46)
989378	$7.79	$494.19	$486.40	($37.74)	($37.74)
989379	$7.79	$494.19	$486.40	($37.74)	($37.74)
989380	$7.79	$3,674.23	$3,666.44	($284.52)	($284.52)
989381	$7.79	$3,897.88	$3,890.09	($301.87)	($301.87)
989382	$7.79	$3,322.26	$3,314.47	($257.20)	($257.20)
989383	$7.79	$3,371.08	$3,363.29	($260.99)	($260.99)
989384	$7.79	$2,787.91	$2,780.12	($215.74)	($215.74)
989385	$7.79	$534.00	$526.21	($40.83)	($40.83)
989386	$7.79	$2,351.26	$2,343.47	($181.85)	($181.85)
989387	$7.79	$3,836.15	$3,828.36	($297.08)	($297.08)
989388	$7.79	$534.00	$526.21	($40.83)	($40.83)
989389	$7.79	$1,771.22	$1,763.43	($136.84)	($136.84)
989390	$7.79	$534.00	$526.21	($40.83)	($40.83)
989391	$7.79	$3,180.01	$3,172.22	($246.16)	($246.16)
989392	$7.79	$1,854.84	$1,847.05	($143.33)	($143.33)
989393	$7.79	$2,508.39	$2,500.60	($194.05)	($194.05)
989394	$7.79	$534.37	$526.58	($40.86)	($40.86)
989912	$0.00	$0.00	$0.00	$0.00	$0.00
989913	$0.00	$0.00	$0.00	$0.00	$0.00
989914	$0.00	$0.00	$0.00	$0.00	$0.00
989917	$7.79	$2,411.86	$2,404.07	($186.56)	($186.56)
989918	$7.79	$2,344.54	$2,336.75	($181.33)	($181.33)
989915	$7.79	$2,350.67	$2,342.88	($181.81)	($181.81)
989916	$7.79	$2,600.11	$2,592.32	($201.16)	($201.16)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
989901	$7.79	$2,295.58	$2,287.79	($177.53)	($177.53)
989902	$7.79	$2,163.96	$2,156.17	($167.32)	($167.32)
989903	$7.79	$2,920.38	$2,912.59	($226.02)	($226.02)
989904	$7.79	$1,418.59	$1,410.80	($109.48)	($109.48)
989905	$7.79	$1,135.26	$1,127.47	($87.49)	($87.49)
989826	$7.79	$2,745.56	$2,737.77	($212.45)	($212.45)
989827	$7.79	$2,244.93	$2,237.14	($173.60)	($173.60)
989828	$7.79	$2,326.39	$2,318.60	($179.92)	($179.92)
989829	$7.79	$2,085.40	$2,077.61	($161.22)	($161.22)
989834	$7.79	$2,337.42	$2,329.63	($180.78)	($180.78)
989835	$7.79	$2,522.29	$2,514.50	($195.13)	($195.13)
989836	$7.79	$2,393.52	$2,385.73	($185.13)	($185.13)
989837	$7.79	$2,277.21	$2,269.42	($176.11)	($176.11)
989838	$7.79	$2,424.13	$2,416.34	($187.51)	($187.51)
989839	$7.79	$2,622.95	$2,615.16	($202.94)	($202.94)
989840	$7.79	$2,289.46	$2,281.67	($177.06)	($177.06)
989844	$7.79	$2,497.59	$2,489.80	($193.21)	($193.21)
989845	$7.79	$2,624.34	$2,616.55	($203.04)	($203.04)
989848	$7.79	$2,422.23	$2,414.44	($187.36)	($187.36)
989849	$7.79	$2,746.90	$2,739.11	($212.56)	($212.56)
989850	$7.79	$2,513.47	$2,505.68	($194.44)	($194.44)
989851	$7.79	$2,080.26	$2,072.47	($160.82)	($160.82)
989852	$7.79	$2,318.69	$2,310.90	($179.33)	($179.33)
989857	$7.79	$969.74	$961.95	($74.65)	($74.65)
989858	$7.79	$2,311.95	$2,304.16	($178.80)	($178.80)
989859	$7.79	$2,236.72	$2,228.93	($172.97)	($172.97)
989860	$7.79	$2,459.43	$2,451.64	($190.25)	($190.25)
989865	$7.79	$1,481.78	$1,473.99	($114.38)	($114.38)
989866	$7.79	$2,231.33	$2,223.54	($172.55)	($172.55)
989867	$7.79	$1,485.50	$1,477.71	($114.67)	($114.67)
989868	$7.79	$2,071.31	$2,063.52	($160.13)	($160.13)
989874	$7.79	$2,405.77	$2,397.98	($186.08)	($186.08)
989875	$7.79	$2,118.05	$2,110.26	($163.76)	($163.76)
989876	$7.79	$1,957.54	$1,949.75	($151.30)	($151.30)
989887	$7.79	$2,932.22	$2,924.43	($226.94)	($226.94)
989888	$7.79	$2,934.68	$2,926.89	($227.13)	($227.13)
989880	$7.79	$2,709.91	$2,702.12	($209.68)	($209.68)
989881	$7.79	$2,400.08	$2,392.29	($185.64)	($185.64)
989882	$7.79	$2,258.85	$2,251.06	($174.68)	($174.68)
989895	$7.79	$2,622.30	$2,614.51	($202.89)	($202.89)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
989896	$7.79	$2,761.95	$2,754.16	($213.72)	($213.72)
989897	$7.79	$2,877.12	$2,869.33	($222.66)	($222.66)
989898	$7.79	$3,303.72	$3,295.93	($255.76)	($255.76)
989877	$7.79	$1,933.64	$1,925.85	($149.45)	($149.45)
989878	$7.79	$2,845.08	$2,837.29	($220.17)	($220.17)
989879	$7.79	$2,209.56	$2,201.77	($170.86)	($170.86)
989861	$7.79	$3,268.90	$3,261.11	($253.06)	($253.06)
989862	$7.79	$2,938.34	$2,930.55	($227.41)	($227.41)
989863	$7.79	$2,993.43	$2,985.64	($231.69)	($231.69)
989864	$7.79	$3,041.62	$3,033.83	($235.43)	($235.43)
989853	$7.79	$3,237.65	$3,229.86	($250.64)	($250.64)
989854	$7.79	$2,525.06	$2,517.27	($195.34)	($195.34)
989855	$7.79	$3,098.42	$3,090.63	($239.83)	($239.83)
989856	$7.79	$2,999.55	$2,991.76	($232.16)	($232.16)
989819	$7.79	$3,305.63	$3,297.84	($255.91)	($255.91)
989820	$7.79	$2,840.39	$2,832.60	($219.81)	($219.81)
989821	$7.79	$2,657.87	$2,650.08	($205.65)	($205.65)
989822	$7.79	$3,111.51	$3,103.72	($240.85)	($240.85)
989841	$7.79	$2,903.99	$2,896.20	($224.75)	($224.75)
989842	$7.79	$2,926.62	$2,918.83	($226.50)	($226.50)
989843	$7.79	$3,060.62	$3,052.83	($236.90)	($236.90)
989830	$7.79	$3,111.38	$3,103.59	($240.84)	($240.84)
989831	$7.79	$2,992.46	$2,984.67	($231.61)	($231.61)
989832	$7.79	$2,852.64	$2,844.85	($220.76)	($220.76)
989833	$7.79	$2,835.54	$2,827.75	($219.43)	($219.43)
989871	$7.79	$3,342.10	$3,334.31	($258.74)	($258.74)
989872	$7.79	$2,974.43	$2,966.64	($230.21)	($230.21)
989873	$7.79	$3,189.32	$3,181.53	($246.89)	($246.89)
989909	$7.79	$3,232.17	$3,224.38	($250.21)	($250.21)
989910	$7.79	$3,347.03	$3,339.24	($259.13)	($259.13)
989911	$7.79	$3,005.68	$2,997.89	($232.64)	($232.64)
989919	$7.79	$2,601.65	$2,593.86	($201.28)	($201.28)
989920	$7.79	$3,060.77	$3,052.98	($236.91)	($236.91)
989921	$7.79	$2,982.04	$2,974.25	($230.80)	($230.80)
989906	$7.79	$3,507.64	$3,499.85	($271.59)	($271.59)
989907	$7.79	$1,695.83	$1,688.04	($130.99)	($130.99)
989908	$7.79	$2,539.00	$2,531.21	($196.42)	($196.42)
989823	$7.79	$3,489.28	$3,481.49	($270.16)	($270.16)
989824	$7.79	$3,120.89	$3,113.10	($241.58)	($241.58)
989825	$7.79	$3,250.54	$3,242.75	($251.64)	($251.64)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
989846	$7.79	$2,078.37	$2,070.58	($160.68)	($160.68)
989847	$7.79	$1,970.06	$1,962.27	($152.27)	($152.27)
989869	$7.79	$2,375.02	$2,367.23	($183.70)	($183.70)
989870	$7.79	$3,658.78	$3,650.99	($283.32)	($283.32)
989899	$7.79	$3,250.54	$3,242.75	($251.64)	($251.64)
989900	$7.79	$2,871.00	$2,863.21	($222.19)	($222.19)
989883	$7.79	$3,634.71	$3,626.92	($281.45)	($281.45)
989884	$7.79	$3,049.75	$3,041.96	($236.06)	($236.06)
989885	$7.79	$3,112.45	$3,104.66	($240.92)	($240.92)
989886	$7.79	$1,898.35	$1,890.56	($146.71)	($146.71)
989889	$7.79	$2,676.44	$2,668.65	($207.09)	($207.09)
989890	$7.79	$3,648.15	$3,640.36	($282.49)	($282.49)
989891	$7.79	$2,104.40	$2,096.61	($162.70)	($162.70)
989892	$7.79	$3,605.53	$3,597.74	($279.18)	($279.18)
989893	$7.79	$3,630.07	$3,622.28	($281.09)	($281.09)
989894	$7.79	$2,693.12	$2,685.33	($208.38)	($208.38)
992781	$7.79	$1,186.37	$1,178.58	($91.46)	($91.46)
992782	$7.79	$625.89	$618.10	($47.96)	($47.96)
992790	$7.79	$1,214.29	$1,206.50	($93.62)	($93.62)
992791	$7.79	$1,104.61	$1,096.82	($85.11)	($85.11)
992792	$7.79	$1,227.23	$1,219.44	($94.63)	($94.63)
992797	$7.79	$480.47	$472.68	($36.68)	($36.68)
992798	$7.79	$1,049.18	$1,041.39	($80.81)	($80.81)
992799	$7.79	$1,112.10	$1,104.31	($85.69)	($85.69)
992810	$7.79	$1,181.78	$1,173.99	($91.10)	($91.10)
992811	$7.79	$1,222.04	$1,214.25	($94.23)	($94.23)
992812	$7.79	$1,177.26	$1,169.47	($90.75)	($90.75)
992813	$7.79	$1,333.66	$1,325.87	($102.89)	($102.89)
992817	$7.79	$1,018.37	$1,010.58	($78.42)	($78.42)
992818	$7.79	$1,047.06	$1,039.27	($80.65)	($80.65)
992819	$7.79	$480.47	$472.68	($36.68)	($36.68)
992820	$7.79	$762.95	$755.16	($58.60)	($58.60)
992836	$0.00	$0.00	$0.00	$0.00	$0.00
992837	$0.00	$0.00	$0.00	$0.00	$0.00
992834	$7.79	$1,215.69	$1,207.90	($93.73)	($93.73)
992835	$7.79	$1,150.27	$1,142.48	($88.66)	($88.66)
992827	$7.79	$1,964.63	$1,956.84	($151.85)	($151.85)
992828	$7.79	$2,194.41	$2,186.62	($169.68)	($169.68)
992829	$7.79	$2,117.54	$2,109.75	($163.72)	($163.72)
992830	$7.79	$2,315.96	$2,308.17	($179.11)	($179.11)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
992800	$7.79	$1,714.59	$1,706.80	($132.45)	($132.45)
992793	$7.79	$3,183.20	$3,175.41	($246.41)	($246.41)
992794	$7.79	$2,736.33	$2,728.54	($211.73)	($211.73)
992795	$7.79	$2,546.56	$2,538.77	($197.01)	($197.01)
992796	$7.79	$2,751.23	$2,743.44	($212.89)	($212.89)
992821	$7.79	$2,730.21	$2,722.42	($211.26)	($211.26)
992822	$7.79	$2,853.14	$2,845.35	($220.80)	($220.80)
992823	$7.79	$3,386.06	$3,378.27	($262.15)	($262.15)
992824	$7.79	$1,197.92	$1,190.13	($92.35)	($92.35)
992825	$7.79	$804.44	$796.65	($61.82)	($61.82)
992826	$7.79	$411.83	$404.04	($31.35)	($31.35)
992787	$7.79	$2,100.67	$2,092.88	($162.41)	($162.41)
992788	$7.79	$2,546.35	$2,538.56	($196.99)	($196.99)
992789	$7.79	$3,270.92	$3,263.13	($253.22)	($253.22)
992807	$7.79	$2,736.33	$2,728.54	($211.73)	($211.73)
992808	$7.79	$2,667.31	$2,659.52	($206.38)	($206.38)
992809	$7.79	$3,213.81	$3,206.02	($248.79)	($248.79)
992832	$7.79	$531.56	$523.77	($40.64)	($40.64)
992833	$7.79	$2,591.18	$2,583.39	($200.47)	($200.47)
992814	$7.79	$537.79	$530.00	($41.13)	($41.13)
992815	$7.79	$1,349.81	$1,342.02	($104.14)	($104.14)
992816	$7.79	$477.93	$470.14	($36.48)	($36.48)
992783	$7.79	$2,766.55	$2,758.76	($214.08)	($214.08)
992784	$7.79	$421.21	$413.42	($32.08)	($32.08)
992785	$7.79	$421.21	$413.42	($32.08)	($32.08)
992786	$7.79	$3,061.05	$3,053.26	($236.93)	($236.93)
992801	$7.79	$3,159.94	$3,152.15	($244.61)	($244.61)
992802	$7.79	$530.72	$522.93	($40.58)	($40.58)
992803	$7.79	$2,712.31	$2,704.52	($209.87)	($209.87)
992804	$7.79	$2,661.55	$2,653.76	($205.93)	($205.93)
992805	$7.79	$440.33	$432.54	($33.57)	($33.57)
992806	$7.79	$438.83	$431.04	($33.45)	($33.45)
992709	$7.79	$480.47	$472.68	($36.68)	($36.68)
992710	$7.79	$480.47	$472.68	($36.68)	($36.68)
992711	$7.79	$480.47	$472.68	($36.68)	($36.68)
992712	$7.79	$480.47	$472.68	($36.68)	($36.68)
992720	$7.79	$0.00	$0.00	$0.00	$0.00
992721	$7.79	$480.47	$472.68	($36.68)	($36.68)
992722	$7.79	$480.47	$472.68	($36.68)	($36.68)
992723	$7.79	$565.36	$557.57	($43.27)	($43.27)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
992729	$7.79	$480.47	$472.68	($36.68)	($36.68)
992730	$7.79	$480.47	$472.68	($36.68)	($36.68)
992731	$7.79	$480.47	$472.68	($36.68)	($36.68)
992732	$7.79	$480.47	$472.68	($36.68)	($36.68)
992702	$7.79	$565.36	$557.57	($43.27)	($43.27)
992738	$7.79	$480.47	$472.68	($36.68)	($36.68)
992739	$7.79	$480.47	$472.68	($36.68)	($36.68)
992740	$7.79	$480.47	$472.68	($36.68)	($36.68)
992741	$7.79	$480.47	$472.68	($36.68)	($36.68)
992742	$7.79	$480.47	$472.68	($36.68)	($36.68)
992749	$7.79	$480.47	$472.68	($36.68)	($36.68)
992750	$7.79	$480.47	$472.68	($36.68)	($36.68)
992751	$7.79	$572.38	$564.59	($43.81)	($43.81)
992755	$7.79	$614.43	$606.64	($47.08)	($47.08)
992756	$7.79	$622.65	$614.86	($47.71)	($47.71)
992757	$7.79	$749.41	$741.62	($57.55)	($57.55)
992758	$7.79	$720.39	$712.60	($55.30)	($55.30)
992763	$7.79	$576.56	$568.77	($44.14)	($44.14)
992764	$7.79	$510.80	$503.01	($39.03)	($39.03)
992765	$7.79	$510.80	$503.01	($39.03)	($39.03)
992766	$7.79	$510.80	$503.01	($39.03)	($39.03)
992772	$7.79	$572.38	$564.59	($43.81)	($43.81)
992773	$7.79	$480.47	$472.68	($36.68)	($36.68)
992777	$0.00	$0.00	$0.00	$0.00	$0.00
992778	$7.79	$531.27	$523.48	($40.62)	($40.62)
992779	$7.79	$529.85	$522.06	($40.51)	($40.51)
992780	$7.79	$534.94	$527.15	($40.91)	($40.91)
992774	$7.79	$2,055.19	$2,047.40	($158.88)	($158.88)
992775	$7.79	$2,231.62	$2,223.83	($172.57)	($172.57)
992776	$7.79	$413.69	$405.90	($31.50)	($31.50)
992759	$7.79	$962.98	$955.19	($74.12)	($74.12)
992760	$7.79	$411.83	$404.04	($31.35)	($31.35)
992761	$7.79	$1,657.06	$1,649.27	($127.98)	($127.98)
992762	$7.79	$490.61	$482.82	($37.47)	($37.47)
992745	$7.79	$411.83	$404.04	($31.35)	($31.35)
992746	$7.79	$411.83	$404.04	($31.35)	($31.35)
992747	$7.79	$411.83	$404.04	($31.35)	($31.35)
992748	$7.79	$411.83	$404.04	($31.35)	($31.35)
992703	$7.79	$411.83	$404.04	($31.35)	($31.35)
992704	$7.79	$411.83	$404.04	($31.35)	($31.35)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
992705	$7.79	$411.83	$404.04	($31.35)	($31.35)
992733	$7.79	$2,944.77	$2,936.98	($227.91)	($227.91)
992734	$7.79	$2,608.93	$2,601.14	($201.85)	($201.85)
992735	$7.79	$1,564.18	$1,556.39	($120.78)	($120.78)
992736	$7.79	$2,355.82	$2,348.03	($182.21)	($182.21)
992737	$7.79	$411.83	$404.04	($31.35)	($31.35)
992724	$7.79	$2,938.34	$2,930.55	($227.41)	($227.41)
992725	$7.79	$2,711.84	$2,704.05	($209.83)	($209.83)
992726	$7.79	$1,286.66	$1,278.87	($99.24)	($99.24)
992713	$7.79	$1,380.95	$1,373.16	($106.56)	($106.56)
992714	$7.79	$411.83	$404.04	($31.35)	($31.35)
992715	$7.79	$0.00	$0.00	$0.00	$0.00
992716	$7.79	$1,588.91	$1,581.12	($122.69)	($122.69)
992771	$7.79	$2,123.70	$2,115.91	($164.19)	($164.19)
992717	$7.79	$411.83	$404.04	($31.35)	($31.35)
992718	$7.79	$411.83	$404.04	($31.35)	($31.35)
992719	$7.79	$411.83	$404.04	($31.35)	($31.35)
992727	$7.79	$411.83	$404.04	($31.35)	($31.35)
992728	$7.79	$411.83	$404.04	($31.35)	($31.35)
992706	$7.79	$411.83	$404.04	($31.35)	($31.35)
992707	$7.79	$411.83	$404.04	($31.35)	($31.35)
992708	$7.79	$411.83	$404.04	($31.35)	($31.35)
992743	$7.79	$411.83	$404.04	($31.35)	($31.35)
992744	$7.79	$411.83	$404.04	($31.35)	($31.35)
992752	$7.79	$490.61	$482.82	($37.47)	($37.47)
992753	$7.79	$411.83	$404.04	($31.35)	($31.35)
992754	$7.79	$411.83	$404.04	($31.35)	($31.35)
992767	$7.79	$437.82	$430.03	($33.37)	($33.37)
992768	$7.79	$437.82	$430.03	($33.37)	($33.37)
992769	$7.79	$437.82	$430.03	($33.37)	($33.37)
992770	$7.79	$437.82	$430.03	($33.37)	($33.37)
991794	$7.79	$614.88	$607.09	($47.11)	($47.11)
991795	$7.79	$532.91	$525.12	($40.75)	($40.75)
991796	$7.79	$1,855.05	$1,847.26	($143.35)	($143.35)
991797	$7.79	$1,833.67	$1,825.88	($141.69)	($141.69)
991798	$7.79	$533.06	$525.27	($40.76)	($40.76)
991799	$7.79	$1,833.95	$1,826.16	($141.71)	($141.71)
991800	$7.79	$532.71	$524.92	($40.73)	($40.73)
991801	$7.79	$1,555.75	$1,547.96	($120.12)	($120.12)
991802	$7.79	$532.37	$524.58	($40.71)	($40.71)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
991803	$7.79	$532.19	$524.40	($40.69)	($40.69)
991804	$7.79	$532.02	$524.23	($40.68)	($40.68)
991805	$7.79	$531.85	$524.06	($40.67)	($40.67)
991806	$7.79	$531.67	$523.88	($40.65)	($40.65)
991807	$7.79	$531.50	$523.71	($40.64)	($40.64)
991808	$7.79	$531.33	$523.54	($40.63)	($40.63)
991809	$7.79	$531.15	$523.36	($40.61)	($40.61)
991810	$7.79	$530.98	$523.19	($40.60)	($40.60)
991811	$7.79	$538.79	$531.00	($41.21)	($41.21)
991812	$7.79	$1,976.29	$1,968.50	($152.76)	($152.76)
991813	$7.79	$541.82	$534.03	($41.44)	($41.44)
991814	$7.79	$494.19	$486.40	($37.74)	($37.74)
991815	$7.79	$494.19	$486.40	($37.74)	($37.74)
991816	$7.79	$494.19	$486.40	($37.74)	($37.74)
991817	$7.79	$494.19	$486.40	($37.74)	($37.74)
991818	$7.79	$494.19	$486.40	($37.74)	($37.74)
991819	$7.79	$494.19	$486.40	($37.74)	($37.74)
991820	$7.79	$1,842.98	$1,835.19	($142.41)	($142.41)
991821	$0.00	$0.00	$0.00	$0.00	$0.00
991822	$7.79	$1,742.14	$1,734.35	($134.59)	($134.59)
991823	$7.79	$1,121.40	$1,113.61	($86.42)	($86.42)
991824	$7.79	$1,985.59	$1,977.80	($153.48)	($153.48)
991825	$7.79	$494.19	$486.40	($37.74)	($37.74)
991826	$7.79	$1,710.11	$1,702.32	($132.10)	($132.10)
991827	$7.79	$494.19	$486.40	($37.74)	($37.74)
991828	$7.79	$494.19	$486.40	($37.74)	($37.74)
991829	$7.79	$569.53	$561.74	($43.59)	($43.59)
991830	$0.00	$0.00	$0.00	$0.00	$0.00
991831	$7.79	$534.29	$526.50	($40.86)	($40.86)
991832	$7.79	$1,731.27	$1,723.48	($133.74)	($133.74)
991833	$7.79	$494.19	$486.40	($37.74)	($37.74)
991834	$7.79	$494.19	$486.40	($37.74)	($37.74)
991835	$7.79	$494.19	$486.40	($37.74)	($37.74)
991836	$7.79	$494.19	$486.40	($37.74)	($37.74)
991837	$7.79	$494.19	$486.40	($37.74)	($37.74)
991838	$7.79	$494.19	$486.40	($37.74)	($37.74)
991839	$7.79	$494.19	$486.40	($37.74)	($37.74)
991840	$7.79	$1,714.34	$1,706.55	($132.43)	($132.43)
991841	$7.79	$494.19	$486.40	($37.74)	($37.74)
991842	$7.79	$494.19	$486.40	($37.74)	($37.74)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
991843	$7.79	$1,942.16	$1,934.37	($150.11)	($150.11)
991844	$7.79	$494.19	$486.40	($37.74)	($37.74)
991845	$7.79	$494.19	$486.40	($37.74)	($37.74)
991846	$7.79	$1,698.18	$1,690.39	($131.17)	($131.17)
991847	$7.79	$2,559.83	$2,552.04	($198.04)	($198.04)
991848	$7.79	$533.70	$525.91	($40.81)	($40.81)
991849	$7.79	$494.19	$486.40	($37.74)	($37.74)
991850	$7.79	$494.19	$486.40	($37.74)	($37.74)
991851	$7.79	$494.19	$486.40	($37.74)	($37.74)
991852	$7.79	$494.19	$486.40	($37.74)	($37.74)
991853	$7.79	$494.19	$486.40	($37.74)	($37.74)
991854	$7.79	$494.19	$486.40	($37.74)	($37.74)
991855	$7.79	$494.19	$486.40	($37.74)	($37.74)
991856	$7.79	$494.19	$486.40	($37.74)	($37.74)
991857	$7.79	$494.19	$486.40	($37.74)	($37.74)
991858	$7.79	$494.19	$486.40	($37.74)	($37.74)
991859	$7.79	$494.19	$486.40	($37.74)	($37.74)
991860	$7.79	$494.19	$486.40	($37.74)	($37.74)
991861	$7.79	$494.19	$486.40	($37.74)	($37.74)
991862	$7.79	$494.19	$486.40	($37.74)	($37.74)
991863	$7.79	$494.19	$486.40	($37.74)	($37.74)
991864	$7.79	$533.69	$525.90	($40.81)	($40.81)
991865	$7.79	$1,795.74	$1,787.95	($138.74)	($138.74)
991866	$7.79	$1,656.62	$1,648.83	($127.95)	($127.95)
991867	$7.79	$1,740.69	$1,732.90	($134.47)	($134.47)
991868	$7.79	$503.50	$495.71	($38.47)	($38.47)
991869	$7.79	$535.27	$527.48	($40.93)	($40.93)
991870	$7.79	$1,737.84	$1,730.05	($134.25)	($134.25)
991871	$0.00	$0.00	$0.00	$0.00	$0.00
991872	$7.79	$1,785.26	$1,777.47	($137.93)	($137.93)
991873	$7.79	$1,823.63	$1,815.84	($140.91)	($140.91)
991874	$7.79	$503.50	$495.71	($38.47)	($38.47)
991875	$7.79	$503.50	$495.71	($38.47)	($38.47)
991876	$7.79	$535.23	$527.44	($40.93)	($40.93)
991877	$7.79	$1,858.46	$1,850.67	($143.61)	($143.61)
991878	$7.79	$2,038.47	$2,030.68	($157.58)	($157.58)
991879	$7.79	$1,818.23	$1,810.44	($140.49)	($140.49)
991880	$7.79	$503.44	$495.65	($38.46)	($38.46)
991881	$7.79	$531.93	$524.14	($40.67)	($40.67)
991882	$7.79	$1,736.21	$1,728.42	($134.13)	($134.13)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
991883	$7.79	$1,019.08	$1,011.29	($78.48)	($78.48)
1016233	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016234	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016238	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016239	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016242	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016243	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016244	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016245	$7.79	$516.06	$508.27	($39.44)	($39.44)
1016250	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016251	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016252	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016253	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016254	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016255	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016256	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016257	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016258	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016259	$7.79	$516.06	$508.27	($39.44)	($39.44)
1016260	$7.79	$516.05	$508.26	($39.44)	($39.44)
1016261	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016262	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016263	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016264	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016270	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016271	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016272	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016273	$7.79	$516.06	$508.27	($39.44)	($39.44)
1016274	$0.00	$0.00	$0.00	$0.00	$0.00
1016266	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016267	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016268	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016284	$7.79	$514.17	$506.38	($39.30)	($39.30)
1016291	$7.79	$407.24	$399.45	($31.00)	($31.00)
1016269	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016265	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016240	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016241	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016235	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016236	$7.79	$477.72	$469.93	($36.47)	($36.47)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
1016237	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016232	$7.79	$516.06	$508.27	($39.44)	($39.44)
1016246	$7.79	$889.76	$881.97	($68.44)	($68.44)
1016247	$7.79	$823.65	$815.86	($63.31)	($63.31)
1016248	$7.79	$823.65	$815.86	($63.31)	($63.31)
1016249	$7.79	$823.65	$815.86	($63.31)	($63.31)
1016285	$7.79	$718.97	$711.18	($55.19)	($55.19)
1016286	$7.79	$716.10	$708.31	($54.96)	($54.96)
1016287	$7.79	$713.36	$705.57	($54.75)	($54.75)
1016288	$7.79	$710.49	$702.70	($54.53)	($54.53)
1016289	$7.79	$707.75	$699.96	($54.32)	($54.32)
1016290	$7.79	$705.00	$697.21	($54.10)	($54.10)
1016275	$7.79	$902.03	$894.24	($69.39)	($69.39)
1016276	$7.79	$889.26	$881.47	($68.40)	($68.40)
1016277	$7.79	$881.19	$873.40	($67.78)	($67.78)
1016278	$7.79	$890.30	$882.51	($68.48)	($68.48)
1016279	$7.79	$887.10	$879.31	($68.23)	($68.23)
1016280	$7.79	$886.98	$879.19	($68.23)	($68.23)
1016281	$7.79	$886.86	$879.07	($68.22)	($68.22)
1016282	$7.79	$886.74	$878.95	($68.21)	($68.21)
1016283	$7.79	$886.62	$878.83	($68.20)	($68.20)
1016292	$7.79	$699.39	$691.60	($53.67)	($53.67)
1016293	$7.79	$876.65	$868.86	($67.42)	($67.42)
1016294	$7.79	$912.12	$904.33	($70.18)	($70.18)
1016295	$7.79	$810.17	$802.38	($62.26)	($62.26)
1016296	$7.79	$686.38	$678.59	($52.66)	($52.66)
1016297	$7.79	$686.38	$678.59	($52.66)	($52.66)
1016298	$7.79	$686.38	$678.59	($52.66)	($52.66)
1016299	$7.79	$686.38	$678.59	($52.66)	($52.66)
1016300	$7.79	$686.38	$678.59	($52.66)	($52.66)
1016301	$7.79	$686.38	$678.59	($52.66)	($52.66)
1016302	$7.79	$686.38	$678.59	($52.66)	($52.66)
1016303	$7.79	$810.28	$802.49	($62.27)	($62.27)
1016304	$7.79	$903.97	$896.18	($69.54)	($69.54)
1016305	$7.79	$826.52	$818.73	($63.53)	($63.53)
1016306	$7.79	$742.24	$734.45	($56.99)	($56.99)
1016307	$7.79	$700.22	$692.43	($53.73)	($53.73)
1016308	$7.79	$700.22	$692.43	($53.73)	($53.73)
1016309	$7.79	$700.22	$692.43	($53.73)	($53.73)
1016310	$7.79	$700.22	$692.43	($53.73)	($53.73)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
1016311	$7.79	$700.22	$692.43	($53.73)	($53.73)
1016312	$7.79	$826.76	$818.97	($63.55)	($63.55)
1016313	$7.79	$824.25	$816.46	($63.36)	($63.36)
1016314	$7.79	$700.22	$692.43	($53.73)	($53.73)
1016315	$7.79	$700.22	$692.43	($53.73)	($53.73)
1016316	$7.79	$702.26	$694.47	($53.89)	($53.89)
1016317	$7.79	$723.86	$716.07	($55.57)	($55.57)
1016318	$7.79	$774.47	$766.68	($59.49)	($59.49)
1016319	$7.79	$813.03	$805.24	($62.49)	($62.49)
1016320	$7.79	$817.33	$809.54	($62.82)	($62.82)
1016321	$7.79	$888.06	$880.27	($68.31)	($68.31)
1016331	$7.79	$509.64	$501.85	($38.94)	($38.94)
1016332	$7.79	$488.52	$480.73	($37.30)	($37.30)
1016333	$7.79	$477.93	$470.14	($36.48)	($36.48)
1016334	$7.79	$517.67	$509.88	($39.57)	($39.57)
1016335	$0.00	$0.00	$0.00	$0.00	$0.00
1016336	$7.79	$516.06	$508.27	($39.44)	($39.44)
1016337	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016338	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016339	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016340	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016341	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016342	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016343	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016344	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016345	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016346	$7.79	$477.72	$469.93	($36.47)	($36.47)
1016347	$7.79	$488.17	$480.38	($37.28)	($37.28)
1016348	$0.00	$0.00	$0.00	$0.00	$0.00
1016349	$7.79	$514.42	$506.63	($39.31)	($39.31)
1016350	$7.79	$529.31	$521.52	($40.47)	($40.47)
1016322	$7.79	$597.57	$589.78	($45.77)	($45.77)
1016323	$7.79	$519.07	$511.28	($39.68)	($39.68)
1016324	$7.79	$513.24	$505.45	($39.22)	($39.22)
1016325	$7.79	$513.23	$505.44	($39.22)	($39.22)
1016326	$7.79	$513.22	$505.43	($39.22)	($39.22)
1016327	$7.79	$513.21	$505.42	($39.22)	($39.22)
1016328	$7.79	$513.18	$505.39	($39.22)	($39.22)
1016329	$7.79	$513.17	$505.38	($39.22)	($39.22)
1016330	$7.79	$513.14	$505.35	($39.22)	($39.22)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
1027483	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027484	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027485	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027486	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027487	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027488	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027489	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027490	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027491	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027492	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027493	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027494	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027495	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027496	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027497	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027498	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027499	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027500	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027501	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027502	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027503	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027504	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027505	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027506	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027507	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027508	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027509	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027510	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027511	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027512	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027513	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027514	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027515	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027516	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027517	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027518	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027519	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027520	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027521	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027522	$7.73	$101.37	$93.64	($7.27)	($7.27)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
1027523	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027524	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027525	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027526	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027527	$0.00	$0.00	$0.00	$0.00	$0.00
1027528	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027529	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027530	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027531	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027532	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027533	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027534	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027535	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027536	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027537	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027538	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027539	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027540	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027541	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027542	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027543	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027544	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027545	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027546	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027547	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027548	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027549	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027550	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027551	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027552	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027553	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027554	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027555	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027556	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027557	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027558	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027559	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027560	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027561	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027562	$7.73	$101.37	$93.64	($7.27)	($7.27)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
1027563	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027564	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027565	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027566	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027567	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027568	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027569	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027570	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027571	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027572	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027573	$0.00	$0.00	$0.00	$0.00	$0.00
1027574	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027575	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027576	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027577	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027578	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027579	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027580	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027581	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027582	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027583	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027584	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027585	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027586	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027587	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027588	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027589	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027590	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027591	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027592	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027593	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027594	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027595	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027596	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027597	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027598	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027599	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027600	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027601	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027602	$7.73	$101.37	$93.64	($7.27)	($7.27)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
1027603	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027604	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027605	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027606	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027607	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027608	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027609	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027610	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027611	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027612	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027613	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027614	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027615	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027616	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027617	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027618	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027619	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027620	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027621	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027622	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027623	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027624	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027625	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027626	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027627	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027628	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027629	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027630	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027631	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027632	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027633	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027634	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027635	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027636	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027637	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027638	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027639	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027640	$7.73	$101.37	$93.64	($7.27)	($7.27)
1027645	$0.00	$0.00	$0.00	$0.00	$0.00
1027646	$0.00	$0.00	$0.00	$0.00	$0.00

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
1027647	$0.00	$0.00	$0.00	$0.00	$0.00
1027648	$0.00	$0.00	$0.00	$0.00	$0.00
1022092	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022093	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022094	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022095	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022096	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022097	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022098	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022099	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022100	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022101	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022102	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022103	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022104	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022105	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022106	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022107	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022108	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022109	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022110	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022111	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022112	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022113	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022114	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022115	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022116	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022117	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022118	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022119	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022120	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022121	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022122	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022123	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022124	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022125	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022126	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022127	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022128	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022129	$7.73	$101.37	$93.64	($7.27)	($7.27)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
1022130	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022131	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022132	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022133	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022134	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022135	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022136	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022137	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022138	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022139	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022140	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022141	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022142	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022143	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022144	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022145	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022146	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022147	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022148	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022149	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022150	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022151	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022152	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022153	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022154	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022155	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022156	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022157	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022158	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022159	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022160	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022161	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022162	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022163	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022164	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022165	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022166	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022167	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022168	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022169	$7.73	$101.37	$93.64	($7.27)	($7.27)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
1022170	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022171	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022172	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022173	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022174	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022175	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022176	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022177	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022178	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022179	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022180	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022181	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022182	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022183	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022184	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022185	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022186	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022187	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022188	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022189	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022190	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022191	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022192	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022193	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022194	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022195	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022196	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022197	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022198	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022199	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022200	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022201	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022202	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022203	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022204	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022205	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022206	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022207	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022208	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022209	$7.73	$101.37	$93.64	($7.27)	($7.27)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
1022210	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022211	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022212	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022213	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022214	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022215	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022216	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022217	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022218	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022219	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022220	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022221	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022222	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022223	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022224	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022225	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022226	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022227	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022228	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022229	$7.73	$101.37	$93.64	($7.27)	($7.27)
1022230	$0.00	$0.00	$0.00	$0.00	$0.00
1022231	$0.00	$0.00	$0.00	$0.00	$0.00
1026547	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026548	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026549	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026550	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026551	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026552	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026553	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026554	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026555	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026556	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026557	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026558	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026559	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026560	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026561	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026562	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026563	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026564	$7.73	$101.37	$93.64	($7.27)	($7.27)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
1026565	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026566	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026567	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026568	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026569	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026570	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026571	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026572	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026573	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026574	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026575	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026576	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026577	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026578	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026579	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026580	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026581	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026582	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026583	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026584	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026585	$0.00	$0.00	$0.00	$0.00	$0.00
1026586	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026587	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026588	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026589	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026590	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026591	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026592	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026593	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026594	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026595	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026596	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026597	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026598	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026599	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026600	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026601	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026602	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026603	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026604	$7.73	$101.37	$93.64	($7.27)	($7.27)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
1026605	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026606	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026607	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026608	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026609	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026610	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026611	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026612	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026613	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026614	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026615	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026616	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026617	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026618	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026619	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026620	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026621	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026622	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026623	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026624	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026625	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026626	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026627	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026628	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026629	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026630	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026631	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026632	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026633	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026634	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026635	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026636	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026637	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026638	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026639	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026640	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026641	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026642	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026643	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026644	$7.73	$101.37	$93.64	($7.27)	($7.27)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
1026645	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026646	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026647	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026648	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026649	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026650	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026651	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026652	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026653	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026654	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026655	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026656	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026657	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026658	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026659	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026660	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026661	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026662	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026663	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026664	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026665	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026666	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026667	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026668	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026669	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026670	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026671	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026672	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026673	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026674	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026675	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026676	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026677	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026678	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026679	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026680	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026681	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026682	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026683	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026684	$7.73	$101.37	$93.64	($7.27)	($7.27)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
1026685	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026686	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026687	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026688	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026689	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026690	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026691	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026692	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026693	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026694	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026695	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026696	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026697	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026698	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026699	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026700	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026701	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026702	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026703	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026704	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026705	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026706	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026707	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026708	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026709	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026710	$7.73	$101.37	$93.64	($7.27)	($7.27)
1026711	$0.00	$0.00	$0.00	$0.00	$0.00
1026712	$0.00	$0.00	$0.00	$0.00	$0.00
1026713	$0.00	$0.00	$0.00	$0.00	$0.00
1030713	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030714	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030715	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030716	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030717	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030718	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030719	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030720	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030721	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030722	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030723	$7.73	$101.37	$93.64	($7.27)	($7.27)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
1030724	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030725	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030726	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030727	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030728	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030729	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030730	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030731	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030732	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030733	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030734	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030735	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030736	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030737	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030738	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030739	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030740	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030741	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030742	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030743	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030744	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030745	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030746	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030747	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030748	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030749	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030750	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030751	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030752	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030753	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030754	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030755	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030756	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030757	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030758	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030759	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030760	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030761	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030762	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030763	$7.73	$101.37	$93.64	($7.27)	($7.27)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2024-25

Parcel ID	Base Year Taxes Paid	2023 City Taxes Paid	2024-25 Tax Increment	Available 2024-25 TIRZ Credit	Applicable 2024-25 TIRZ Credit
1030764	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030765	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030766	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030767	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030768	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030769	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030770	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030771	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030772	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030773	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030774	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030775	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030776	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030777	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030778	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030779	$0.00	$0.00	$0.00	$0.00	$0.00
1030780	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030781	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030782	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030783	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030786	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030787	$7.73	$101.37	$93.64	($7.27)	($7.27)
1030788	$0.00	$0.00	$0.00	$0.00	$0.00
1030789	$0.00	$0.00	$0.00	$0.00	$0.00
HOA	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**$8,198.00**	**$2,796,997.36**	**$2,788,821.82**	**($216,412.57)**	**($215,492.22)**

APPENDIX E
NIA #2 ASSESSMENT ROLL – 2024-25

Sutton Fields PID II
Assessment Roll Summary - NIA #2
2024-25

Parcel	Estimated No. of units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
740806	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740807	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740808	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740809	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740810	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740811	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740812	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740813	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740814	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740815	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740816	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740817	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740818	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740819	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740820	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740821	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740822	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740823	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740824	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740825	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740826	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740827	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740828	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740829	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740830	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740831	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740832	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740833	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740834	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740835	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740836	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740837	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740838	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740839	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740840	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740841	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740842	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740843	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740844	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740845	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740846	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740847	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740848	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740849	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740850	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740851	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740852	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740853	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740854	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740855	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740856	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740857	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740858	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740859	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740860	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740861	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740862	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740863	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740864	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740865	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740866	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740867	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740868	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740869	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740870	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740871	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740872	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740873	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740874	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740875	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740876	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740877	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740878	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740879	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740880	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740881	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740882	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740883	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740884	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740885	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740886	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740887	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740888	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740889	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740890	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740891	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740892	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740893	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740894	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740895	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740896	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740897	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740898	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740899	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740900	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740901	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740902	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740903	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740904	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740905	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740906	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740907	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740908	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740909	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740910	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44

Parcel	Estimated No. of units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
740911	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740912	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740913	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740914	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740915	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740916	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740917	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740918	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740919	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740920	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740921	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740922	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740923	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740924	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740925	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740926	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740927	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740928	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740929	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740930	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740931	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740932	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740933	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740934	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740935	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740936	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740937	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740938	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740939	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740940	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740941	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740942	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740943	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740944	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740945	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740946	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740947	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740948	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740949	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740950	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740951	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740952	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740953	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740954	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740955	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740956	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740957	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740958	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740959	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740960	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740961	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740962	1	50	$11,266	0.60%	$29.88	$432.79	$70.44	$56.33	$589.44
740963	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740964	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740965	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740966	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740967	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740968	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740969	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740970	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740971	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740972	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740973	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740974	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740975	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
740976	1	60	$12,355	0.66%	$32.77	$474.62	$77.24	$61.78	$646.41
	162		**$1,885,000**	**100.00%**	**$5,000.00**	**$72,412.70**	**$11,785.17**	**$9,425.00**	**$98,622.87**

APPENDIX F
NIA #3 ASSESSMENT ROLL – 2024-25

Sutton Fields PID II
Assessment Roll Summary - NIA #3
2024-25

Parcel	Estimated No. of units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
757500	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
757494	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757493	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757492	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757491	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757490	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757489	1	PREPAID	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
757488	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757487	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757486	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757485	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757484	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757483	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757482	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757481	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757480	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757479	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757478	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757477	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757476	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757475	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757474	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757473	1	PREPAID	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
757472	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757471	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757470	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757469	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757468	1	PREPAID	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
757467	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757466	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757465	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757464	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757463	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757462	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757461	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757460	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757459	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757458	1	70	$14,044	0.32%	$48.47	$540.69	$89.56	$70.22	$748.95
757457	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
757456	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757455	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757454	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757453	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757452	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757451	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757450	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757449	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757448	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757447	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757446	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757445	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757444	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757443	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757442	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757441	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757440	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757439	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757438	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757437	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757436	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757435	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757434	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757433	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757432	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757431	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757430	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757429	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757428	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757427	1	50	$5,719	0.13%	$19.74	$220.17	$36.47	$28.59	$304.97
995222			$5,719	0.13%	$19.74	$220.17	$36.47	$28.59	$304.97
757426	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757425	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757424	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757423	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757422	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757421	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757420	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757419	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757418	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757417	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757416	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757415	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
4595430	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757413	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757412	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757411	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757410	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757409	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757408	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757407	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757406	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757405	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757404	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757403	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757402	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757401	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757400	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757399	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757398	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757397	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757396	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757395	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757394	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757393	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
757392	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93

Parcel	Estimated No. of units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
757391	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769773	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
769772	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
769765	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
769764	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
769763	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769762	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769761	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769760	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769759	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769758	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769757	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769756	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769755	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769754	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769753	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769752	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769751	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769750	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769749	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769748	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769747	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769746	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769745	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769744	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769743	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769742	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769741	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769740	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769739	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769738	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769737	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769736	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769735	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769734	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769733	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769732	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769731	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769730	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769729	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769728	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769727	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769726	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769725	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769724	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769723	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769722	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769721	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769720	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769719	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769718	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769717	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769716	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769715	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769714	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769713	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769712	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769711	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769710	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769709	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769708	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769707	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769706	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769704	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769703	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769702	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769701	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769700	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769699	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769698	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769697	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769696	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769695	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769694	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769693	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769692	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769691	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769690	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769689	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769688	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769687	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769686	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769685	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769684	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769683	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769682	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769681	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769680	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769679	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769678	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769677	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769676	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769675	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769674	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769673	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769672	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769671	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769670	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769669	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769668	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769667	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769666	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769665	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769664	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769663	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769662	1	PREPAID	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
769661	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769660	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769659	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769658	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769657	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92

Parcel	Estimated No. of units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
769656	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769655	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769654	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769653	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769652	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769651	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769650	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769649	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769648	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769647	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769646	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769645	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769644	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769643	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769642	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769641	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769640	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769639	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769638	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769637	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769636	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769635	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769634	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769633	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769632	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769631	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769630	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769629	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769628	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769627	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769626	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769625	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769624	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769623	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769622	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769621	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769620	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769619	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769618	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769617	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769616	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769615	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769614	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769613	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769612	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769611	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769610	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769609	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769608	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769607	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769606	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769605	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769604	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769603	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769602	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769601	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769600	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769599	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769598	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769597	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769596	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769595	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769594	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769593	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769592	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769591	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769590	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769589	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769588	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769587	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769586	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769585	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769584	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769583	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769582	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769581	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769580	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769579	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769578	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769577	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769576	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769575	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769574	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769573	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769572	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769571	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769570	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769569	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769568	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769567	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769566	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769565	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769564	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769563	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769562	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769561	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769560	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769559	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769558	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769557	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769556	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769555	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769554	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769553	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769552	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769551	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769550	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769549	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769548	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769547	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769546	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93

Parcel	Estimated No. of units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
769545	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769544	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769543	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769542	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769541	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769540	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769539	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769538	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769537	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769536	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769535	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769534	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769533	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769532	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769531	1	50	$11,437	0.26%	$39.48	$440.33	$72.94	$57.19	$609.93
769529	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769528	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769527	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769526	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769525	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769524	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769523	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769522	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769521	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769520	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769519	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769518	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769517	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769516	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769515	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769514	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769513	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769512	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769511	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769510	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769509	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769508	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769507	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769506	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769505	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769504	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769503	1	60	$6,272	0.14%	$21.65	$241.46	$40.00	$31.36	$334.46
1034575			$6,272	0.14%	$21.65	$241.46	$40.00	$31.36	$334.46
769502	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769501	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769500	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769499	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769498	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
769497	1	60	$12,543	0.29%	$43.29	$482.92	$79.99	$62.72	$668.92
	368		**$4,345,779**	**100.00%**	**$15,000**	**$167,313**	**$27,715**	**$21,729**	**$231,757**

APPENDIX G
NIA #4 ASSESSMENT ROLL – 2024-25

Sutton Fields PID II
Assessment Roll Summary - NIA #4
2024-25

Parcel	Estimated No. of units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
964952	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
964953	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
964954	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
964955	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
964956	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964957	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964958	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964959	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964960	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964961	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964962	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964963	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964964	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964965	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964966	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964967	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964968	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964969	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964970	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964971	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964972	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964973	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964974	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964975	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964976	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964977	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964978	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964979	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964980	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964981	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964982	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964983	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964984	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964985	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964986	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964987	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964988	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964989	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964990	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964991	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964992	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964993	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964994	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964995	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964996	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964997	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964998	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
964999	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965000	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965001	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965002	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965003	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965004	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965005	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965006	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965007	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965008	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965009	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965010	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965011	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965012	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965013	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965014	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965015	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965016	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965017	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965018	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965019	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965020	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965021	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965023	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965024	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965025	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965026	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965027	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965028	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965029	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965030	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965031	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965032	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965033	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965034	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965035	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965036	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965037	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965038	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965039	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965040	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965041	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965042	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965043	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965044	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965045	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965046	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965047	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965048	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965049	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965050	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965051	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00

Parcel	Estimated No. of units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
965052	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965053	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965054	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965055	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965056	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965058	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
965059	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965060	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965061	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965062	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965063	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965064	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965065	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965066	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965067	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965068	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965069	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965070	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965071	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965072	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965073	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965074	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965075	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965076	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965077	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965078	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965079	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965080	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965081	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965082	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965083	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965084	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965085	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965086	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965087	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965088	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965089	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965090	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965091	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965092	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965093	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965094	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965095	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965096	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965097	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965098	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965099	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965100	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965101	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965102	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965103	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965104	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965105	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965106	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965107	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965108	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965109	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965110	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965111	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965112	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965113	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965114	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965115	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965116	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965117	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965118	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965119	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965120	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965121	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965122	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965123	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965124	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965125	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
965126	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972792	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972793	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972794	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972795	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972796	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972797	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972798	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972799	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972800	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972801	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972802	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972803	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972804	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972805	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972806	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972807	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972808	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972809	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972810	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972811	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972812	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972813	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972814	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972815	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972816	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972817	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972818	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972819	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972820	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00

Parcel	Estimated No. of units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
972821	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972822	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972823	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972824	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972825	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972826	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972827	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972828	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972829	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972830	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972831	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972832	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972833	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972834	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972835	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972836	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972837	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972838	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972839	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972840	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972841	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972842	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972843	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972844	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972845	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972846	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972847	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972848	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972849	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972850	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972851	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972852	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972853	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972854	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972855	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972856	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972857	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972858	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972859	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972860	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972861	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972862	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972863	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972864	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972865	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972866	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972867	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972868	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972869	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972870	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972871	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972872	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972873	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972874	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972875	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972876	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972877	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972878	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972879	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972880	1	50	$6,237	0.16%	$7.83	$233.07	$58.13	$31.19	$330.22
1016108			$6,237	0.16%	$7.83	$233.07	$58.13	$31.19	$330.22
972881	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972882	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972883	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972884	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972885	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972886	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972887	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972888	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972889	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972890	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972891	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972892	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972893	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972894	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972895	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972896	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972897	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972898	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972899	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972900	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972901	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972902	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972903	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972904	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972905	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972906	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972907	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972908	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972909	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972910	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972911	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972912	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972913	1	50	$12,475	0.31%	$15.65	$466.15	$116.27	$62.37	$660.44
972914	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972915	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972916	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972917	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972918	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972919	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972920	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972921	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972922	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50

Parcel	Estimated No. of units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
972923	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972924	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972925	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972926	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972927	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972928	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972929	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972930	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972931	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972932	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972933	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972934	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972935	1	60	$13,684	0.34%	$17.17	$511.36	$127.55	$68.42	$724.50
972936	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
	305		**$3,985,000**	**100.00%**	**$5,000.00**	**$148,912.02**	**$37,142.28**	**$19,925.00**	**$210,979.30**

APPENDIX H
NIA #5A ASSESSMENT ROLL – 2024-25

Sutton Fields PID II
Assessment Roll Summary - NIA #5A
2024-25

Parcel	Estimated No. of units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
989395	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
989355	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989356	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989357	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989358	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989359	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989360	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989361	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989362	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989363	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989364	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989365	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989366	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989367	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989368	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989369	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989370	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989371	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989372	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989373	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989374	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989375	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989376	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989377	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989378	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989379	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989380	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989381	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989382	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989383	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989384	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989385	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989386	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989387	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989388	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989389	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989390	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989391	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989392	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989393	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989394	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
989912	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
989913	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
989914	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
989917	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989918	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989915	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989916	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989901	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989902	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989903	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989904	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989905	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989826	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989827	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989828	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989829	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989834	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989835	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989836	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989837	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989838	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989839	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989840	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989844	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989845	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989848	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989849	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989850	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989851	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989852	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989857	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989858	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989859	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989860	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989865	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989866	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989867	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989868	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989874	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989875	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989876	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989887	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989888	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989880	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989881	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989882	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989895	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87

Parcel	Estimated No. of units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
989896	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989897	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989898	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989877	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989878	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989879	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989861	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989862	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989863	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989864	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989853	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989854	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989855	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989856	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989819	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989820	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989821	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989822	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989841	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989842	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989843	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989830	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989831	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989832	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989833	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989871	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989872	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989873	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989909	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989910	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989911	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989919	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989920	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989921	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989906	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989907	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989908	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989823	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989824	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989825	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989846	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989847	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989869	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989870	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989899	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989900	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989883	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989884	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989885	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989886	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989889	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989890	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989891	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989892	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989893	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
989894	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992781	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992782	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992790	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992791	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992792	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992797	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992798	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992799	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992810	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992811	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992812	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992813	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992817	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992818	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992819	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992820	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992836	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
992837	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
992834	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992835	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992827	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992828	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992829	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992830	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992800	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992793	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992794	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992795	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992796	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992821	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992822	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992823	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992824	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992825	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992826	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992787	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992788	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992789	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87

Parcel	Estimated No. of units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
992807	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992808	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992809	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992832	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992833	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992814	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992815	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992816	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992783	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992784	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992785	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992786	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992801	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992802	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992803	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992804	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992805	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992806	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992709	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992710	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992711	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992712	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992720	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992721	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992722	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992723	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992729	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992730	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992731	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992732	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992702	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992738	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992739	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992740	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992741	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992742	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992749	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992750	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992751	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992755	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992756	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992757	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992758	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992763	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992764	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992765	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992766	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992772	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992773	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992777	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
992778	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992779	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992780	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992774	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992775	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992776	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992759	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992760	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992761	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992762	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992745	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992746	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992747	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992748	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992703	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992704	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992705	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992733	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992734	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992735	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992736	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992737	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992724	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992725	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992726	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992713	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992714	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992715	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992716	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992771	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992717	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992718	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992719	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992727	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992728	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992706	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992707	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992708	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992743	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992744	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992752	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992753	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992754	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992767	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87

Parcel	Estimated No. of units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
992768	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992769	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
992770	1	50	$18,812	0.26%	$151.80	$650.42	$74.59	$94.06	$970.87
991794	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991795	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991796	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991797	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991798	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991799	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991800	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991801	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991802	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991803	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991804	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991805	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991806	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991807	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991808	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991809	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991810	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991811	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991812	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991813	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991814	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991815	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991816	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991817	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991818	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991819	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991820	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991821	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
991822	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991823	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991824	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991825	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991826	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991827	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991828	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991829	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991830	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
991831	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991832	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991833	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991834	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991835	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991836	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991837	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991838	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991839	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991840	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991841	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991842	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991843	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991844	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991845	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991846	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991847	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991848	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991849	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991850	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991851	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991852	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991853	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991854	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991855	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991856	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991857	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991858	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991859	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991860	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991861	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991862	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991863	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991864	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991865	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991866	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991867	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991868	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991869	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991870	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991871	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
991872	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991873	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991874	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991875	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991876	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991877	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991878	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991879	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991880	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991881	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991882	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
991883	1	60	$22,233	0.31%	$179.40	$768.68	$88.15	$111.16	$1,147.39
	359		**$7,188,000**	**100.00%**	**$58,000.00**	**$248,519.68**	**$28,500.00**	**$35,940.00**	**$370,959.68**

APPENDIX I
NIA #5B ASSESSMENT ROLL – 2024-25

Sutton Fields PID II
NIA #5B Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
1016233	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016234	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016238	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016239	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016242	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016243	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016244	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016245	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016250	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016251	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016252	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016253	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016254	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016255	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016256	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016257	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016258	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016259	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016260	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016261	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016262	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016263	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016264	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016270	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016271	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016272	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016273	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016274	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
1016266	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016267	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016268	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016284	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016291	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016269	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016265	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016240	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016241	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016235	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016236	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016237	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016232	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016246	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016247	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016248	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016249	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016285	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016286	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016287	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016288	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016289	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016290	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016275	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016276	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016277	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016278	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016279	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016280	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016281	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016282	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016283	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016292	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016293	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016294	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016295	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016296	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016297	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016298	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016299	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61

Sutton Fields PID II
NIA #5B Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
1016300	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016301	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016302	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016303	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016304	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016305	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016306	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016307	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016308	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016309	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016310	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016311	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016312	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016313	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016314	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016315	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016316	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016317	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016318	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016319	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016320	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016321	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1016331	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016332	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016333	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016334	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016335	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
1016336	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016337	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016338	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016339	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016340	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016341	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016342	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016343	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016344	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016345	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016346	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016347	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016348	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
1016349	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016350	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016322	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016323	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016324	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016325	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016326	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016327	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016328	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016329	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1016330	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027483	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027484	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027485	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027486	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027487	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027488	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027489	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027490	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027491	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027492	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027493	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027494	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027495	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027496	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027497	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027498	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027499	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61

Sutton Fields PID II
NIA #5B Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
1027500	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027501	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027502	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027503	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027504	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027505	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027506	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027507	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027508	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027509	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027510	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027511	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027512	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027513	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027514	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027515	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027516	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027517	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027518	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027519	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027520	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027521	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027522	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027523	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027524	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027525	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027526	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027527	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
1027528	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027529	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027530	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027531	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027532	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027533	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027534	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027535	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027536	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027537	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027538	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027539	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027540	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027541	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027542	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027543	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027544	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027545	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027546	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027547	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027548	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027549	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027550	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027551	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027552	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027553	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027554	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027555	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027556	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027557	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027558	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027559	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027560	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027561	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027562	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027563	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027564	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027565	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027566	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027567	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36

Sutton Fields PID II
NIA #5B Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
1027568	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027569	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027570	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027571	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027572	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027573	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
1027574	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027575	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027576	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027577	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027578	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027579	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027580	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027581	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027582	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027583	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027584	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027585	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027586	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027587	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027588	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027589	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027590	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027591	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027592	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027593	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027594	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027595	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027596	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027597	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027598	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027599	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027600	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027601	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027602	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027603	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027604	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027605	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027606	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027607	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027608	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027609	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027610	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027611	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027612	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027613	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027614	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027615	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027616	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027617	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027618	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027619	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027620	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027621	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027622	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027623	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027624	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027625	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027626	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027627	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027628	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027629	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027630	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027631	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027632	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027633	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027634	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1027635	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36

Sutton Fields PID II
NIA #5B Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
1027636	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027637	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027638	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027639	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027640	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1027645	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
1027646	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
1027647	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
1027648	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
1022092	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022093	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022094	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022095	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022096	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022097	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022098	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022099	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022100	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022101	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022102	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022103	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022104	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022105	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022106	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022107	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022108	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022109	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022110	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022111	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022112	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022113	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022114	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022115	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022116	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022117	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022118	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022119	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022120	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022121	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022122	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022123	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022124	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022125	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022126	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022127	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022128	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022129	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022130	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022131	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022132	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022133	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022134	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022135	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022136	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022137	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022138	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022139	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022140	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022141	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022142	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022143	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022144	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022145	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022146	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022147	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022148	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022149	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022150	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61

Sutton Fields PID II
NIA #5B Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
1022151	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022152	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022153	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022154	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022155	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022156	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022157	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022158	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022159	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022160	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022161	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022162	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022163	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022164	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022165	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022166	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022167	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022168	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022169	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022170	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022171	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022172	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022173	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022174	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022175	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022176	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022177	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022178	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022179	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022180	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022181	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022182	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022183	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022184	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022185	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022186	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022187	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022188	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022189	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022190	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022191	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022192	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022193	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022194	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022195	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022196	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022197	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022198	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022199	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022200	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022201	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022202	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022203	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022204	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022205	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022206	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022207	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022208	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022209	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022210	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022211	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022212	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022213	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022214	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022215	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022216	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1022217	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022218	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61

Sutton Fields PID II
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2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
1022219	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022220	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1022221	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022222	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022223	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022224	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022225	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022226	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022227	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022228	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022229	1	70	$23,957	0.18%	$205.91	$829.19	$90.31	$119.79	$1,245.19
1022230	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
1022231	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
1026547	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026548	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026549	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026550	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026551	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026552	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026553	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026554	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026555	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026556	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026557	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026558	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026559	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026560	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026561	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026562	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026563	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026564	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026565	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026566	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026567	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026568	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026569	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026570	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026571	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026572	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026573	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026574	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026575	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026576	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026577	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026578	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026579	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026580	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026581	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026582	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026583	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026584	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026585	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
1026586	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026587	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026588	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026589	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026590	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026591	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026592	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026593	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026594	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026595	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026596	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026597	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026598	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026599	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026600	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026601	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36

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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
1026602	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026603	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026604	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026605	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026606	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026607	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026608	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026609	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026610	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026611	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026612	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026613	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026614	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026615	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026616	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026617	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026618	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026619	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026620	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026621	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026622	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026623	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026624	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026625	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026626	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026627	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026628	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026629	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026630	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026631	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026632	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026633	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026634	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026635	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026636	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026637	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026638	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026639	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026640	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026641	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026642	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026643	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026644	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026645	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026646	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026647	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026648	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026649	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026650	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026651	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026652	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026653	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026654	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026655	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026656	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026657	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026658	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026659	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026660	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026661	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026662	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026663	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026664	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026665	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026666	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026667	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026668	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026669	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61

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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
1026670	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026671	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026672	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026673	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026674	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026675	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026676	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026677	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026678	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026679	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026680	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026681	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026682	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026683	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026684	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026685	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026686	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026687	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026688	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026689	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026690	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026691	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026692	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1026693	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026694	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026695	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026696	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026697	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026698	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026699	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026700	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026701	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026702	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026703	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026704	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026705	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026706	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026707	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026708	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026709	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026710	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1026711	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
1026712	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
1026713	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
1030713	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030714	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030715	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030716	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030717	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030718	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030719	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030720	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030721	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030722	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030723	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030724	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030725	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030726	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030727	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030728	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030729	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030730	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030731	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030732	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030733	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030734	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030735	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030736	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61

Sutton Fields PID II
NIA #5B Assessment Roll
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
1030737	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030738	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030739	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030740	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030741	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030742	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030743	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030744	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030745	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030746	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030747	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030748	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030749	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030750	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030751	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030752	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030753	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030754	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030755	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030756	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030757	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030758	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030759	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030760	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030761	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030762	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030763	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030764	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030765	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030766	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030767	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030768	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030769	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030770	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030771	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030772	1	50	$18,386	0.14%	$158.02	$636.35	$69.31	$91.93	$955.61
1030773	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030774	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030775	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030776	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030777	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030778	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030779	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
1030780	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030781	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030782	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030783	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030786	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030787	1	60	$21,729	0.16%	$186.75	$752.05	$81.91	$108.64	$1,129.36
1030788	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
1030789	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**645**		**$13,264,000**	**100.00%**	**$114,000.00**	**$459,079.86**	**$50,000.00**	**$66,320.00**	**$689,399.86**

APPENDIX K
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on October 13, 2015, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2015-51R establishing the Sutton Fields II Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Neighborhood Improvement Area #1 of the PID, pursuant to Ordinance No. 2015-54 which ordinance also approved the Sutton Fields II Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #1, dated as of November 10, 2015, (the "Service and Assessment Plan and Neighborhood Improvement Area #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Neighborhood Improvement Areas #2-5 Major Improvement Area of the PID, pursuant to Ordinance No. 2015-56 which ordinance also approved the Sutton Fields II Public Improvement District Service and Assessment Plan and Assessment Roll related to the Neighborhood Improvement Areas #2-5 Major Improvement Area, dated as of November 10, 2015 (the "Service and Assessment Plan and Neighborhood Improvement Areas #2-5 Major Improvement Area Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #2 of the PID, pursuant to Ordinance No. 2018-46 which ordinance also approved the Sutton Fields II Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #2, dated as of August 28, 2018 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #2 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #3 of the PID, pursuant to Ordinance No. 2019-21 which ordinance also approved the Sutton Fields II Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #3, dated as of June 11, 2019 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #3 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #4 of the PID, pursuant to Ordinance No. 2020-51 which ordinance also approved the Sutton Fields Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #4, dated as of July 14, 2020 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #4 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #5A of the PID, pursuant to Ordinance No. 2021-56 which ordinance also approved the Sutton Fields II Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #5A, dated as of July 13, 2021 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #5A Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #5B of the PID, pursuant to Ordinance No. 2021-113 which ordinance also approved the Sutton Fields II Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #5B, dated as of December 14, 2021 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #5B Assessment Roll") [and, together with the Service and Assessment Plan and Neighborhood Improvement Area #1, Neighborhood Improvement Areas #2-5 Major Improvement Area, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, Neighborhood Improvement Area #4, and Neighborhood Improvement Area #5A Assessment Rolls, the "Updated Service and Assessment Plan and Assessment Rolls"]; and

WHEREAS, the Updated Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Neighborhood Improvement Area #1, Neighborhood Improvement Areas #2-5 Major Improvement Area, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, Neighborhood Improvement Area #4, Neighborhood Improvement Area #5A, and Neighborhood Improvement Area #5B Assessment Rolls (the "Assessment Rolls") attached thereto, update the Updated Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Rolls attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Sutton Fields II Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Ten Mile Creek PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Ten Mile Creek Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Ten Mile Creek PID was created by the City Council pursuant to the PID Act and a resolution approved on March 15, 2022. The PID is generally located south of the Collin County Outer Loop and north of Choate Parkway. The PID is anticipated to contain an estimated 490 residential units on approximately 209 acres within multiple phases. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. SAP Update Presentation
2. Ten Mile Creek - Annual SAP Update - 2024-25
3. Ten Mile Creek PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

TEN MILE CREEK
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
2024-25

AS APPROVED BY CITY COUNCIL ON:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

TEN MILE CREEK
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE – 2024-25

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I. INTRODUCTION

The Ten Mile Creek Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on March 15, 2022 to finance certain public improvement projects for the benefit of the property in the PID.

On March 14, 2023, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2023 (Ten Mile Creek Public Improvement District Improvement Area #1 Project) (the "Improvement Area #1 Bonds") in the aggregate principal amount of $12,010,000, and reimbursement obligations for the Improvement Area #1 Reimbursement Agreement (the "Improvement Area #1 Reimbursement Agreement") in the aggregate principal amount of $2,940,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. Both the Improvement Area #1 Bonds and the Improvement Area #1 Reimbursement Agreement are secured by the Improvement Area #1 Assessments (the "Improvement Area #1 Assessments").

Additionally, on March 14, 2023, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2023 (Ten Mile Creek Public Improvement District Major Improvement Area Project) (the "Major Improvement Bonds") in the aggregate principal amount of $7,021,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. the Major Improvement Bonds are secured by the Major Improvement Area Assessments (the "Major Improvement Area Assessments").

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2024-25.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix D and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or

a part of the PID us located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Improvement Area #1 Improvements Sources and Uses

The current total estimated costs of the Improvement Area #1 Improvements (including the proportional share of the Major Improvement costs) are equal to $14,897,091 which remain the same as the budget estimates included in the Service and Assessment Plan. According to Requisition #8 approved by the City on July 18, 2024, the actual costs of the Improvement Area #1 Improvements spent to date are $8,812,298. According to the Developer, there have been line item amount revisions for the Authorized Improvements as shown in Table II-A-1 on the following page.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Improvement Area #1 Improvements, including the proportional share of the Major Improvement costs, (2) establish the PID, and (3) issue Improvement Area #1 Bonds.

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Table II-A-1
Improvement Area #1 Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget[1]	Budget Revisions[2]	Updated Budget[2]	Spent to Date[2]	Remaining to be Funded
Par amount (Phase #1 Bonds)	$12,010,000	$0	$12,010,000	$11,650,369	$359,631
Assessment amount (Phase #1 Reimbursement Agreement)	$2,940,000	$0	$2,940,000	$0	$2,940,000
Other funding sources	$2,785,161	$0	$2,785,161	$0	$2,785,161
Total Sources	**$17,735,161**	**$0**	**$17,735,161**	**$11,650,369**	**$6,084,792**
Uses of Funds					
Improvement Area #1 Improvements:					
Road Improvements	$3,935,600	$215,000	$4,150,600	$3,021,233	$1,129,367
Water Improvements	$1,949,120	$85,000	$2,034,120	$1,448,657	$585,463
Sanitary Sewer Improvements	$1,083,705	$304,000	$1,387,705	$1,049,988	$337,717
Storm Drainage Improvements	$1,752,083	$786,000	$2,538,083	$1,876,912	$661,171
Other Soft and Miscellaneous Costs	$2,627,640	($1,888,521)	$739,119	$163,470	$575,649
Contingency	$0	$498,521	$498,521	$0	$498,521
Subtotal	*$11,348,148*	*$0*	*$11,348,148*	*$7,560,260*	*$3,787,888*
Major Improvements:					
Road Improvements	$1,228,664	$0	$1,228,664	$360,402	$868,262
Water Improvements	$391,794	$0	$391,794	$236,059	$155,735
Sanitary Sewer Improvements	$362,117	$0	$362,117	$241,741	$120,376
Storm Drainage Improvements	$747,779	$0	$747,779	$312,019	$435,760
Other Soft and Miscellaneous Costs	$818,588	$0	$818,588	$101,817	$716,772
Subtotal	*$3,548,943*	*$0*	*$3,548,943*	*$1,252,038*	*$2,296,904*
Bond Issuance Costs:					
Cost of issuance	$612,330	$0	$612,330	$612,330	$0
Capitalized interest	$935,600	$0	$935,600	$935,600	$0
Reserve fund	$879,840	$0	$879,840	$879,840	$0
Administrative Expense	$50,000	$0	$50,000	$50,000	$0
Underwriter's discount	$360,300	$0	$360,300	$360,300	$0
Subtotal	*$2,838,070*	*$0*	*$2,838,070*	*$2,838,070*	*$0*
Total Uses	**$17,735,161**	**$0**	**$17,735,161**	**$11,650,369**	**$6,084,792**

1 – According to the Service and Assessment Plan approved on March 14, 2023.
2 – According to Requisition #8 approved by the City on July 18, 2024.

Major Improvement Area Projects Sources and Uses

The current total estimated costs of the Major Improvement Area Projects are equal to $5,135,063, which remain the same as the budget estimates included in the Service and Assessment Plan. According to Requisition #8 approved by the City on July 18, 2024, the actual costs of the Major Improvement Area Projects spent to date are $2,593,596. According to the Developer, there have not been line-item amount revisions for the Authorized Improvements as shown in Table II-A-2 on the following page.

Table II-A-2 below summarizes the updated sources and uses of funds required to (1) construct the Major Improvement Area Projects, (2) establish the PID, and (3) issue Major Improvement Bonds.

Table II-A-2
Major Improvement Area Projects Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget[1]	Budget Revisions[2]	Updated Budget[2]	Spent to Date[2]	Remaining to be Funded
Par amount	$7,021,000	$0	$7,021,000	$4,479,533	$2,541,467
Other funding sources	$0	$0	$0	$0	$0
Total Sources	**$7,021,000**	**$0**	**$7,021,000**	**$4,479,533**	**$2,541,467**
Uses of Funds					
Major Improvements					
Road Improvements	$1,777,788	$0	$1,777,788	$599,667	$1,178,121
Water Improvements	$566,898	$0	$566,898	$510,208	$56,690
Sanitary Sewer Improvements	$523,957	$0	$523,957	$474,290	$49,667
Storm Drainage Improvements	$1,081,982	$0	$1,081,982	$462,109	$619,873
Other Soft and Miscellaneous Costs	$1,184,438	$0	$1,184,438	$547,322	$637,116
Subtotal: Major Improvements	*$5,135,063*	*$0*	*$5,135,063*	*$2,593,596*	*$2,541,467*
Bond Issuance Costs					
Cost of issuance	$404,468	$0	$404,468	$404,468	$0
Capitalized interest	$621,669	$0	$621,669	$621,669	$0
Reserve fund	$549,170	$0	$549,170	$549,170	$0
Administrative Expense	$100,000	$0	$100,000	$100,000	$0
Underwriter's discount	$210,630	$0	$210,630	$210,630	$0
Subtotal: Bond Issuance Costs	*$1,885,937*	*$0*	*$1,885,937*	*$1,885,937*	*$0*
Total Uses	**$7,021,000**	**$0**	**$7,021,000**	**$4,479,533**	**$2,541,467**

1 – According to the Service and Assessment Plan approved on March 14, 2023.
2 – According to Requisition #8 approved by the City on July 18, 2024.

B. FIVE YEAR SERVICE PLAN

A service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-B-1 on the following page.

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness
2023-2030

Assessment Year Ending 09/01[1]	Improvement Area #1 Projected Annual Installments	Major Improvement Area Projected Annual Installments
2023-24	$461,313	$0
2025	$1,181,222	$618,998
2026	$1,190,225	$635,975
2027	$1,188,916	$635,377
2028	$1,189,034	$635,499
2029	$1,189,468	$636,283
2030	$1,189,166	$635,669
Total	**$7,589,342**	**$3,797,801**

[1]Assessment years ending 2024 through 2025 reflect actual Annual Installments and are net of applicable reserve fund income, and capitalized interest. Assessment years 2026 through 2030 reflect projected Annual Installments and are subject to change.

C. ANNUAL BUDGET – IMPROVEMENT AREA #1

Improvement Area #1 - Annual Installments – 2024-25

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Improvement Area #1 Bonds and/or the execution of the Improvement Area #1 Reimbursement Agreement, of which twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Improvement Area #1 Bonds commencing with the issuance of the Improvement Area #1 Bonds. The effective interest rate on the Improvement Area #1 Bonds is 5.55 percent and the interest rate applicable to the Improvement Area #1 Reimbursement Agreement is 6.03 percent per annum for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Improvement Area #1 Bonds (5.55 percent) plus an additional interest of one-half of one percent and the effective interest rate on the Improvement Area #1 Reimbursement Agreement (6.03 percent) are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable

documents including the Service and Assessment Plan and Trust Indenture, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Improvement Area #1 Annual Installments to be Collected for 2024-25

The budget for Improvement Area #1 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-C-1 below.

Table II-C-1
Budget for the Improvement Area #1 Annual Installments to be Collected for 2024-25

	Improvement Area #1 Bonds	Phase #1 Reimbursement Agreement	Total
Interest payment on March 1, 2025	$333,481	$87,435	$420,916
Interest payment on September 1, 2025	$333,481	$87,435	$420,916
Principal payment on September 1, 2025	$194,000	$42,000	$236,000
Subtotal debt service	*$860,963*	*$216,870*	*$1,077,833*
Administrative expenses	$52,020	$0	$52,020
Additional interest reserves	$60,050	$0	$60,050
Subtotal Expenses	*$973,033*	*$216,870*	*$1,189,903*
Available reserve fund income	$0	$0	$0
Available capitalized interest account	$0	$0	$0
Available administrative expense account	($8,681)	$0	($8,681)
Subtotal funds available	*($8,681)*	*$0*	*($8,681)*
Annual Installments	**$964,352**	**$216,870**	**$1,181,222**

Debt Service Payments

Annual Installments to be collected for principal and interest include the Improvement Area #1 Bonds' interest due on March 1, 2025 in the amount of $333,481 and on September 1, 2025 in the amount of $333,481, which equal interest on the outstanding Improvement Area #1 Bond

Assessments balance of $12,010,000 for six months each and an effective interest rate of 5.55 percent. Annual Installments to be collected on the Improvement Area #1 Bonds include a principal amount of $194,000 due on September 1, 2025. As a result, total Annual Installments to be collected for the Improvement Area #1 Bonds' principal and interest in 2024-25 is equal to $860,963.

Additionally, Annual Installments to be collected for principal and interest include Improvement Area #1 Reimbursement Agreement interest due on March 1, 2025 in the amount of $87,435 and on September 1, 2025 in the amount of $87,435, which equal interest on the outstanding Improvement Area #1 Reimbursement Agreement Assessments balance of $2,900,000 at an effective interest rate of 6.03 percent. Improvement Area #1 Reimbursement Agreement Annual Installments to be collected include a principal amount of $42,000 due on September 1, 2025. As a result, the total Annual Installments to be collected for Improvement Area #1 Reimbursement Agreement principal and interest in 2024-25 is equal to $216,870.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-C-2 below, the total Improvement Area #1 Administrative Expenses to be collected for 2024-25 are estimated to be $52,020.

Table II-C-2
Improvement Area #1 Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$34,520
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$3,500
Contingency	$3,250
Total	**$52,020**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $60,050, which equals 0.5 percent interest on the outstanding collective Improvement Area #1 Bond Assessments balance of $12,010,000.

Available Administrative Expense Account

As of May 31, 2024, the balance in the Administrative Expense Fund was $83,038. Approximately $74,358 is anticipated to be used until January 31, 2025. As a result, there is $8,681 available to reduce the Annual Installment.

D. ANNUAL INSTALLMENTS PER UNIT – IMPROVEMENT AREA #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement, (ii) to fund the prepayment reserve and delinquency reserve, and (iii) to cover Administrative Expenses of Improvement Area #1. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest available.

According to the Service and Assessment Plan, 296 units representing 237.60 total Equivalent Units are estimated to be built within Improvement Area #1 of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit within Improvement Area #1 will be $4,789.07 (i.e. ($1,077,833 + $60,050) ÷ 237.60 = $4,789.07) and the Administrative Expenses to be collected from each Equivalent Unit will be $182.40 (i.e. ($52,020 - $8,681) ÷ 237.60 = $182.40). As a result, the total Annual Installment to be collected from each Equivalent Unit within Improvement Area #1 will be $4,971.47 (i.e. $4,789.07 + $182.40 = $4,971.47). The Annual Installment to be collected from each Parcel within Improvement Area #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $4,971.47 by the total estimated number of Equivalent Units for each Parcel in Improvement Area #1.

The Annual Installment due to be collected from each Land Use Class in Improvement Area #1 for 2024-25 is shown in Table II-D-1 below.

Table II-D-1
Improvement Area #1 Annual Installment Per Unit

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment per Unit
60 ft	$4,971.47	1.00	$4,971.47
55 ft	$4,971.47	0.90	$4,474.32
Townhome	$4,971.47	0.60	$2,982.88

The list of Parcels within Improvement Area #1 of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Capitalized Interest Credit, the Prepayment and Delinquency Reserve, the Administrative Expenses and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix B.

E. ANNUAL BUDGET – MAJOR IMPROVEMENT AREA

Major Improvement Area - Annual Installments – 2024-25

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Major Improvement Bonds, of which twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the Major Improvement Bonds. The effective interest rate on the Major Improvement Bonds is 6.31 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Major Improvement Bonds (6.31 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Major Improvement Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Major Improvement Area Annual Installments to be Collected for 2024-25

The budget for the Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-E-1 below.

Table II-E-1
Budget for the Major Improvement Area Annual Installments to be Collected for 2024-25

	Major Improvement Bonds
Interest payment on March 1, 2025	$221,585
Interest payment on September 1, 2025	$221,585
Principal payment on September 1, 2025	$106,000
Subtotal debt service on bonds	*$549,170*
Administrative expenses	$52,020
Excess interest for prepayment and delinquency reserves	$35,105
Subtotal Expenses	*$636,295*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	($17,297)
Subtotal funds available	*($17,297)*
Annual Installments	**$618,998**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2025 in the amount of $221,585 and on September 1, 2025 in the amount of $221,585, which equal interest on the outstanding Major Improvement Area Assessments balance of $7,021,000 for six months each and an effective interest rate of 6.31 percent. Annual Installments to be collected on the Major Improvement Bonds include a principal amount of $106,000 due on September 1, 2025. As a result, the total Major Improvement Area Annual Installments to be collected for principal and interest in 2024-25 is estimated to be equal to $549,170.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-E-2 on the following page, the total Improvement Area #1 Administrative Expenses to be collected for 2024-25 are estimated to be $52,020.

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Table II-E-2
Major Improvement Area Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$34,520
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$3,500
Contingency	$3,250
Total	**$52,020**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $35,105, which equals 0.5 percent interest on the outstanding collective Major Improvement Area Bond Assessments balance of $7,021,000.

Available Administrative Expense Account

As of May 31, 2024, the balance in the Administrative Expense Fund was $87,474. Approximately $70,177 is anticipated to be used until January 31, 2025. As a result, there is $17,297 available to reduce the Annual Installment.

F. ANNUAL INSTALLMENTS PER UNIT – MAJOR IMPROVEMENT AREA

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Major Improvement Bonds, (ii) to fund the prepayment reserve and delinquency reserve, and (iii) to cover Administrative Expenses of the Major Improvement Area. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest.

According to the Service and Assessment Plan, 1,055 units representing 343.79 total Equivalent Units are estimated to be built within the Major Improvement Area of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit within the Major Improvement Area will be $1,699.51 (i.e. ($549,170 + $35,105) ÷ 343.79 = ($1,699.51) and the Administrative Expenses to be collected from each Equivalent Unit will be $101.00 (i.e. ($52,020 - $17,297) ÷ 343.79 = $101.00). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Major Improvement Area will be $1,800.51 (i.e. $1,699.51 + $101.00 = $1,800.51). The Annual Installment to be collected from each Parcel within

the Major Improvement Area is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,800.51 by the total estimated number of Equivalent Units for each Parcel in the Major Improvement Area. The Annual Installment due to be collected from each Land Use Class in the Major Improvement Area for 2024-25 is shown in Table II-F-1 below.

Table II-F-1
Major Improvement Area Annual Installment Per Unit

Land Use Class	Annual Installment Per Unit	Equivalent Unit Factor	Annual Installment per Unit
60 ft	$1,800.51	1.00	$1,800.51
55 ft	$1,800.51	0.90	$1,620.46
Multifamily	$1,800.51	0.60	$1,080.31

The list of Parcels within the Major Improvement Area of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Capitalized Interest Credit, the Prepayment and Delinquency Reserve, the Administrative Expenses and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix C.

G. BOND REDEMPTION RELATED UPDATES

Improvement Area #1 Bonds

The Improvement Area #1 Bonds were issued in 2023. Pursuant to Section 4.3 of the Improvement Area #1 Trust Indenture, the City reserves the right and option to redeem the Improvement Area #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2033**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Improvement Area #1 Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Improvement Area #1 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Major Improvement Bonds

The Major Improvement Bonds were issued in 2023. Pursuant to Section 4.3 of the Major Improvement Area Trust Indenture, the City reserves the right and option to redeem the Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2033**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Major Improvement Area Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Major Improvement Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

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

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The updated Assessment Rolls are shown in Appendix B and C of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated number of Equivalent Units to be built on each newly subdivided Parcel

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

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

The developer has confirmed there have been no parcel subdivisions in the PID applicable for the Annual Installments to be collected in 2024-25.

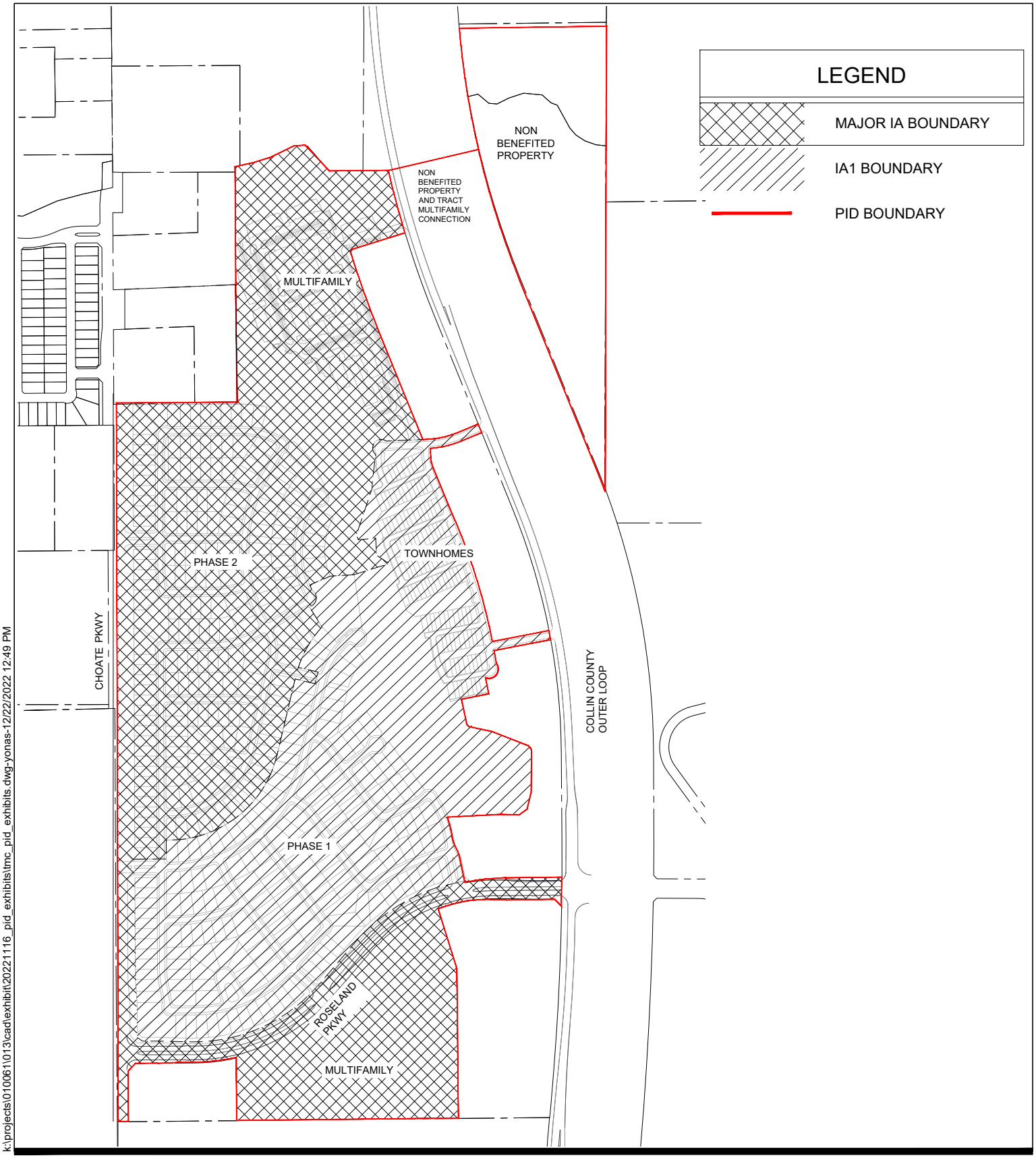
B. PREPAYMENT OF ASSESSMENTS

There have been no Assessment prepayments as of June 30, 2024.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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APPENDIX A
MAP OF TEN MILE CREEK PID



k:\projects\010061\013\cad\exhibit\20221116_pid_exhibits\tmc_pid_exhibits.dwg-yonas-12/22/2022 12:49 PM

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD
SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

TITLE

PID BOUNDARY

PID EXHIBIT

N

0 350 700

SCALE 1" = 700'

PROJECT

TEN MILE CREEK
CELINA, TEXAS

CLIENT

CORSON CRAMER DEVELOPMENT
DALLAS, TEXAS

PROJECT NUMBER: 010061012

SHEET:

DATE: 2022/11/09

APPENDIX B
IMPROVEMENT AREA #1 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix B
Improvement Area #1 Assessment Roll Summary - 2024-25

Parcel ID	Equivalent Units	Outstanding Assessment	Principal	Interest	Additional Interest Reserve	Administrative Expenses	Annual Installment
2850105	169.20	$10,617,727	$168,060.61	$599,486.78	$42,762.88	$30,862.65	$841,172.91
2850123	50.40	$3,162,727	$50,060.61	$178,570.53	$12,737.88	$9,193.13	$250,562.14
2850122	18.00	$1,129,545	$17,878.79	$63,775.19	$4,549.24	$3,283.26	$89,486.48
Total	**237.60**	**$14,910,000**	**$236,000.00**	**$841,832.50**	**$60,050.00**	**$43,339.04**	**$1,181,221.54**

APPENDIX C
MAJOR IMROVEMENT AREA ASSESSMENT ROLL SUMMARY – 2024-25

Appendix C

Major Improvement Area Assessment Roll Summary - 2024-25

Parcel ID	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Additional Interest Reserve	Administrative Expenses	Annual Installment
2850124	Multifamily	91.20	$1,862,518	$28,119.49	$117,563.35	$9,312.59	$9,211.21	$164,206.64
2850129	Multifamily	72.39	$1,478,374	$22,319.85	$93,315.91	$7,391.87	$7,311.40	$130,339.02
2850103	Various	57.80	$1,180,412	$17,821.34	$74,508.35	$5,902.06	$5,837.81	$104,069.56
2850105	Various	122.40	$2,499,696	$37,739.32	$157,782.39	$12,498.48	$12,362.41	$220,382.60
Total		**343.79**	**$7,021,000**	**$106,000**	**$443,170**	**$35,105**	**$34,723**	**$618,997.82**

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____

Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE TEN MILE CREEK PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on March 15, 2022, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2022-14R establishing the Ten Mile Creek Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Improvement Area #1 the PID, pursuant to Ordinance No. 2023-23 which ordinance also approved the Ten Mile Creek Public Improvement District Service and Assessment Plan and Assessment Roll related to Improvement Area #1, dated as of March 14, 2023 (the "Service and Assessment Plan and Improvement Area #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Major Improvement Area of the PID, pursuant to Ordinance No. 2023-22 which ordinance also approved the Ten Mile Creek Public Improvement District Service and Assessment Plan and Assessment Roll related to the Major Improvement Area, dated as of March 14, 2023 (the "Service and Assessment Plan and Major Improvement Area Assessment Roll") [and, together with the Service and Assessment Plan and Improvement Area #1 Assessment Roll, the "Service and Assessment Plan and Assessment Rolls"] ; and

WHEREAS, the Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Improvement Area #1 and the Major Improvement Area Assessment Rolls attached thereto, update the Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Ten Mile Creek Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update

.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST: APPROVED:

_____ _____

City Secretary Mayor

APPROVED AS TO FORM:

_____

City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	The Columns PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for The Columns Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Columns PID was created by the City Council pursuant to the PID Act and a resolution approved on November 14, 2017. The PID is located east of Dallas Parkway and south of County Road 51. The PID is anticipated to contain an estimated 261 residential units on approximately 48.784 acres within one phase. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. SAP Update Presentation
2. Columns PID-Annual SAP Update
3. The Columns PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

THE COLUMNS
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 - 8/31/25)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

THE COLUMNS PUBLIC IMPROVEMENT DISTRICT
ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 – 8/31/25)

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APPENDIX D – PID ASSESSMENT NOTICE

I. INTRODUCTION

The Columns Public Improvement District (the "PID") was created pursuant to the PID Act and Resolution No. 2017-203R of the City Council on November 14, 2017 to finance certain public improvement projects for the benefit of the property in the PID.

On April 10, 2018, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (The Columns Public Improvement District Project) (the "PID Bonds") in the aggregate principal amount of $6,470,000 were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. In addition, the City approved reimbursement obligations for the PID Reimbursement Agreement (the "PID Reimbursement Agreement Obligation") in the aggregate principal amount of $1,030,000 are secured by Assessments.

A service and assessment plan dated April 10, 2018 (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"), the Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted an assessment roll for the PID attached as Appendix D-1 to the Service and Assessment Plan (the "Assessment Roll") identifying the Assessments on each Parcel of Assessed Property, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2024-25.

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

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before

the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

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

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Pursuant to the original Service and Assessment Plan adopted on April 10, 2018, the initial total estimated costs of the Authorized Improvements were equal to $9,200,249. According to the Developer's Quarterly Improvement Implementation Report as of December 31, 2021, the actual costs of the Authorized Improvements equal to $9,387,315. According to the Developer's Quarterly Implementation Report as of December 31, 2021 all Authorized Improvements were completed and accepted by the City on April 17, 2020.

Table II-A on the following page summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the PID Bonds. The actual costs spent to date of the Authorized Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of December 31, 2021.

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Table II-A
Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget	Actual Amount	Variance
Par amount	$7,500,000	$7,500,000	$0
Other funding sources	$1,700,249	$1,887,315	$187,066
Total Sources	**$9,200,249**	**$9,387,315**	**$187,066**
Uses of Funds			
Authorized Improvements			
Road improvements	$2,743,331	$2,743,331	$0
Water distribution system improvements	$619,587	$619,587	$0
Sanitary sewer improvements	$678,768	$678,768	$0
Storm drainage improvements	$1,985,246	$1,985,246	$0
Other soft and miscellaneous costs	$1,360,652	$1,548,841	$188,189
Subtotal: Authorized Improvements	*$7,387,584*	*$7,575,773*	*$188,189*
Bond Issuance Costs			
Capitalized interest	$739,108	$737,984	($1,124)
Reserve fund	$504,688	$504,688	$0
Administrative expense fund	$40,000	$40,000	$0
Other costs of issuance including underwriter's discount	$528,870	$528,870	$0
Subtotal: Bond Issuance Costs	$1,812,666	$1,811,542	($1,124)
Total Uses	**$9,200,249**	**$9,387,315**	**$187,066**

1 – According to the Developer's Quarterly Improvement Implementation Report dated as of December 31, 2021.

Authorized Improvement Cost Variances

As shown in Table II-A above, the actual costs are $187,066 above the initial estimated budget. The extra costs were funded by the Developer and excess Capitalized Interest proceeds.

B. Five-Year Service Plan

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

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Table II-B
Projected Annual Installments (2019-2030)

Assessment Year Ending 09/01	PID Bond Projected Annual Installments	PID Reimbursement Agreement Projected Annual Installments	Projected Administrative Expenses	Total Projected Annual Installments[1]
2019-2024	$2,077,040	$447,984	$204,700	$2,729,724
2025	$307,211	$78,491	$56,820	$442,522
2026	$486,875	$80,291	$46,866	$614,032
2027	$489,375	$79,015	$47,804	$616,194
2028	$486,250	$82,739	$48,760	$617,749
2029	$487,813	$81,144	$49,735	$618,691
2030	$488,750	$79,549	$50,730	$619,029
Total	**$4,823,313**	**$929,213**	**$505,414**	**$6,257,941**

1 – Assessment years ending 2019 through 2025 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest, and TIRZ Credits. Assessment years 2026 through 2030 reflect projected Annual Installments and are subject to change.

C. Status of Development

According to the City, greater than 95 percent of the total building permits expected to be issued within the PID have been issued of the PID as of June 18, 2023. Pursuant to Section 4 (a)(ii) of the Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in the PID in the Annual Service Plan Update.

D. Annual Budget

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the PID Bonds and/or execution of the PID Reimbursement Agreement Obligation, of which twenty-four (24) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment securing the PID Bonds shall bear interest at the rate on the PID Bonds. The effective interest rate on the PID Bonds is 6.25 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the PID Bonds plus additional interest of one-half of one percent (to be used for funding the Prepayment Reserve and Delinquency Reserve) equals 6.75 percent and is used to calculate the interest on the Assessments securing the PID Bonds.

Additionally, each Assessment securing the PID Reimbursement Agreement obligation shall bear interest at the rate on the PID Reimbursement Agreement obligation commencing with the effective date of the PID Reimbursement Agreement obligation. The interest rate applicable to the PID Reimbursement Agreement obligation is 6.38 percent per annum and is used to calculate the interest on the Assessments securing the PID Reimbursement Agreement Obligation.

These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro-rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that is payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as the Tax Increment Reinvestment Zone No. 9, City of Celina, Texas (the "TIRZ No. 9") incremental taxes available to the PID (the "TIRZ Annual Credit Amount"), capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the PID Bonds and PID Reimbursement Agreement Obligation from the collection of the Annual Installments of the Assessments on the Assessed Property. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

Annual Installments to be Collected for 2024-25

The budget for the PID will be paid from the collection of Annual Installments of the Assessments on the Assessed Property collected for 2024-25 as shown by Table II-D on the following page.

(The remainder of this page is intentionally left blank)

Table II-D
Budget for the Annual Installments
to be Collected for 2024-25

Descriptions	PID Bonds	PID Reimbursement Agreement Obligation	Total
Interest payment on March 1, 2025	$186,887	$29,245	$216,133
Interest payment on September 1, 2025	$186,887	$29,245	$216,133
Principal payment on September 1, 2025	$115,000	$20,000	$135,000
Subtotal debt service on bonds	*$488,775*	*$78,491*	*$567,266*
Administrative Expenses	$49,267	$7,553	$56,820
Excess interest for prepayment and delinquency reserves	$29,902	$0	$29,902
Subtotal Expenses	*$567,944*	*$86,044*	*$653,988*
Available TIRZ Credit	($196,819)	$0	($196,819)
Available Reserve Fund Income	($14,647)	$0	($14,647)
Available Capitalized Interest Funds	$0	$0	$0
Available Administrative Expense Funds	$0	$0	$0
Subtotal funds available	*($211,466)*	*$0*	*($211,466)*
Annual Installments	$356,478	$86,044	$442,522

Debt Service Payments

Annual Installments to be collected for principal and interest on the PID Bonds include interest due on March 1, 2025, in the amount of $186,887 and September 1, 2025, in the amount of $186,887, which equal interest on the outstanding PID Bonds of $5,980,397 for six months each and an effective interest rate of 6.25 percent. Annual Installments to be collected on the PID Bonds include a principal amount of $115,000 due on September 1, 2025. As a result, the total principal and interest amounts due on the PID Bonds in 2024-25 are estimated to be equal to $488,775.

Annual Installments to be collected for principal and interest on the PID Reimbursement Agreement Obligation include interest due on March 1, 2025, in the amount of $29,245 and September 1, 2025, in the amount of $29,245, which equal interest on the outstanding balance of $916,785 for six months each and an effective interest rate of 6.38 percent. Annual Installments to be collected on the Reimbursement Agreement include a principal amount of $20,000 due on September 1, 2025. As a result, the total Annual Installments to be collected for principal and interest on the PID Reimbursement Agreement Obligation in 2024-25 is estimated to be equal to $78,491.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, dissemination agent expenses and contingency fees. As shown in Table II-E on the following page, the total administrative expenses to be collected for 2024-25 are estimated to be $56,820.

Table II-E
Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$40,000
Trustee	$2,750
Auditor	$2,570
Dissemination Agent	$3,500
Contingency	$2,000
Total	**$56,820**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments are to be collected for excess interest for prepayment and delinquency reserves in the amount of $29,902, which equals 0.5 percent interest on the outstanding PID Bond Assessment balance of $5,980,397.

Available TIRZ Credit

According to the City, there have been TIRZ increments collected for the tax year 2023 in the total amount of $196,819 that are available to be used as TIRZ Credit in 2024-25 for the respective Parcels within the PID. This TIRZ Credit amount is allocated based on the amount of TIRZ increment generated by each Parcel within the PID and each Parcel that has an outstanding Assessment balance as of September 1, 2024.

See Appendix C-2 for 2024 TIRZ increment values of all Parcels within the PID.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Reserve Fund was $517,752, which includes the Bond Reserve Requirement of $503,105 and an excess balance of $14,647. There is also a sufficient balance in the Principal and Interest Account to pay debt service on September 1, 2024. Pursuant to Section 6.7 (d) of the Trust Indenture, the excess balance of $14,647 should be transferred to the Principal & Interest Account and used to pay interest on the PID Bonds on the next interest payment date. As a result, $14,647 is available to pay a portion of the PID Bonds debt service.

Available Capitalized Interest Account

According to the Trustee, the Capitalized Interest Fund had been fully expended and was closed as of February 28, 2022. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2024 the balance in the Administrative Expense Fund was $23,918. Such funds are anticipated to be used until January 31, 2025. As a result, there is no credit to reduce the Annual Installment.

E. Annual Installments Per Unit

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the PID Bonds and PID Reimbursement Agreement Obligation, (ii) to fund the Prepayment Reserve and Delinquency Reserve, and (iii) to cover Administrative Expenses of the PID.

According to the Updated Service and Assessment Plan, 261.00 units are built within the PID. As of May 31, 2024, three Parcels have prepaid their PID assessments in full. In addition, one Parcel has prepaid a portion of their PID Bond Assessment representing 0.93 prepaid units. The principal and interest expense of the PID Bonds portion of Annual Installment to be collected per Equivalent Unit will be calculated using the outstanding units of 257.07 (i.e., 261.00 – 3.00 - 0.97 = 257.07). Accordingly, the net principal and interest expense of the PID Bonds portion of the Annual Installment to be collected from each Equivalent Unit will be $1,844.35 (i.e., ($488,775 + $29,902 - $14,467) ÷ 257.07 = $1,844.35). The administrative expense of the PID Bonds portion of Annual Installment to be collected per Equivalent unit will be calculated based on the original units less the fully prepaid units, 258.00. Accordingly, the administrative expense portion of the PID Bond Annual Installment to be collected per Equivalent Unit will be $190.96 (i.e., $49,267 ÷ 258.00 = $190.96). As a result, the total PID Bond portion of Annual Installment to be collected from each Equivalent Unit within Phase #1 will be $2,151.63 (i.e., $1,844.35 + $190.96 = $2,151.63). The PID Bond portion of Annual Installment to be collected from each Parcel within the PID is calculated by multiplying the Annual Installment for each unit of $2,151.63 by the total estimated remaining units for each Parcel, less the applicable TIRZ Credit, if any, as shown in Appendix C-2.

The PID Reimbursement Agreement's net principal and interest expense of PID Reimbursement Agreement portion of Annual Installment to be collected from each unit will be $309.17, calculated by dividing the subtotal debt service on PID Reimbursement Agreement by the outstanding non-partially prepaid total units (i.e., $78,491 ÷ 258.00 = $304.23). The net administrative expenses of the PID Reimbursement Agreement portion of Annual Installment to be collected from each Equivalent Unit will be $29.27 (i.e., 7,553 ÷ 258.00 = $29.27). As a result, the total PID Reimbursement Agreement portion of Annual Installment to be collected from each unit will be $333.50 (i.e., $304.23 + $29.27 = $333.50) less any applicable TIRZ Credit detailed in Appendix C-2 for each Parcel.

The PID Bond and Reimbursement Agreement total Annual Installment to be collected from each unit will be $2,485.13 (i.e., $2,151.63 + $333.50 = $2,485.13) less any applicable TIRZ Credit detailed in Appendix C-2 for each Parcel.

The Annual Installment due to be collected from each Land Use Class in the PID for 2024-25 is shown in Table II-F below.

Table II-F
Annual Installment Per Unit

Land Use Class	Annual Installment	Units	Annual Installment Per Unit
40 Ft	$2,485.13	1.00	$2,485.13

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

F. Bond Redemption Related Updates

The PID Bonds were issued in May 2018. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the PID Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Indenture of Trust.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the PID Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

Assessment Methodology

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

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

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

The 2024-25 Assessment Roll Summary is shown in Appendix C-1 of this report. Each Parcel of in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated units to be built on each newly subdivided Parcel
D = the sum of the estimated units to be built on all of the new subdivided Parcels

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

According to the Developer and Collin County Central Appraisal District records, Parcel 2780192 was completely subdivided in 2020. Parcel 2780192 was subdivided into 261 40' residential lots as shown in the 2020-21 Annual Service Plan update.

B. PREPAYMENT OF ASSESSMENTS

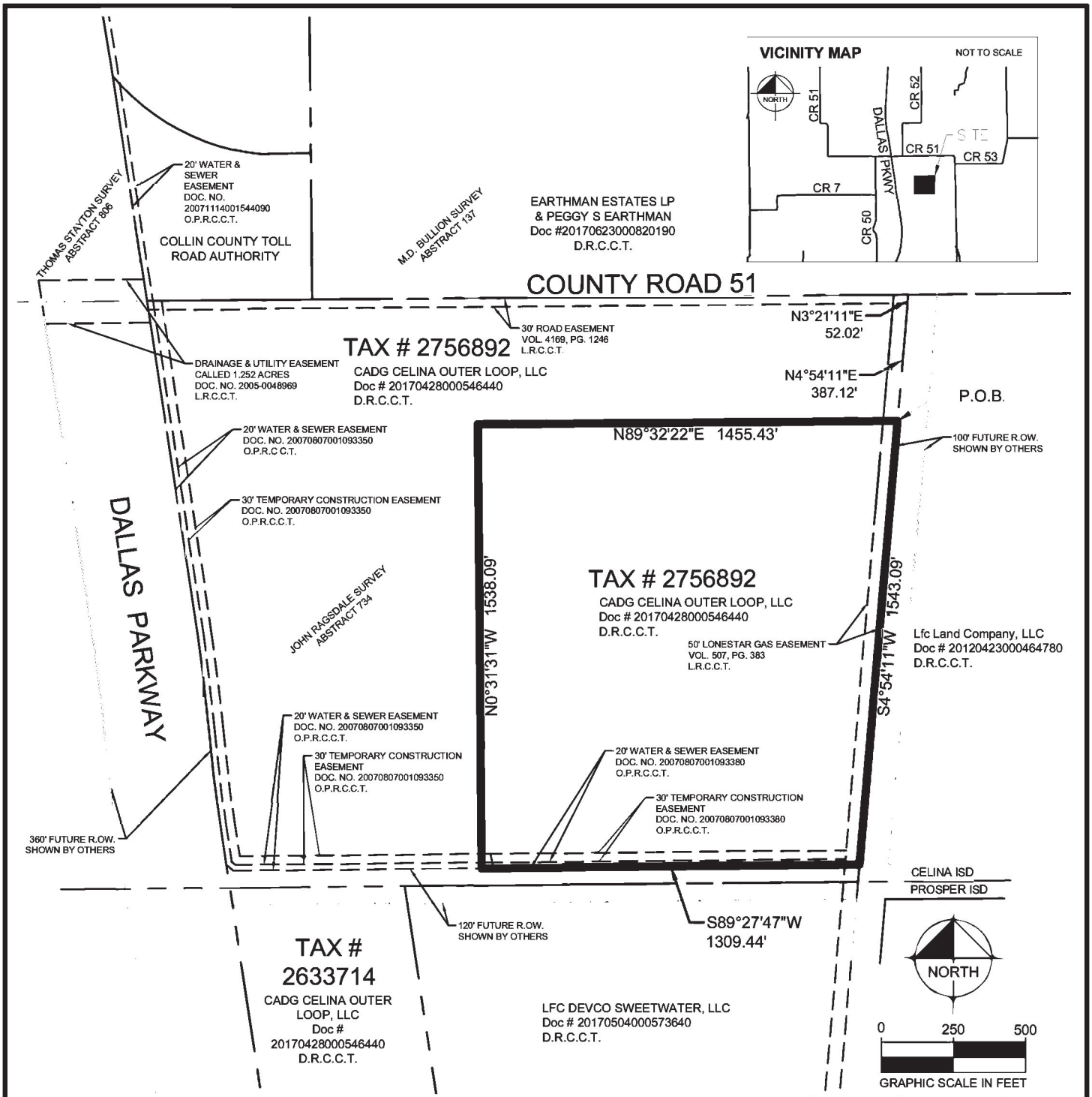
As of June 30, 2024, three Parcels have prepaid their Assessments in full and one Parcel has partially prepaid their Assessment. See Appendix B for a more information related to the prepaid Parcels.

According to the Trustee, two extraordinary optional redemptions of the Bonds occurred. The first in the aggregate amount of $20,000, on June 1, 2022, and the second in the aggregate amount of $70,000 on November 1, 2023, based on prepaid Assessments received.

The complete Assessment Roll is available for review at the City Hall, located at 142 N Ohio, Celina, Texas 75009.

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APPENDIX A
PID MAP



THE COLUMNS PUBLIC IMPROVEMENT DISTRICT
COLLIN CAD TAX PARCEL EXHIBIT

JOHN RAGSDALE SURVEY,
ABSTRACT NO. 734
CITY OF CELINA
COLLIN COUNTY, TEXAS

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

LEGEND

P.O.B. = POINT OF BEGINNING
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 500'	SEP	KHA	Sept. 28, 2017	064040007	2 OF 2

PATTON, SEAN 9/28/2017 3:30 PM K:\FRI_SURVEY\064040007-LUCAS\DWG\TRACT 5 TAX PARCEL EXHIBIT.DWG

APPENDIX B
PREPAID PARCELS

Parcel ID	Prepayment Date	Amount	Full/Partial
2812308	Nov-21	$24,834.24	Full
2812234	Oct-22	$24,079.06	Full
2812068	Jan-23	$24,079.06	Full
2812326	May-23	$22,000.00	Partial
Total		**$94,992.36**	

APPENDIX C-1
ASSESSMENT ROLL SUMMARY 2024-25

Appendix C-1
The Columns Public Improvement District
Annual Assessment Roll Summar - 2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Bond Equivalent Units	Outstanding RA Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
2812041	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($737.71)	$1,747.41
2812043	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($795.28)	$1,689.84
2812044	1	40	1	0.50	0.50	0.50	$13,408.49	$262.43	$811.85	$58.16	$110.12	($368.53)	$874.03
2884476				0.50	0.50	0.50	$13,408.49	$262.43	$811.85	$58.16	$110.12	($337.13)	$905.44
2812045	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($884.02)	$1,601.11
2812046	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($932.60)	$1,552.52
2812047	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($798.95)	$1,686.17
2812048	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($687.17)	$1,797.95
2812049	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($556.83)	$1,928.29
2812050	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($552.08)	$1,933.04
2812051	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($697.95)	$1,787.17
2812052	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($729.19)	$1,755.94
2812053	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($759.74)	$1,725.38
2812054	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($790.16)	$1,694.96
2812055	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($704.40)	$1,780.72
2812056	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($894.67)	$1,590.45
2812057	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($687.41)	$1,797.71
2812058	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($774.27)	$1,710.85
2812059	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	$0.00	$2,485.12
2812060	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($552.08)	$1,933.04
2812061	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($737.71)	$1,747.41
2812062	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($634.14)	$1,850.98
2812063	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($508.27)	$1,976.85
2812064	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($667.53)	$1,817.59
2812065	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($775.00)	$1,710.12
2812066	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($872.52)	$1,612.60
2812067	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($552.08)	$1,933.04
2812068	1	40	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812069	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($737.05)	$1,748.07
2812070	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($795.28)	$1,689.84
2812071	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($843.50)	$1,641.62
2812072	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($667.53)	$1,817.59
2812073	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($899.32)	$1,585.80
2812074	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($661.28)	$1,823.84
2812075	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($813.24)	$1,671.89
2812076	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($737.71)	$1,747.41
2812077	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($799.87)	$1,685.25
2812078	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($932.60)	$1,552.52
2812079	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($896.05)	$1,589.07
2812080	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($808.51)	$1,676.62
2812081	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($741.98)	$1,743.14
2812082	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($667.53)	$1,817.59
2812083	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	$0.00	$2,485.12
2812084	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($930.40)	$1,554.72
2812085	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($693.44)	$1,791.68
2812089	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($828.73)	$1,656.39
2812090	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($919.59)	$1,565.53
2812091	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($778.38)	$1,706.74
2812092	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($828.73)	$1,656.39
2812093	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($815.37)	$1,669.75
2812094	0	0	Non-Assessed	0.00	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2812095	0	0	Non-Assessed	0.00	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2812096	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($872.52)	$1,612.60
2812097	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($933.87)	$1,551.25
2812098	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($849.81)	$1,635.31
2812099	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($795.28)	$1,689.84
2812100	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($661.28)	$1,823.84
2812101	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($676.51)	$1,808.61
2812102	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($772.80)	$1,712.32
2812103	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($970.46)	$1,514.66
2812104	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($847.54)	$1,637.58
2812105	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($737.05)	$1,748.07
2812106	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($816.70)	$1,668.42
2812107	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($777.75)	$1,707.37
2812108	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($585.33)	$1,899.79
2812110	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($843.18)	$1,641.94
2812111	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($816.70)	$1,668.42
2812112	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($577.16)	$1,907.96
2812113	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($775.00)	$1,710.12
2812114	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($939.81)	$1,545.31
2812115	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($772.89)	$1,712.23
2812116	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($742.95)	$1,742.17
2812117	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($661.28)	$1,823.84
2812118	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($872.52)	$1,612.60
2812119	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($961.80)	$1,523.32
2812120	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($891.84)	$1,593.28
2812121	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($807.52)	$1,677.60
2812122	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($661.28)	$1,823.84
2812123	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($819.56)	$1,665.56
2812124	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($676.17)	$1,808.95
2812125	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($890.74)	$1,594.38
2812126	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($738.73)	$1,746.39
2812127	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($915.75)	$1,569.37
2812128	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($836.19)	$1,648.93
2812129	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($742.95)	$1,742.17
2812130	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($736.61)	$1,748.51
2812131	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($872.52)	$1,612.60
2812132	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($899.32)	$1,585.80
2812133	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($878.06)	$1,607.06
2812134	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($861.85)	$1,623.27
2812135	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($828.73)	$1,656.39
2812136	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($867.57)	$1,617.55
2812137	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($594.83)	$1,890.29

Appendix C-1
The Columns Public Improvement District
Annual Assessment Roll Summar - 2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Bond Equivalent Units	Outstanding RA Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
2812138	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($861.85)	$1,623.27
2812139	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($872.52)	$1,612.60
2812140	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($667.53)	$1,817.59
2812141	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($738.18)	$1,746.94
2812142	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($556.96)	$1,928.16
2812143	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($813.47)	$1,671.65
2812144	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($890.74)	$1,594.38
2812145	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($502.12)	$1,983.00
2812146	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($667.53)	$1,817.59
2812147	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($645.68)	$1,839.45
2812148	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($816.70)	$1,668.42
2812149	0	0	Non-Assessed	0.00	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2812150	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($703.49)	$1,781.63
2812151	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($932.60)	$1,552.52
2812152	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($688.45)	$1,796.67
2812153	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($970.46)	$1,514.66
2812154	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($884.02)	$1,601.11
2812155	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($870.60)	$1,614.53
2812156	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($667.53)	$1,817.59
2812157	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($737.05)	$1,748.07
2812158	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($905.99)	$1,579.13
2812159	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($301.69)	$2,183.43
2812160	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($562.86)	$1,922.26
2812161	1	40	1	0.50	0.50	0.50	$13,408.49	$262.43	$811.85	$58.16	$110.12	($399.94)	$842.62
2856745				0.50	0.50	0.50	$13,408.49	$262.43	$811.85	$58.16	$110.12	($343.80)	$898.76
2812162	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($813.24)	$1,671.89
2812163	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($799.87)	$1,685.25
2812164	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($859.88)	$1,625.24
2812165	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($899.32)	$1,585.80
2812166	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($737.71)	$1,747.41
2812167	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($661.28)	$1,823.84
2812168	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($522.94)	$1,962.19
2812169	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($799.87)	$1,685.25
2812170	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($921.81)	$1,563.31
2812171	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($843.93)	$1,641.19
2812172	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($415.84)	$2,069.28
2812173	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($667.51)	$1,817.61
2812174	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($737.51)	$1,747.61
2812175	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($736.61)	$1,748.51
2812176	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($813.47)	$1,671.65
2812177	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($795.28)	$1,689.84
2812178	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($742.95)	$1,742.17
2812179	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($556.96)	$1,928.16
2812180	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($849.81)	$1,635.31
2812181	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($978.05)	$1,507.07
2812182	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($742.95)	$1,742.17
2812183	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($556.96)	$1,928.16
2812184	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($813.47)	$1,671.65
2812185	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($906.12)	$1,579.01
2812186	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($434.46)	$2,050.66
2812187	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($661.28)	$1,823.84
2812188	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($795.28)	$1,689.84
2812189	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($883.14)	$1,601.98
2812190	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($742.95)	$1,742.17
2812191	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($661.28)	$1,823.84
2812192	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($907.96)	$1,577.16
2812225	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($939.81)	$1,545.31
2812226	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($775.48)	$1,709.64
2812227	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($667.53)	$1,817.59
2812228	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($729.42)	$1,755.70
2812229	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($872.52)	$1,612.60
2812230	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($738.73)	$1,746.39
2812231	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($667.53)	$1,817.59
2812232	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($661.28)	$1,823.84
2812233	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($826.99)	$1,658.13
2812234	1	40	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812235	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($742.95)	$1,742.17
2812236	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($729.42)	$1,755.70
2812237	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($813.47)	$1,671.65
2812238	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($928.91)	$1,556.21
2812239	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($667.53)	$1,817.59
2812240	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($731.43)	$1,753.69
2812241	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($907.37)	$1,577.75
2812242	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($849.81)	$1,635.31
2812243	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($736.61)	$1,748.51
2812244	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($667.53)	$1,817.59
2812245	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($872.52)	$1,612.60
2812246	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($737.05)	$1,748.07
2812247	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($736.61)	$1,748.51
2812248	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($679.17)	$1,805.95
2812249	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($875.48)	$1,609.64
2812250	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($703.34)	$1,781.78
2812251	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($639.19)	$1,845.93
2812252	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($742.95)	$1,742.17
2812253	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($795.28)	$1,689.84
2812254	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($813.24)	$1,671.89
2812255	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($552.08)	$1,933.04
2812256	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($667.53)	$1,817.59
2812257	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($803.91)	$1,681.21
2812258	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($754.52)	$1,730.60
2812259	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($667.53)	$1,817.59
2812260	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($627.39)	$1,857.73
2812261	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($710.58)	$1,774.54
2812262	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($849.81)	$1,635.31

Appendix C-1
The Columns Public Improvement District
Annual Assessment Roll Summar - 2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Bond Equivalent Units	Outstanding RA Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
2812263	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($978.05)	$1,507.07
2812264	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($890.74)	$1,594.38
2812265	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($673.81)	$1,811.32
2812266	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($667.53)	$1,817.59
2812267	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($813.47)	$1,671.65
2812268	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($849.49)	$1,635.63
2812269	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($978.05)	$1,507.07
2812270	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($728.60)	$1,756.52
2812271	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($852.78)	$1,632.34
2812272	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($770.15)	$1,714.97
2812273	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($737.05)	$1,748.07
2812274	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($737.71)	$1,747.41
2812275	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($737.71)	$1,747.41
2812276	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($845.62)	$1,639.50
2812277	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($688.45)	$1,796.67
2812278	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($731.43)	$1,753.69
2812279	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($737.71)	$1,747.41
2812280	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($970.46)	$1,514.66
2812281	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($663.32)	$1,821.80
2812282	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($301.69)	$2,183.43
2812283	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($667.53)	$1,817.59
2812284	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($783.85)	$1,701.27
2812285	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($742.95)	$1,742.17
2812286	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($729.42)	$1,755.70
2812287	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($813.24)	$1,671.89
2812288	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($978.05)	$1,507.07
2812289	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($933.21)	$1,551.92
2812290	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($872.52)	$1,612.60
2812291	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($935.02)	$1,550.10
2812292	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($737.05)	$1,748.07
2812293	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	$0.00	$2,485.12
2812294	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($772.89)	$1,712.23
2812295	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($978.05)	$1,507.07
2812296	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($795.28)	$1,689.84
2812297	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($809.20)	$1,675.92
2812298	1	40	1	0.50	0.50	0.50	$13,408.49	$262.43	$811.85	$58.16	$110.12	($281.43)	$961.13
2894498				0.50	0.50	0.50	$13,408.49	$262.43	$811.85	$58.16	$110.12	($368.86)	$873.70
2812299	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($813.24)	$1,671.89
2812300	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($661.28)	$1,823.84
2812301	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($895.86)	$1,589.26
2812302	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($742.95)	$1,742.17
2812303	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($849.81)	$1,635.31
2812304	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($795.28)	$1,689.84
2812305	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($856.90)	$1,628.23
2812306	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($736.61)	$1,748.51
2812307	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($742.95)	$1,742.17
2812308	1	40	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812309	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($737.05)	$1,748.07
2812310	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($899.32)	$1,585.80
2812311	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($667.53)	$1,817.59
2812312	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($736.61)	$1,748.51
2812313	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($737.05)	$1,748.07
2812314	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($795.28)	$1,689.84
2812315	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($861.62)	$1,623.50
2812316	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($890.74)	$1,594.38
2812317	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($849.81)	$1,635.31
2812318	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($795.28)	$1,689.84
2812319	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($676.17)	$1,808.95
2812320	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($781.53)	$1,703.60
2812321	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($742.95)	$1,742.17
2812322	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($737.05)	$1,748.07
2812323	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($795.28)	$1,689.84
2812324	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($928.91)	$1,556.21
2812325	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($890.74)	$1,594.38
2812326	1	40	1	1.00	0.07	1.00	$5,217.06	$109.51	$326.61	$8.32	$220.23	($664.67)	$0.00
2812327	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($736.61)	$1,748.51
2812328	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($872.52)	$1,612.60
2812329	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($978.05)	$1,507.07
2812330	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($855.11)	$1,630.01
2812331	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($738.73)	$1,746.39
2812332	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($737.71)	$1,747.41
2812333	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($731.43)	$1,753.69
2812334	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($930.85)	$1,554.27
2812335	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($865.98)	$1,619.14
2812336	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($738.73)	$1,746.39
2812337	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($843.50)	$1,641.62
2812338	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($737.71)	$1,747.41
2812339	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($731.43)	$1,753.69
2812340	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($795.28)	$1,689.84
2812341	1	40	1	1.00	1.00	1.00	$26,816.99	$524.87	$1,623.70	$116.32	$220.23	($982.50)	$1,502.62
2812342	0	0	Non-Assessed	0.00	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	261			**258.00**	**257.07**	**258.00**	**$6,897,182.37**	**$135,000.00**	**$417,618.79**	**$29,901.99**	**$56,820.00**	**($196,818.94)**	**$442,521.83**

APPENDIX C-2
TIRZ CREDIT CALCULATION – 2024-25

Appendix C-2

The Columns Public Improvement District
TIRZ Credit Calculation - 2024-25

Property ID	Base Year Taxes Allocated	2023 Taxes Levied	2023 Taxes Paid[1]	2023 Tax Increment	Contribution Rate	2024-25 TIRZ Revenue	2024-25 TIRZ Credit
2812041	$64.83	$2,221.87	$2,221.87	$2,157.04	34.2%	($737.71)	($737.71)
2812043	$64.83	$2,390.20	$2,390.20	$2,325.37	34.2%	($795.28)	($795.28)
2812044	$32.41	$1,109.98	$1,109.98	$1,077.57	34.2%	($368.53)	($368.53)
2884476	$32.41	$1,018.16	$1,018.16	$985.75	34.2%	($337.13)	($337.13)
2812045	$64.83	$2,649.67	$2,649.67	$2,584.84	34.2%	($884.02)	($884.02)
2812046	$64.83	$2,791.73	$2,791.73	$2,726.90	34.2%	($932.60)	($932.60)
2812047	$64.83	$2,400.95	$2,400.95	$2,336.12	34.2%	($798.95)	($798.95)
2812048	$64.83	$2,074.09	$2,074.09	$2,009.26	34.2%	($687.17)	($687.17)
2812049	$64.83	$1,692.99	$1,692.99	$1,628.16	34.2%	($556.83)	($556.83)
2812050	$64.83	$1,679.09	$1,679.09	$1,614.26	34.2%	($552.08)	($552.08)
2812051	$64.83	$2,105.61	$2,105.61	$2,040.78	34.2%	($697.95)	($697.95)
2812052	$64.83	$2,196.95	$2,196.95	$2,132.12	34.2%	($729.19)	($729.19)
2812053	$64.83	$2,286.28	$2,286.28	$2,221.45	34.2%	($759.74)	($759.74)
2812054	$64.83	$2,375.24	$2,375.24	$2,310.41	34.2%	($790.16)	($790.16)
2812055	$64.83	$2,124.49	$2,124.49	$2,059.66	34.2%	($704.40)	($704.40)
2812056	$64.83	$2,680.82	$2,680.82	$2,615.99	34.2%	($894.67)	($894.67)
2812057	$64.83	$2,074.79	$2,074.79	$2,009.96	34.2%	($687.41)	($687.41)
2812058	$64.83	$2,328.77	$2,328.77	$2,263.94	34.2%	($774.27)	($774.27)
2812059	$64.83	$0.00	$0.00	$0.00	34.2%	$0.00	$0.00
2812060	$64.83	$1,679.09	$1,679.09	$1,614.26	34.2%	($552.08)	($552.08)
2812061	$64.83	$2,221.87	$2,221.87	$2,157.04	34.2%	($737.71)	($737.71)
2812062	$64.83	$1,919.05	$1,919.05	$1,854.22	34.2%	($634.14)	($634.14)
2812063	$64.83	$1,551.00	$1,551.00	$1,486.17	34.2%	($508.27)	($508.27)
2812064	$64.83	$2,016.68	$2,016.68	$1,951.85	34.2%	($667.53)	($667.53)
2812065	$64.83	$2,330.91	$2,330.91	$2,266.08	34.2%	($775.00)	($775.00)
2812066	$64.83	$2,616.06	$2,616.06	$2,551.23	34.2%	($872.52)	($872.52)
2812067	$64.83	$1,679.09	$1,679.09	$1,614.26	34.2%	($552.08)	($552.08)
2812068	$64.83	$2,221.87	$2,221.87	$2,157.04	34.2%	($737.71)	PREPAID
2812069	$64.83	$2,219.96	$2,219.96	$2,155.13	34.2%	($737.05)	($737.05)
2812070	$64.83	$2,390.20	$2,390.20	$2,325.37	34.2%	($795.28)	($795.28)
2812071	$64.83	$2,531.20	$2,531.20	$2,466.37	34.2%	($843.50)	($843.50)
2812072	$64.83	$2,016.68	$2,016.68	$1,951.85	34.2%	($667.53)	($667.53)
2812073	$64.83	$2,694.43	$2,694.43	$2,629.60	34.2%	($899.32)	($899.32)
2812074	$64.83	$1,998.40	$1,998.40	$1,933.57	34.2%	($661.28)	($661.28)
2812075	$64.83	$2,442.71	$2,442.71	$2,377.88	34.2%	($813.24)	($813.24)
2812076	$64.83	$2,221.87	$2,221.87	$2,157.04	34.2%	($737.71)	($737.71)
2812077	$64.83	$2,403.63	$2,403.63	$2,338.80	34.2%	($799.87)	($799.87)
2812078	$64.83	$2,791.73	$2,791.73	$2,726.90	34.2%	($932.60)	($932.60)
2812079	$64.83	$2,684.86	$2,684.86	$2,620.03	34.2%	($896.05)	($896.05)
2812080	$64.83	$2,428.88	$2,428.88	$2,364.05	34.2%	($808.51)	($808.51)
2812081	$64.83	$2,234.36	$2,234.36	$2,169.53	34.2%	($741.98)	($741.98)
2812082	$64.83	$2,016.68	$2,016.68	$1,951.85	34.2%	($667.53)	($667.53)
2812083	$64.83	$0.00	$0.00	$0.00	34.2%	$0.00	$0.00
2812084	$64.83	$2,785.30	$2,785.30	$2,720.47	34.2%	($930.40)	($930.40)
2812085	$64.83	$2,092.43	$2,092.43	$2,027.60	34.2%	($693.44)	($693.44)
2812089	$64.83	$2,488.03	$2,488.03	$2,423.20	34.2%	($828.73)	($828.73)
2812090	$64.83	$2,753.68	$2,753.68	$2,688.85	34.2%	($919.59)	($919.59)
2812091	$64.83	$2,340.79	$2,340.79	$2,275.96	34.2%	($778.38)	($778.38)
2812092	$64.83	$2,488.03	$2,488.03	$2,423.20	34.2%	($828.73)	($828.73)
2812093	$64.83	$2,448.95	$2,448.95	$2,384.12	34.2%	($815.37)	($815.37)
2812094	$0.00	$6.12	$6.12	$6.12	34.2%	($2.09)	$0.00
2812095	$0.00	$6.12	$6.12	$6.12	34.2%	($2.09)	$0.00
2812096	$64.83	$2,616.06	$2,616.06	$2,551.23	34.2%	($872.52)	($872.52)
2812097	$64.83	$2,795.45	$2,795.45	$2,730.62	34.2%	($933.87)	($933.87)
2812098	$64.83	$2,549.66	$2,549.66	$2,484.83	34.2%	($849.81)	($849.81)

Appendix C-2

The Columns Public Improvement District
TIRZ Credit Calculation - 2024-25

Property ID	Base Year Taxes Allocated	2023 Taxes Levied	2023 Taxes Paid[1]	2023 Tax Increment	Contribution Rate	2024-25 TIRZ Revenue	2024-25 TIRZ Credit
2812099	$64.83	$2,390.20	$2,390.20	$2,325.37	34.2%	($795.28)	($795.28)
2812100	$64.83	$1,998.40	$1,998.40	$1,933.57	34.2%	($661.28)	($661.28)
2812101	$64.83	$2,042.94	$2,042.94	$1,978.11	34.2%	($676.51)	($676.51)
2812102	$64.83	$2,324.47	$2,324.47	$2,259.64	34.2%	($772.80)	($772.80)
2812103	$64.83	$2,902.43	$2,902.43	$2,837.60	34.2%	($970.46)	($970.46)
2812104	$64.83	$2,543.02	$2,543.02	$2,478.19	34.2%	($847.54)	($847.54)
2812105	$64.83	$2,219.96	$2,219.96	$2,155.13	34.2%	($737.05)	($737.05)
2812106	$64.83	$2,452.83	$2,452.83	$2,388.00	34.2%	($816.70)	($816.70)
2812107	$64.83	$2,338.94	$2,338.94	$2,274.11	34.2%	($777.75)	($777.75)
2812108	$64.83	$1,776.32	$1,776.32	$1,711.49	34.2%	($585.33)	($585.33)
2812110	$64.83	$2,530.26	$2,530.26	$2,465.43	34.2%	($843.18)	($843.18)
2812111	$64.83	$2,452.83	$2,452.83	$2,388.00	34.2%	($816.70)	($816.70)
2812112	$64.83	$1,752.42	$1,752.42	$1,687.59	34.2%	($577.16)	($577.16)
2812113	$64.83	$2,330.91	$2,330.91	$2,266.08	34.2%	($775.00)	($775.00)
2812114	$64.83	$2,812.82	$2,812.82	$2,747.99	34.2%	($939.81)	($939.81)
2812115	$64.83	$2,324.73	$2,324.73	$2,259.90	34.2%	($772.89)	($772.89)
2812116	$64.83	$2,237.21	$2,237.21	$2,172.38	34.2%	($742.95)	($742.95)
2812117	$64.83	$1,998.40	$1,998.40	$1,933.57	34.2%	($661.28)	($661.28)
2812118	$64.83	$2,616.06	$2,616.06	$2,551.23	34.2%	($872.52)	($872.52)
2812119	$64.83	$2,877.12	$2,877.12	$2,812.29	34.2%	($961.80)	($961.80)
2812120	$64.83	$2,672.55	$2,672.55	$2,607.72	34.2%	($891.84)	($891.84)
2812121	$64.83	$2,426.00	$2,426.00	$2,361.17	34.2%	($807.52)	($807.52)
2812122	$64.83	$1,998.40	$1,998.40	$1,933.57	34.2%	($661.28)	($661.28)
2812123	$64.83	$2,461.20	$2,461.20	$2,396.37	34.2%	($819.56)	($819.56)
2812124	$64.83	$2,041.93	$2,041.93	$1,977.10	34.2%	($676.17)	($676.17)
2812125	$64.83	$2,669.32	$2,669.32	$2,604.49	34.2%	($890.74)	($890.74)
2812126	$64.83	$2,224.87	$2,224.87	$2,160.04	34.2%	($738.73)	($738.73)
2812127	$64.83	$2,742.45	$2,742.45	$2,677.62	34.2%	($915.75)	($915.75)
2812128	$64.83	$2,509.83	$2,509.83	$2,445.00	34.2%	($836.19)	($836.19)
2812129	$64.83	$2,237.21	$2,237.21	$2,172.38	34.2%	($742.95)	($742.95)
2812130	$64.83	$2,218.67	$2,218.67	$2,153.84	34.2%	($736.61)	($736.61)
2812131	$64.83	$2,616.06	$2,616.06	$2,551.23	34.2%	($872.52)	($872.52)
2812132	$64.83	$2,694.43	$2,694.43	$2,629.60	34.2%	($899.32)	($899.32)
2812133	$64.83	$2,632.26	$2,632.26	$2,567.43	34.2%	($878.06)	($878.06)
2812134	$64.83	$2,584.86	$2,584.86	$2,520.03	34.2%	($861.85)	($861.85)
2812135	$64.83	$2,488.03	$2,488.03	$2,423.20	34.2%	($828.73)	($828.73)
2812136	$64.83	$2,601.59	$2,601.59	$2,536.76	34.2%	($867.57)	($867.57)
2812137	$64.83	$1,804.09	$1,804.09	$1,739.26	34.2%	($594.83)	($594.83)
2812138	$64.83	$2,584.86	$2,584.86	$2,520.03	34.2%	($861.85)	($861.85)
2812139	$64.83	$2,616.06	$2,616.06	$2,551.23	34.2%	($872.52)	($872.52)
2812140	$64.83	$2,016.68	$2,016.68	$1,951.85	34.2%	($667.53)	($667.53)
2812141	$64.83	$2,223.25	$2,223.25	$2,158.42	34.2%	($738.18)	($738.18)
2812142	$64.83	$1,693.38	$1,693.38	$1,628.55	34.2%	($556.96)	($556.96)
2812143	$64.83	$2,443.39	$2,443.39	$2,378.56	34.2%	($813.47)	($813.47)
2812144	$64.83	$2,669.32	$2,669.32	$2,604.49	34.2%	($890.74)	($890.74)
2812145	$64.83	$1,533.02	$1,533.02	$1,468.19	34.2%	($502.12)	($502.12)
2812146	$64.83	$2,016.68	$2,016.68	$1,951.85	34.2%	($667.53)	($667.53)
2812147	$64.83	$1,952.77	$1,952.77	$1,887.94	34.2%	($645.68)	($645.68)
2812148	$64.83	$2,452.83	$2,452.83	$2,388.00	34.2%	($816.70)	($816.70)
2812149	$0.00	$6.12	$6.12	$6.12	34.2%	($2.09)	$0.00
2812150	$64.83	$2,121.81	$2,121.81	$2,056.98	34.2%	($703.49)	($703.49)
2812151	$64.83	$2,791.73	$2,791.73	$2,726.90	34.2%	($932.60)	($932.60)
2812152	$64.83	$2,077.83	$2,077.83	$2,013.00	34.2%	($688.45)	($688.45)
2812153	$64.83	$2,902.43	$2,902.43	$2,837.60	34.2%	($970.46)	($970.46)
2812154	$64.83	$2,649.67	$2,649.67	$2,584.84	34.2%	($884.02)	($884.02)

Appendix C-2

The Columns Public Improvement District
TIRZ Credit Calculation - 2024-25

Property ID	Base Year Taxes Allocated	2023 Taxes Levied	2023 Taxes Paid[1]	2023 Tax Increment	Contribution Rate	2024-25 TIRZ Revenue	2024-25 TIRZ Credit
2812155	$64.83	$2,610.43	$2,610.43	$2,545.60	34.2%	($870.60)	($870.60)
2812156	$64.83	$2,016.68	$2,016.68	$1,951.85	34.2%	($667.53)	($667.53)
2812157	$64.83	$2,219.96	$2,219.96	$2,155.13	34.2%	($737.05)	($737.05)
2812158	$64.83	$2,713.92	$2,713.92	$2,649.09	34.2%	($905.99)	($905.99)
2812159	$64.83	$946.96	$946.96	$882.13	34.2%	($301.69)	($301.69)
2812160	$64.83	$1,710.62	$1,710.62	$1,645.79	34.2%	($562.86)	($562.86)
2812161	$32.41	$1,201.82	$1,201.82	$1,169.41	34.2%	($399.94)	($399.94)
2856745	$32.41	$1,037.69	$1,037.69	$1,005.28	34.2%	($343.80)	($343.80)
2812162	$64.83	$2,442.71	$2,442.71	$2,377.88	34.2%	($813.24)	($813.24)
2812163	$64.83	$2,403.63	$2,403.63	$2,338.80	34.2%	($799.87)	($799.87)
2812164	$64.83	$2,579.10	$2,579.10	$2,514.27	34.2%	($859.88)	($859.88)
2812165	$64.83	$2,694.43	$2,694.43	$2,629.60	34.2%	($899.32)	($899.32)
2812166	$64.83	$2,221.87	$2,221.87	$2,157.04	34.2%	($737.71)	($737.71)
2812167	$64.83	$1,998.40	$1,998.40	$1,933.57	34.2%	($661.28)	($661.28)
2812168	$64.83	$1,593.88	$1,593.88	$1,529.05	34.2%	($522.94)	($522.94)
2812169	$64.83	$2,403.63	$2,403.63	$2,338.80	34.2%	($799.87)	($799.87)
2812170	$64.83	$2,760.17	$2,760.17	$2,695.34	34.2%	($921.81)	($921.81)
2812171	$64.83	$2,532.47	$2,532.47	$2,467.64	34.2%	($843.93)	($843.93)
2812172	$64.83	$1,280.74	$1,280.74	$1,215.91	34.2%	($415.84)	($415.84)
2812173	$64.83	$2,016.61	$2,016.61	$1,951.78	34.2%	($667.51)	($667.51)
2812174	$64.83	$2,221.29	$2,221.29	$2,156.46	34.2%	($737.51)	($737.51)
2812175	$64.83	$2,218.67	$2,218.67	$2,153.84	34.2%	($736.61)	($736.61)
2812176	$64.83	$2,443.39	$2,443.39	$2,378.56	34.2%	($813.47)	($813.47)
2812177	$64.83	$2,390.20	$2,390.20	$2,325.37	34.2%	($795.28)	($795.28)
2812178	$64.83	$2,237.21	$2,237.21	$2,172.38	34.2%	($742.95)	($742.95)
2812179	$64.83	$1,693.38	$1,693.38	$1,628.55	34.2%	($556.96)	($556.96)
2812180	$64.83	$2,549.66	$2,549.66	$2,484.83	34.2%	($849.81)	($849.81)
2812181	$64.83	$2,924.63	$2,924.63	$2,859.80	34.2%	($978.05)	($978.05)
2812182	$64.83	$2,237.21	$2,237.21	$2,172.38	34.2%	($742.95)	($742.95)
2812183	$64.83	$1,693.38	$1,693.38	$1,628.55	34.2%	($556.96)	($556.96)
2812184	$64.83	$2,443.39	$2,443.39	$2,378.56	34.2%	($813.47)	($813.47)
2812185	$64.83	$2,714.29	$2,714.29	$2,649.46	34.2%	($906.12)	($906.12)
2812186	$64.83	$1,335.19	$1,335.19	$1,270.36	34.2%	($434.46)	($434.46)
2812187	$64.83	$1,998.40	$1,998.40	$1,933.57	34.2%	($661.28)	($661.28)
2812188	$64.83	$2,390.20	$2,390.20	$2,325.37	34.2%	($795.28)	($795.28)
2812189	$64.83	$2,647.11	$2,647.11	$2,582.28	34.2%	($883.14)	($883.14)
2812190	$64.83	$2,237.21	$2,237.21	$2,172.38	34.2%	($742.95)	($742.95)
2812191	$64.83	$1,998.40	$1,998.40	$1,933.57	34.2%	($661.28)	($661.28)
2812192	$64.83	$2,719.68	$2,719.68	$2,654.85	34.2%	($907.96)	($907.96)
2812225	$64.83	$2,812.82	$2,812.82	$2,747.99	34.2%	($939.81)	($939.81)
2812226	$64.83	$2,332.31	$2,332.31	$2,267.48	34.2%	($775.48)	($775.48)
2812227	$64.83	$2,016.68	$2,016.68	$1,951.85	34.2%	($667.53)	($667.53)
2812228	$64.83	$2,197.63	$2,197.63	$2,132.80	34.2%	($729.42)	($729.42)
2812229	$64.83	$2,616.06	$2,616.06	$2,551.23	34.2%	($872.52)	($872.52)
2812230	$64.83	$2,224.87	$2,224.87	$2,160.04	34.2%	($738.73)	($738.73)
2812231	$64.83	$2,016.68	$2,016.68	$1,951.85	34.2%	($667.53)	($667.53)
2812232	$64.83	$1,998.40	$1,998.40	$1,933.57	34.2%	($661.28)	($661.28)
2812233	$64.83	$2,482.93	$2,482.93	$2,418.10	34.2%	($826.99)	($826.99)
2812234	$64.83	$2,924.63	$2,924.63	$2,859.80	34.2%	($978.05)	PREPAID
2812235	$64.83	$2,237.21	$2,237.21	$2,172.38	34.2%	($742.95)	($742.95)
2812236	$64.83	$2,197.63	$2,197.63	$2,132.80	34.2%	($729.42)	($729.42)
2812237	$64.83	$2,443.39	$2,443.39	$2,378.56	34.2%	($813.47)	($813.47)
2812238	$64.83	$2,780.93	$2,780.93	$2,716.10	34.2%	($928.91)	($928.91)
2812239	$64.83	$2,016.68	$2,016.68	$1,951.85	34.2%	($667.53)	($667.53)
2812240	$64.83	$2,203.52	$2,203.52	$2,138.69	34.2%	($731.43)	($731.43)

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The Columns Public Improvement District
TIRZ Credit Calculation - 2024-25

Property ID	Base Year Taxes Allocated	2023 Taxes Levied	2023 Taxes Paid[1]	2023 Tax Increment	Contribution Rate	2024-25 TIRZ Revenue	2024-25 TIRZ Credit
2812241	$64.83	$2,717.96	$2,717.96	$2,653.13	34.2%	($907.37)	($907.37)
2812242	$64.83	$2,549.66	$2,549.66	$2,484.83	34.2%	($849.81)	($849.81)
2812243	$64.83	$2,218.67	$2,218.67	$2,153.84	34.2%	($736.61)	($736.61)
2812244	$64.83	$2,016.68	$2,016.68	$1,951.85	34.2%	($667.53)	($667.53)
2812245	$64.83	$2,616.06	$2,616.06	$2,551.23	34.2%	($872.52)	($872.52)
2812246	$64.83	$2,219.96	$2,219.96	$2,155.13	34.2%	($737.05)	($737.05)
2812247	$64.83	$2,218.67	$2,218.67	$2,153.84	34.2%	($736.61)	($736.61)
2812248	$64.83	$2,050.72	$2,050.72	$1,985.89	34.2%	($679.17)	($679.17)
2812249	$64.83	$2,624.72	$2,624.72	$2,559.89	34.2%	($875.48)	($875.48)
2812250	$64.83	$2,121.37	$2,121.37	$2,056.54	34.2%	($703.34)	($703.34)
2812251	$64.83	$1,933.81	$1,933.81	$1,868.98	34.2%	($639.19)	($639.19)
2812252	$64.83	$2,237.21	$2,237.21	$2,172.38	34.2%	($742.95)	($742.95)
2812253	$64.83	$2,390.20	$2,390.20	$2,325.37	34.2%	($795.28)	($795.28)
2812254	$64.83	$2,442.71	$2,442.71	$2,377.88	34.2%	($813.24)	($813.24)
2812255	$64.83	$1,679.09	$1,679.09	$1,614.26	34.2%	($552.08)	($552.08)
2812256	$64.83	$2,016.68	$2,016.68	$1,951.85	34.2%	($667.53)	($667.53)
2812257	$64.83	$2,415.45	$2,415.45	$2,350.62	34.2%	($803.91)	($803.91)
2812258	$64.83	$2,271.03	$2,271.03	$2,206.20	34.2%	($754.52)	($754.52)
2812259	$64.83	$2,016.68	$2,016.68	$1,951.85	34.2%	($667.53)	($667.53)
2812260	$64.83	$1,899.31	$1,899.31	$1,834.48	34.2%	($627.39)	($627.39)
2812261	$64.83	$2,142.54	$2,142.54	$2,077.71	34.2%	($710.58)	($710.58)
2812262	$64.83	$2,549.66	$2,549.66	$2,484.83	34.2%	($849.81)	($849.81)
2812263	$64.83	$2,924.63	$2,924.63	$2,859.80	34.2%	($978.05)	($978.05)
2812264	$64.83	$2,669.32	$2,669.32	$2,604.49	34.2%	($890.74)	($890.74)
2812265	$64.83	$2,035.02	$2,035.02	$1,970.19	34.2%	($673.81)	($673.81)
2812266	$64.83	$2,016.68	$2,016.68	$1,951.85	34.2%	($667.53)	($667.53)
2812267	$64.83	$2,443.39	$2,443.39	$2,378.56	34.2%	($813.47)	($813.47)
2812268	$64.83	$2,548.71	$2,548.71	$2,483.88	34.2%	($849.49)	($849.49)
2812269	$64.83	$2,924.63	$2,924.63	$2,859.80	34.2%	($978.05)	($978.05)
2812270	$64.83	$2,195.23	$2,195.23	$2,130.40	34.2%	($728.60)	($728.60)
2812271	$64.83	$2,558.34	$2,558.34	$2,493.51	34.2%	($852.78)	($852.78)
2812272	$64.83	$2,316.74	$2,316.74	$2,251.91	34.2%	($770.15)	($770.15)
2812273	$64.83	$2,219.96	$2,219.96	$2,155.13	34.2%	($737.05)	($737.05)
2812274	$64.83	$2,221.87	$2,221.87	$2,157.04	34.2%	($737.71)	($737.71)
2812275	$64.83	$2,221.87	$2,221.87	$2,157.04	34.2%	($737.71)	($737.71)
2812276	$64.83	$2,537.40	$2,537.40	$2,472.57	34.2%	($845.62)	($845.62)
2812277	$64.83	$2,077.83	$2,077.83	$2,013.00	34.2%	($688.45)	($688.45)
2812278	$64.83	$2,203.52	$2,203.52	$2,138.69	34.2%	($731.43)	($731.43)
2812279	$64.83	$2,221.87	$2,221.87	$2,157.04	34.2%	($737.71)	($737.71)
2812280	$64.83	$2,902.43	$2,902.43	$2,837.60	34.2%	($970.46)	($970.46)
2812281	$64.83	$2,004.37	$2,004.37	$1,939.54	34.2%	($663.32)	($663.32)
2812282	$64.83	$946.96	$946.96	$882.13	34.2%	($301.69)	($301.69)
2812283	$64.83	$2,016.68	$2,016.68	$1,951.85	34.2%	($667.53)	($667.53)
2812284	$64.83	$2,356.79	$2,356.79	$2,291.96	34.2%	($783.85)	($783.85)
2812285	$64.83	$2,237.21	$2,237.21	$2,172.38	34.2%	($742.95)	($742.95)
2812286	$64.83	$2,197.63	$2,197.63	$2,132.80	34.2%	($729.42)	($729.42)
2812287	$64.83	$2,442.71	$2,442.71	$2,377.88	34.2%	($813.24)	($813.24)
2812288	$64.83	$2,924.63	$2,924.63	$2,859.80	34.2%	($978.05)	($978.05)
2812289	$64.83	$2,793.50	$2,793.50	$2,728.67	34.2%	($933.21)	($933.21)
2812290	$64.83	$2,616.06	$2,616.06	$2,551.23	34.2%	($872.52)	($872.52)
2812291	$64.83	$2,798.80	$2,798.80	$2,733.97	34.2%	($935.02)	($935.02)
2812292	$64.83	$2,219.96	$2,219.96	$2,155.13	34.2%	($737.05)	($737.05)
2812293	$64.83	$0.00	$0.00	$0.00	34.2%	$0.00	$0.00
2812294	$64.83	$2,324.73	$2,324.73	$2,259.90	34.2%	($772.89)	($772.89)
2812295	$64.83	$2,924.63	$2,924.63	$2,859.80	34.2%	($978.05)	($978.05)

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The Columns Public Improvement District
TIRZ Credit Calculation - 2024-25

Property ID	Base Year Taxes Allocated	2023 Taxes Levied	2023 Taxes Paid[1]	2023 Tax Increment	Contribution Rate	2024-25 TIRZ Revenue	2024-25 TIRZ Credit
2812296	$64.83	$2,390.20	$2,390.20	$2,325.37	34.2%	($795.28)	($795.28)
2812297	$64.83	$2,430.92	$2,430.92	$2,366.09	34.2%	($809.20)	($809.20)
2812298	$32.41	$855.31	$855.31	$822.90	34.2%	($281.43)	($281.43)
2894498	$32.41	$1,110.94	$1,110.94	$1,078.53	34.2%	($368.86)	($368.86)
2812299	$64.83	$2,442.71	$2,442.71	$2,377.88	34.2%	($813.24)	($813.24)
2812300	$64.83	$1,998.40	$1,998.40	$1,933.57	34.2%	($661.28)	($661.28)
2812301	$64.83	$2,684.30	$2,684.30	$2,619.47	34.2%	($895.86)	($895.86)
2812302	$64.83	$2,237.21	$2,237.21	$2,172.38	34.2%	($742.95)	($742.95)
2812303	$64.83	$2,549.66	$2,549.66	$2,484.83	34.2%	($849.81)	($849.81)
2812304	$64.83	$2,390.20	$2,390.20	$2,325.37	34.2%	($795.28)	($795.28)
2812305	$64.83	$2,570.37	$2,570.37	$2,505.54	34.2%	($856.90)	($856.90)
2812306	$64.83	$2,218.67	$2,218.67	$2,153.84	34.2%	($736.61)	($736.61)
2812307	$64.83	$2,237.21	$2,237.21	$2,172.38	34.2%	($742.95)	($742.95)
2812308	$64.83	$2,596.94	$2,596.94	$2,532.11	34.2%	($865.98)	PREPAID
2812309	$64.83	$2,219.96	$2,219.96	$2,155.13	34.2%	($737.05)	($737.05)
2812310	$64.83	$2,694.43	$2,694.43	$2,629.60	34.2%	($899.32)	($899.32)
2812311	$64.83	$2,016.68	$2,016.68	$1,951.85	34.2%	($667.53)	($667.53)
2812312	$64.83	$2,218.67	$2,218.67	$2,153.84	34.2%	($736.61)	($736.61)
2812313	$64.83	$2,219.96	$2,219.96	$2,155.13	34.2%	($737.05)	($737.05)
2812314	$64.83	$2,390.20	$2,390.20	$2,325.37	34.2%	($795.28)	($795.28)
2812315	$64.83	$2,584.19	$2,584.19	$2,519.36	34.2%	($861.62)	($861.62)
2812316	$64.83	$2,669.32	$2,669.32	$2,604.49	34.2%	($890.74)	($890.74)
2812317	$64.83	$2,549.66	$2,549.66	$2,484.83	34.2%	($849.81)	($849.81)
2812318	$64.83	$2,390.20	$2,390.20	$2,325.37	34.2%	($795.28)	($795.28)
2812319	$64.83	$2,041.93	$2,041.93	$1,977.10	34.2%	($676.17)	($676.17)
2812320	$64.83	$2,349.99	$2,349.99	$2,285.16	34.2%	($781.53)	($781.53)
2812321	$64.83	$2,237.21	$2,237.21	$2,172.38	34.2%	($742.95)	($742.95)
2812322	$64.83	$2,219.96	$2,219.96	$2,155.13	34.2%	($737.05)	($737.05)
2812323	$64.83	$2,390.20	$2,390.20	$2,325.37	34.2%	($795.28)	($795.28)
2812324	$64.83	$2,780.93	$2,780.93	$2,716.10	34.2%	($928.91)	($928.91)
2812325	$64.83	$2,669.32	$2,669.32	$2,604.49	34.2%	($890.74)	($890.74)
2812326	$64.83	$2,016.68	$2,016.68	$1,951.85	34.2%	($667.53)	($664.67)
2812327	$64.83	$2,218.67	$2,218.67	$2,153.84	34.2%	($736.61)	($736.61)
2812328	$64.83	$2,616.06	$2,616.06	$2,551.23	34.2%	($872.52)	($872.52)
2812329	$64.83	$2,924.63	$2,924.63	$2,859.80	34.2%	($978.05)	($978.05)
2812330	$64.83	$2,565.14	$2,565.14	$2,500.31	34.2%	($855.11)	($855.11)
2812331	$64.83	$2,224.87	$2,224.87	$2,160.04	34.2%	($738.73)	($738.73)
2812332	$64.83	$2,221.87	$2,221.87	$2,157.04	34.2%	($737.71)	($737.71)
2812333	$64.83	$2,203.52	$2,203.52	$2,138.69	34.2%	($731.43)	($731.43)
2812334	$64.83	$2,786.61	$2,786.61	$2,721.78	34.2%	($930.85)	($930.85)
2812335	$64.83	$2,596.94	$2,596.94	$2,532.11	34.2%	($865.98)	($865.98)
2812336	$64.83	$2,224.87	$2,224.87	$2,160.04	34.2%	($738.73)	($738.73)
2812337	$64.83	$2,531.20	$2,531.20	$2,466.37	34.2%	($843.50)	($843.50)
2812338	$64.83	$2,221.87	$2,221.87	$2,157.04	34.2%	($737.71)	($737.71)
2812339	$64.83	$2,203.52	$2,203.52	$2,138.69	34.2%	($731.43)	($731.43)
2812340	$64.83	$2,390.20	$2,390.20	$2,325.37	34.2%	($795.28)	($795.28)
2812341	$64.83	$2,937.63	$2,937.63	$2,872.80	34.2%	($982.50)	($982.50)
2812342	$0.00	$15.30	$15.30	$15.30	34.2%	($5.23)	$0.00
268	**$16,920.23**	**$599,810.71**	**$599,810.71**	**$583,084.97**		**($199,415.06)**	**($196,818.94)**

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

ONCE RECORDED WITH THE COUNTY, PLEASE SEND A COPY TO TXPID.DISCLOSURES@MUNICAP.COM.

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE COLUMNS PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on November 14, 2017, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2017-203R establishing The Columns Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 2018-18 which ordinance also approved The Columns Public Improvement District Service and Assessment Plan and Assessment Roll, dated as of April 10, 2018 (the "Service and Assessment Plan and Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Columns Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Wells North PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Wells North Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Wells North PID (a.k.a. "Bluewood") was created by the City Council pursuant to the PID Act and a resolution approved on February 9, 2016. The PID is bordered on the north by C.R. 88 (with the exception of approximately 10 acres situated directly north of the C.R. 88) and to the south by C.R. 83, and is situated east of State Highway 289 (Preston Road) and west of C.R. 86. The PID is anticipated to contain an estimated 833 single family residential units, 305 multifamily residential units, and 152,460 square feet of commercial space on approximately 244 acres within five phases. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. SAP Update Presentation

2. Wells North - Annual Service Plan Update - 2024-25
3. Wells North PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

WELLS NORTH
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 - 8/31/25)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

WELLS NORTH
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 – 8/31/25)

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APPENDIX E - NIA #2 ASSESSMENT ROLL SUMMARY - 2024-25

APPENDIX F - NIA #3 ASSESSMENT ROLL SUMMARY - 2024-25

APPENDIX G - NIA #4 ASSESSMENT ROLL SUMMARY - 2024-25

APPENDIX H - NIA #5 ASSESSMENT ROLL SUMMARY - 2024-25

APPENDIX I – PID ASSESSMENT NOTICE

I. INTRODUCTION

The Wells North Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on February 9, 2016 to finance certain public improvement projects for the benefit of the property in the PID. The City of Celina, Texas Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Neighborhood Improvement Area #1 Project) (the "NIA #1 Bonds") in the aggregate principal amount of $6,425,000, and the City of Celina, Texas Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Major Improvement Area Project) (the "MIA Bonds") in the aggregate principal amount of $3,235,000, were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The City and the Developer entered into a reimbursement agreement in the aggregate amount of $1,900,000 to finance, refinance, provide, or otherwise assist in the acquisition, construction, and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #2 of the PID (the NIA #2 Reimbursement Agreement").

On December 10, 2019, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2019 (Wells North Public Improvement District Neighborhood Improvement Area #2 Project) (the "NIA #2 Bonds") in the aggregate principal amount of $1,900,000 to fully reimburse the Developer for the unpaid balance of the NIA #2 Reimbursement Agreement.

The City and the Developer entered into a reimbursement agreement in the aggregate amount of $995,000 to finance, refinance, provide, or otherwise assist in the acquisition, construction, and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #3 (the "NIA #3") of the PID (the "NIA #3 Reimbursement Agreement")

On October 13, 2020, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2020 (Wells North Public Improvement District Neighborhood Improvement Area #3-4 Project) (the "NIA #3-4 Bonds") in the aggregate principal amount of $3,060,000 to fully reimburse the Developer for the unpaid balance of the NIA #3 Reimbursement Agreement and to refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #4 of the PID.

On June 8, 2021, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2021 (Wells North Public Improvement District Neighborhood Improvement Area #5 Project) (the "NIA #5 Bonds") in the aggregate principal amount of $1,860,000 to refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #5 of the PID.

Pursuant to the PID Act, the Updated Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Updated Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted assessment rolls (the "Assessment Rolls") identifying the Special Assessments on each Parcel of Assessed Property within the PID, based on the method of Assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for Annual Installments to be collected for 2024-25.

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

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

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

Capitalized terms shall have the meanings set forth in the Updated Service and Assessment Plan unless otherwise defined herein.

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

NIA #1 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016, the initial total estimated costs of the NIA #1 Improvements were equal to $5,192,000 and the proportional share of the Major Improvements allocated to NIA #1 was $1,231,000. As shown in the Developer's Quarterly Improvement Implementation Report dated as of December 31, 2018, the actual costs of the NIA #1 Authorized Improvements, including the proportional share of the Major Improvement costs, is $6,457,710.

The NIA #1 Improvements were completed and accepted by the City in September 2017.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the NIA #1 Improvements and proportional share of the Major Improvements as well as the City of Celina Regional Park Improvements, (2) establish the PID, and (3) issue NIA #1 Bonds. The actual costs spent to date of the NIA #1 Improvements were provided by the Developer as part of the Updated Service and Assessment Plan. For additional NIA #1 development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/ER373395

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Table II-A-1
Updated Sources and Uses – NIA #1

Sources of Funds	Initial Estimated Budget[1]	Actual Amount[2]	Variance[2]
Par amount	$6,425,000	$6,425,000	$0
Development Agreement Contributions	$365,950	$365,950	$0
Other funding sources	$1,418,557	$1,453,267	$34,710
Total Sources	**$8,209,507**	**$8,244,217**	**$34,710**
Uses of Funds			
NIA #1 Improvements			
Road improvements	$3,423,000	$2,646,348	($776,652)
Water distribution system improvements	$569,000	$749,564	$180,564
Sanitary sewer improvements	$579,000	$1,136,439	$557,439
Storm drainage improvements	$621,000	$730,684	$109,684
ROW Acquisition	$0	$0	$0
CCN Certificate	$0	$0	$0
Dry Utilities	$0	$0	$0
Subtotal: NIA #1 Improvements	*$5,192,000*	*$5,263,035*	*$71,035*
Major Improvements			
Road improvements	$517,000	$440,346	($76,654)
Water distribution system improvements	$81,000	$138,739	$57,739
Sanitary sewer improvements	$202,000	$210,346	$8,346
Storm drainage improvements	$161,000	$135,244	($25,756)
ROW Acquisition	$256,000	$256,000	$0
CCN Certificate	$14,000	$14,000	$0
Subtotal: Authorized Improvements	*$1,231,000*	*$1,194,675*	*($36,325)*
City of Celina Regional Park Improvements	$365,950	$365,950	$0
Bond Issuance Costs			$0
Capitalized interest	$440,494	$440,494	$0
Reserve fund	$447,313	$447,313	$0
Other costs of issuance including underwriter's discount	$532,750	$532,750	$0
Subtotal: Bond Issuance Costs	*$1,420,557*	*$1,420,557*	*$0*
Total Uses	**$8,209,507**	**$8,244,217**	**$34,710**

1 – According to the Service and Assessment Plan approved on March 29, 2016.
2 – Revised budget and funded to date amounts are based on a proportional allocation of the total shown in the Developer's Quarterly Improvement Implementation Report dated as of December 31, 2018.

NIA #1 Improvement Cost Variances

As stated in Table II-A-1 above, there are no significant variances to the NIA #1 Improvement aggregate budget.

Major Improvement Area Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016, the initial total estimated costs of the Major Improvements applicable to property within the Major Improvement Area were equal to $2,303,000. As shown in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021, the current estimated actual costs of the Major Improvements are $3,792,408.

The Major Improvements were completed and accepted by the City in September 2017.

Table II-A-2 on the following page summarizes the updated sources and uses of funds required to (1) construct the Major Improvements, (2) establish the PID, and (3) issue MIA Bonds. The actual costs spent to date of the Major Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2021. For additional MIA development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/ER373389

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Table II-A-2
Updated Sources and Uses – MIA

Sources of Funds	Initial Estimated Budget[1]	Actual Amount[2]	Variance[2]
Par amount	$3,235,000	$3,235,000	$0
Development Agreement Contributions	$219,050	$219,050	$0
Other funding sources	$0	$1,489,408	$1,489,408
Total Sources	**$3,454,050**	**$4,943,458**	**$1,489,408**
Uses of Funds			
Major Improvements			
Road improvements	$968,000	$1,296,158	$328,158
Water distribution system improvements	$152,000	$300,176	$148,176
Sanitary sewer improvements	$377,000	$265,874	($111,126)
Storm drainage improvements	$302,000	$1,426,200	$1,124,200
ROW Acquisition	$479,000	$479,000	$0
CCN Certificate	$25,000	$25,000	$0
Subtotal: Major Improvements	*$2,303,000*	*$3,792,408*	*$1,489,408*
City of Celina Regional Park Improvements	$219,050	$219,050	$0
Bond Issuance Costs			
Capitalized interest	$403,901	$403,901	$0
Reserve fund	$230,663	$230,663	$0
Other costs of issuance including underwriter's discount	$297,436	$297,436	$0
Subtotal: Bond Issuance Costs	*$932,000*	*$932,000*	*$0*
Total Uses	**$3,454,050**	**$4,943,458**	**$1,489,408**

1 – According to the Service and Assessment Plan approved on March 29, 2016.
2 – Revised budget and funded to date amounts are based on a proportional allocation of the total shown in the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2021.

Major Improvement Area Cost Variances

According to the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2021, overages are a result of upgraded construction specifications of certain projects. The overages were funded entirely by the Developer.

NIA #2 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016 and updated for NIA #2 on April 9, 2019 and December 10, 2019, the initial total estimated costs of the NIA #2 Improvements were equal to $2,877,835. As shown in the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2020, the current estimated actual costs of the NIA #2 Authorized Improvements are $2,966,841.

The NIA #2 Improvements were completed and accepted by the City on December 10, 2019.

Table II-A-3 below summarizes the updated sources and uses of funds required to (1) construct the NIA #2 Improvements, (2) establish the PID, and (3) issue NIA #2 Bonds. The actual costs spent to date of the NIA #2 Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2020. For additional NIA #2 development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/ES398696

Table II-A-3
Updated Sources and Uses – NIA #2

Sources of Funds	Initial Estimated Budget	Actual Amount	Variance
NIA #2 Bonds	$1,900,000	$1,900,000	$0
Other funding sources	$1,312,968	$1,401,974	$89,006
Total Sources	**$3,212,968**	**$3,301,974**	**$89,006**
Uses of Funds			
NIA #2 Improvements			
Road improvements	$1,019,559	$1,108,917	$89,358
Water distribution system improvements	$527,250	$503,745	($23,505)
Sanitary sewer improvements	$358,803	$358,803	$0
Storm drainage improvements	$303,359	$300,497	($2,862)
Soft Costs	$668,864	$694,879	$26,015
Subtotal: NIA #2 Improvements	*$2,877,835*	*$2,966,841*	*$89,006*
Bond Issuance Costs			$0
Capitalized interest	$0	$0	$0
Reserve fund	$136,133	$136,133	$0
Other costs of issuance including underwriter's discount	$199,000	$199,000	$0
Subtotal: Bond Issuance Costs	*$335,133*	*$335,133*	*$0*
Total Uses	**$3,212,968**	**$3,301,974**	**$89,006**

1 – According to the Service and Assessment Plan approved on March 29, 2016 and updated for NIA #2 on April 9, 2019 and December 19, 2019.
2 – Revised budget and funded to date amounts are based on amounts shown in the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2020.
3 - According to the Updated Service and Assessment Plan the Developer funded all costs not covered by the NIA #2 Bonds.

NIA #2 Improvement Cost Variances

As shown in Table II-A-3 above, there are budget overages for the NIA #2 Improvement aggregate budget. The overages were funded entirely by the Developer.

NIA #3 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016 and updated for NIA #3 on May 12, 2020, the initial total estimated costs of the NIA #3 Improvements were equal to $1,149,876. As described in the Updated Service and Assessment Plan, the current estimated actual costs of the NIA #3 Improvements are $1,049,840.

According to the Updated Service and Assessment Plan, the NIA #3 Improvements were completed and accepted by the City in May 2020. For additional NIA #3 development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/P1406005

Table II-A-4 below summarizes the estimated updated sources and uses of funds required to construct the NIA #3 Improvements.

Table II-A-4
Estimated Updated Sources and Uses – NIA #3

Sources of Funds	Initial Estimated Budget	Actual Amount[1]	Variance
NIA #3 share of NIA #3-4 Bonds	$995,000	$995,000	$0
Other funding sources	$154,876	$234,379	$79,503
Total Sources	**$1,149,876**	**$1,229,379**	**$79,503**
Uses of Funds			
Storm Drainage Improvements	$171,758	$170,118	($1,640)
Wastewater Improvements	$159,700	$152,974	($6,726)
Water Improvements	$173,914	$173,914	$0
Road Improvements	$539,970	$552,834	$12,864
Soft Costs	$104,534	$0	($104,534)
Subtotal: NIA #3 Improvements	*$1,149,876*	*$1,049,840*	*($100,036)*
Bond Issuance Costs			
Capitalized interest	$0	$0	$0
Reserve fund	$0	$72,460	$72,460
Other costs of issuance including underwriter's discount	$0	$107,079	$107,079
Subtotal: Bond Issuance Costs	*$0*	*$179,539*	*$179,539*
Total Uses	**$1,149,876**	**$1,229,379**	**$79,503**

1 – According to the Updated Service and Assessment Plan.

NIA #3 Improvement Cost Variances

As stated in Table II-A-4 above, there was an increase from the initial estimated budget and the actual costs of the NIA #3 Improvements, including bond issuance costs. The increase was a result of NIA #3's portion of the NIA #3-4 Bond issuance costs.

NIA #4 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016 and updated for NIA #4 on October 13, 2020, the initial total estimated costs of the NIA #4 Improvements were equal to $2,538,325. As shown in the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2022, the actual costs of the NIA #4 Improvements are $2,490,663.

According to the Developer's Quarterly Improvement Implementation Report for NIA #3-4 as of March 31, 2022, the NIA #4 Improvements were completed and accepted by the City in January 2021.

The estimated actual costs spent to date of the NIA #4 Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2022. For additional NIA #4 development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/P1406005

Table II-A-5 on the following page summarizes the estimated updated sources and uses of funds required to construct the NIA #4 Improvements.

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Table II-A-5
Estimated Updated Sources and Uses – NIA #4

Sources of Funds	Initial Estimated Budget[1]	Actual Amount[2]	Variance
NIA #4 share of NIA #3-4 Bonds	$2,065,000	$2,065,000	$0
Other funding sources	$911,467	$863,805	($47,662)
Total Sources	**$2,976,467**	**$2,928,805**	**($47,662)**
Uses of Funds			
Storm Drainage Improvements	$462,519	$436,961	($25,558)
Wastewater Improvements	$333,064	$333,064	$0
Water Improvements	$366,022	$366,022	$0
Road Improvements	$985,302	$971,252	($14,050)
Soft Costs	$391,418	$383,364	($8,054)
Subtotal: NIA #4 Improvements	*$2,538,325*	*$2,490,663*	*($47,662)*
Bond Issuance Costs			
Capitalized interest	$62,040	$62,040	$0
Reserve fund	$150,381	$150,381	$0
Other costs of issuance including underwriter's discount	$225,721	$225,721	$0
Subtotal: Bond Issuance Costs	*$438,142*	*$438,142*	*$0*
Total Uses	**$2,976,467**	**$2,928,805**	**($47,662)**

1 – According to the Updated Service and Assessment Plan.
2 – According to the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2022.

NIA #4 Improvement Cost Variances

As stated in Table II-A-5 above, there was a decrease in the actual costs of the NIA #4 Improvements.

NIA #5 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016 and updated for NIA #5 on June 8, 2021, the initial total estimated costs of the NIA #5 Improvements were equal to $2,806,513. According to the Developer's Quarterly Improvement Implementation Reported dated as of March 31, 2023, the actual costs of the NIA #5 Improvements are $2,490,154.

According to the Developer's Quarterly Improvement Implementation Report for NIA #5 as of March 31, 2023, the NIA #5 Improvements were completed and accepted by the City in September 2021.

Table II-A-6 below summarizes the estimated updated sources and uses of funds required to construct the NIA #5 Improvements.

Table II-A-6
Estimated Updated Sources and Uses – NIA #5

Sources of Funds	Initial Estimated Budget[1]	Actual Amount[2]	Variance
NIA #5 Bonds	$1,860,000	$1,860,000	$0
Other funding sources	$1,307,220	$990,861	($316,359)
Total Sources	**$3,167,220**	**$2,850,861**	**($316,359)**
Uses of Funds			
Storm Drainage Improvements	$453,604	$424,437	($29,167)
Wastewater Improvements	$405,115	$405,115	$0
Water Improvements	$366,827	$366,827	$0
Road Improvements	$972,004	$944,693	($27,311)
Soft Costs	$608,963	$349,082	($259,881)
Subtotal: NIA #5 Improvements	*$2,806,513*	*$2,490,154*	*($316,359)*
Bond Issuance Costs			
Capitalized interest	$0	$0	$0
Reserve fund	$123,184	$123,184	$0
Other costs of issuance including underwriter's discount	$237,523	$237,523	$0
Subtotal: Bond Issuance Costs	*$360,707*	*$360,707*	*$0*
Total Uses	**$3,167,220**	**$2,850,861**	**($316,359)**

1 – According to the Updated Service and Assessment Plan.
2 – According to the Developer's Quarterly Improvement Implementation Report dated March 31, 2023.

NIA #5 Improvement Cost Variances

As shown in Table II-A-6 above, the are no variances from the updated estimated NIA #5 Improvement aggregate budget.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years. All of the Authorized Improvements are expected to be built within a period of five years. The estimated budget for the Authorized Improvements within each Neighborhood Improvement Area is shown in Section II.A of this report, and the Annual Installments expected to be collected for these costs is shown by Table II-B-1 on the following page.

Table II-B-1
Projected Annual Installments

Assessment Year ending 09/01[1]	NIA #1	MIA	NIA #2	NIA #3	NIA #4	NIA #5
2017-2024	$3,858,047	$1,926,036	$824,835	$390,765	$594,932	$390,454
2025	$466,763	$263,370	$130,609	$74,391	$142,697	$124,655
2026	$140,565	$274,576	$140,565	$84,233	$154,427	$127,898
2027	$139,429	$276,464	$139,429	$83,505	$153,292	$127,340
2028	$138,305	$277,610	$138,305	$82,780	$152,167	$126,492
2029	$137,191	$278,483	$137,191	$82,057	$156,054	$130,655
2030	$131,090	$279,084	$131,090	$81,336	$154,765	$129,654
Total	**$5,011,390**	**$3,575,623**	**$1,642,024**	**$879,067**	**$1,508,333**	**$1,157,147**

1 – Assessment years ending 2017 through 2025 reflect actual Annual Installments and are net of applicable reserve fund income and capitalized interest. Assessment years 2026 through 2030 reflect projected Annual Installments and are subject to change.

C. STATUS OF DEVELOPMENT

NIA #1 Development

According to the City, greater than 95 percent of the total building permits expected to be issued within NIA #1 have been issued as of June 18, 2023. Pursuant to Section 4 (a)(ii) of the NIA #1 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #1 of the PID in the Annual Service Plan Update.

Major Improvement Area Development

According to the City, 484 building permits have been issued for the Major Improvement Area of the PID as of June 1, 2024, representing 75.83 percent of the Major Improvement Area Special Assessments.

See Table II-C-1 below for the status of completed homes within the Major Improvement Area based on certificate of occupancy issuances, according to the City.

Table II-C-1
Completed Homes – MIA

Status	Cumulative as of September 30, 2023	Cumulative as of June 1, 2024
Homes completed[1]	485	485

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 1, 2024.

NIA #2 Development

According to the City, greater than 95 percent of the total building permits expected to be issued within NIA #2 have been issued as of June 18, 2023. Pursuant to Section 4 (a)(ii) of the NIA #2 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #2 of the PID in the Annual Service Plan Update.

NIA #3 Development

According to the City, 55 building permits have been issued for NIA #3 of the PID as of June 1, 2024, representing 91.68 percent of the NIA #3 Special Assessments for lots within NIA #3.

See Table II-C-2 below for the status of completed homes within NIA #3 based on certificate of occupancy issuances.

Table II-C-2
Completed Homes – NIA #3

Status	Cumulative as of September 30, 2023	Cumulative as of June 1, 2024
Homes completed[1]	53	53

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 1, 2024.

NIA #4 Development

According to the City, 149 building permits have been issued for NIA #4 of the PID as of June 1, 2024, representing 97.90 percent of the NIA #4 Special Assessments for lots within NIA #4.

See Table II-C-3 below for the status of completed homes within NIA #4 based on certificate of occupancy issuances.

Table II-C-3
Completed Homes – NIA #4

Status	Cumulative as of September 30, 2023	Cumulative as of June 1, 2024
Homes completed[1]	150	150

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 1, 2024.

NIA #5 Development

According to the City, greater than 95 percent of the total building permits expected to be issued within NIA #5 have been issued as of June 1, 2024. Pursuant to Section 4 (a)(ii) of the NIA #5

Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #5 of the PID in the Annual Service Plan Update.

D. ANNUAL BUDGET – NIA #1

Neighborhood Improvement Area #1 - Annual Installments

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the NIA #1 Bonds, of which twenty-two (22) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #1 Bonds commencing with the issuance of the NIA #1 Bonds. The effective interest rate on the NIA #1 Bonds is 5.11 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #1 Bonds (5.11 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the "Annual Installments" of the Special Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2024-25, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the NIA #1 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Trust Indenture.

NIA #1 Annual Installments to be collected for 2024-25

The budget for NIA #1 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-D-1 on the following page.

Table II-D-1
Budget for the NIA #1 Annual Installments
to be Collected for 2024-25

Descriptions	NIA #1 Bonds
Interest payment on March 1, 2025	$139,773
Interest payment on September 1, 2025	$139,773
Principal payment on September 1, 2025	$145,000
Subtotal debt service on bonds	*$424,545*
Administrative expenses	$35,853
Excess interest for prepayment and delinquency reserves	$27,326
Subtotal Expenses	*$487,724*
Available reserve fund income	($20,961)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($20,961)*
Annual Installments	**$466,763**

Debt Service Payments

Annual Installments to be collected for principal and interest on the NIA #1 Bonds include interest due on March 1, 2025 in the amount of $139,773 and on September 1, 2025 in the amount of $139,773, which equal interest on the outstanding NIA #1 Special Assessments balance of $5,465,227 for six months each at an effective interest rate of 5.11 percent. Annual Installments to be collected include a principal amount of $145,000 due on September 1, 2025. As a result, the total Annual Installment to be collected for principal and interest for the NIA #1 Bonds in 2024-25 is equal to $424,545.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-D-2 on the following page, the total administrative expenses to be collected for 2024-25 are estimated to be $35,853.

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Table II-D-2
Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$21,000
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$3,500
Contingency	$603
Total	**$35,853**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $27,326, which equals 0.5 percent interest on the outstanding NIA #1 Special Assessments balance of $5,465,227.

Available Reserve Fund Income

As of May 31, 2024, the balance in the NIA #1 Reserve Fund was $460,787, which includes the NIA #1 Bond Reserve Requirement of $439,826 and an excess balance of $20,961. There is also a sufficient balance in the Principal and Interest Account to pay debt service on September 1, 2024. Pursuant to Section 6.7 (d) of the NIA #1 Bond Trust Indenture, the excess balance of $20,961 should be transferred to the NIA #1 Principal & Interest Account and used to pay interest on the NIA #1 Bonds on the next interest payment date. As a result, $20,961 is available to pay a portion of the NIA #1 Bonds debt service.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, there was $63,225 in the Administrative Expense Fund. Approximately $63,225 is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there is not anticipated to be an excess balance available in the Administrative Expense Fund to reduce the Annual Installment.

E. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #1

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #1 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #1.

The Annual Installment for 2024-25 will only be collected from the Assessed Property within NIA #1 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #1 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-E-1 below.

Table II-E-1
Allocation of Annual Installment to NIA #1 Parcels for 2024-25

Lot Size	Total 2024-25 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
50'	$466,763	0.275%	$1,284.85
60'	$466,763	0.328%	$1,528.98
70'	$466,763	0.411%	$1,917.86
HOA[2]	$466,763	0.000%	$0.00

1 – Allocation percentages shown above are based on estimated build out values for NIA #1 lots, excluding prepaid Parcels, if any.
2 – The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2024-25 Annual Installment.

The list of Parcels within NIA #1 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix C.

F. ANNUAL BUDGET– MIA

Major Improvement Area - Annual Installments

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the MIA Bonds, of which twenty-two (22) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the MIA Bonds commencing with the issuance of the MIA Bonds. The effective interest rate on the MIA Bonds is 5.36 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate

on the MIA Bonds (5.36 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the "Annual Installments" of the Special Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Bond Ordinance, such as capitalized interest, interest earnings on any account balances, and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the MIA Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Trust Indenture.

Major Improvement Area Annual Installments to be collected for 2024-25

The budget for the Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-F-1 below.

Table II-F-1
Budget for the MIA Annual Installments
to be Collected for 2024-25

Descriptions	MIA Bonds
Interest payment on March 1, 2025	$74,785
Interest payment on September 1, 2025	$74,785
Principal payment on September 1, 2025	$75,000
Subtotal debt service on bonds	*$224,570*
Administrative expenses	$35,853
Excess interest for debt service reserve fund	$13,940
Subtotal Expenses	*$274,363*
Available reserve fund income	($10,993)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($10,993)*
Annual Installments	**$263,370**

Debt Service Payments

Annual Installments to be collected for principal and interest on the MIA Bonds include interest due on March 1, 2025 in the amount of $74,785, and on September 1, 2025 in the amount of $74,785, which equal interest on the outstanding Special Assessments balance of $2,788,052 for six months each at an effective interest rate of 5.36 percent. Annual Installments to be collected include a principal amount of $75,000 due on September 1, 2025. As a result, the total Annual Installment to be collected for principal and interest for the MIA Bonds 2024-25 is equal to $224,570.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-F-2 below, the total administrative expenses to be collected for 2024-25 are estimated to be $35,853.

Table II-F-2
Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$21,000
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$3,500
Contingency	$603
Total	**$35,853**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $13,940, which equals 0.5 percent interest on the outstanding MIA Special Assessments balance of $2,788,052.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Major Improvement Area Reserve Fund was $241,655, which includes the MIA Bond Reserve Requirement of $230,663 and an excess balance of $10,993. There is also a sufficient balance in the Principal and Interest Account to pay debt service on September 1, 2024. Pursuant to Section 6.7 (d) of the MIA Bond Trust Indenture, the excess balance of $10,993 should be transferred to the Major Improvement Area Principal & Interest

Account and used to pay interest on the MIA Bonds on the next interest payment date. As a result, $10,993 is available to pay a portion of the MIA Bonds debt service.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, there was $71,891 in the Administrative Expense Fund. Approximately $71,891 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there is not anticipated to be an excess balance in the Administrative Expense Fund to reduce the Annual Installment.

G. Annual Installments by Lot Type - MIA

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the MIA Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of the Major Improvement Area.

The Annual Installment for 2024-25 will only be collected from the Assessed Property within the Major Improvement Area that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in the Major Improvement Area is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-G-1 on the following page.

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Table II-G-1
Allocation of Annual Installment to MIA Parcels for 2024-25

Phase	Lot Size	Total 2024-25 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
NIA #2	50'	$263,370	0.15%	$391.21
NIA #3	60'	$263,370	0.21%	$547.03
	70'	$263,370	0.22%	$567.92
NIA #4	50'	$263,370	0.14%	$367.17
	60'	$263,370	0.17%	$437.24
	70'	$263,370	0.19%	$493.30
NIA #5	50'	$263,370	0.15%	$393.13
	60'	$263,370	0.19%	$502.34
HOA[2]		$263,370	0.00%	$0.00

1- The allocation percentages and Annual Installments per Units are first allocated to each Neighborhood Improvement Area within the Major Improvement Area and then allocated between lot sizes.
2 – The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2024-25 Annual Installment.

The list of Parcels within the MIA of the PID, the number of units to be developed on the current residential Parcels, the corresponding allocation percentage, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix D.

H. ANNUAL BUDGET – NIA #2

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty-one annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #2 Improvements commenced following the recording of the final plat for NIA #2A. The first NIA #2 Annual Installment was due on January 31, 2020 and twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #2 Bonds commencing with the issuance of the NIA #2 Bonds. The effective interest rate on the NIA #2 Bonds is 3.73 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #2 Bonds (3.73 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the "Annual Installments" of the Special Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2024-25, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of the NIA #2 Bonds and any accrued interest thereon from the collection of the Annual Installments in accordance with the NIA #2 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

NIA #2 Annual Installments to be collected for 2024-25

The budget for NIA #2 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-H-1 below.

Table II-H-1
Budget for the NIA #2 Annual Installments to be Collected for 2024-25

Descriptions	NIA #2 Bonds
Interest payment on March 1, 2025	$30,393
Interest payment on September 1, 2025	$30,393
Principal payment on September 1, 2025	$40,000
Subtotal debt service on debt	*$100,786*
Excess interest for debt service reserve fund	$8,150
Administrative Expenses	$27,061
Subtotal Expenses	*$135,997*
Available reserve fund income	($5,387)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($5,387)*
Annual Installments	**$130,609**

Debt Service Payments

Annual Installments to be collected for principal and interest on the NIA #2 Bonds include interest due on March 1, 2025 in the amount of $30,393 and September 1, 2025 in the amount of $30,393, which equal interest on the outstanding Special Assessments balance of $1,629,912 for six months each at an effective interest rate of 3.73 percent. Annual Installments to be collected include a principal amount of $40,000 due on September 1, 2025. As a result, the total principal and interest due for the NIA #2 Bonds is anticipated to be $100,786.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-H-2 below, the total administrative expenses to be collected for 2024-25 are estimated to be $27,061.

Table II-H-2
Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$15,000
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$1,200
Contingency	$111
Total	**$27,061**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $8,150, which equals 0.5 percent interest on the outstanding NIA #2 Special Assessments balance of $1,629,912.

Available Reserve Fund Income

As of May 31, 2024, the balance in the NIA #2 Reserve Fund was $138,170, which includes the NIA #2 Bond Reserve Requirement of $132,783 and an excess balance of $5,387. There is also a sufficient balance in the Principal and Interest Account to pay debt service on September 1, 2024. Pursuant to Section 6.7 (d) of the NIA #2 Bond Trust Indenture, the excess balance of $5,387 should be transferred to the NIA #2 Principal & Interest Account and used to pay interest on the NIA #2 Bonds on the next interest payment date. As a result, $5,387 is available to pay a portion of the NIA #2 Bonds debt service.

Available Capitalized Interest Account

As of May 31, 2024, there was no capitalized interest amount available. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the balance in the Administrative Expense Fund was $59,527. Approximately $59,527 is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there is not anticipated to be an excess balance available in the Administrative Expense Fund to reduce the Annual Installment.

I. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #2

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #2 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #2.

The Annual Installment for 2024-25 will only be collected from the Assessed Property within NIA #2 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #2 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-I-1 below.

Table II-I-1
Allocation of Annual Installment to NIA #2 Parcels for 2024-25

Lot Size	Total 2024-25 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
50'	$130,609	0.592%	$772.84
HOA[2]	$130,609	0.000%	$0.00

1 - Allocation percentage is shown on a per unit basis, excluding prepaid Parcels, if any.
2 – The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2024-25 Annual Installment.

The list of Parcels within NIA #2 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix E.

J. ANNUAL BUDGET – NIA #3

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #3 Improvements commenced following the recording of the final plat for NIA #3. The first NIA #3 Annual Installment was due on January 31, 2021 and twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #3-4 Bonds commencing with the issuance of the NIA #3-4 Bonds. The effective interest rate on the NIA #3 portion of the NIA #3-4 Bonds is 3.79 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #3 portion of the NIA #3-4 Bonds (3.79 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the "Annual Installments" of the Special Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2024-25, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of the NIA #3 portion of the NIA #3-4 Bonds and any accrued interest thereon from the collection of the Annual Installments in accordance with the NIA #3 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

NIA #3 Annual Installments to be collected for 2024-25

The budget for NIA #3 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-J-1 on the following page.

Table II-J-1
Budget for the NIA #3 Annual Installments
to be Collected for 2024-25

Descriptions	NIA #3 portion of the NIA #3-4 Bonds
Interest payment on March 1, 2025	$16,977
Interest payment on September 1, 2025	$16,977
Principal payment on September 1, 2025	$20,000
Subtotal debt service on debt	*$53,953*
Excess interest for Additional Interest Reserve fund	$4,477
Administrative Expenses	$20,812
Subtotal Expenses	*$79,242*
Available reserve fund income	($1,851)
Available capitalized interest account	$0
Available Administrative Expense account	($3,000)
Subtotal funds available	*($4,851)*
Annual Installments	**$74,391**

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #3 portion of the NIA #3-4 Bonds include interest due on March 1, 2025 in the amount of $16,977 and September 1, 2025 in the amount of $16,977, which equal interest on the outstanding Special Assessments balance of $895,350 for six months each at an effective interest rate of 3.79 percent. Annual Installments to be collected include a principal amount of $20,000 due on September 1, 2025. As a result, the total Annual Installment to be collected for principal and interest for the NIA #3 portion of the NIA #3-4 Bonds in 2024-25 is equal to $53,953.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-J-2 on the following page, the total administrative expenses to be collected for 2024-25 are estimated to be $20,812.

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Table II-J-2
Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$3,000
PID Administrator	$13,000
Trustee	$900
Auditor	$1,000
Dissemination Agent	$1,100
Contingency	$1,812
Total	**$20,812**

Excess Interest for Additional Interest Reserve Fund

Annual Installments to be collected for excess interest for additional interest reserves in the amount of $4,477, which equals 0.5 percent interest on the outstanding NIA #3 Special Assessments balance of $895,350.

Available Reserve Fund Income

As of May 31, 2024, the balance in the NIA #3-4 Reserve Fund was $228,598, which includes the NIA #3-4 Bond Reserve Requirement of $222,840 and an excess balance of $5,757. There is also a sufficient balance in the Principal and Interest Account to pay debt service on September 1, 2024. Pursuant to Section 6.7 (d) of the NIA #3-4 Bond Trust Indenture, the excess balance of $5,757 should be transferred to the NIA #3-4 Principal & Interest Account and used to pay interest on the NIA #3-4 Bonds on the next interest payment date. The NIA #3 Special Assessments represent 32.16 percent of the total NIA #3-4 Special Assessments. As a result, $1,851 ($5,757 x 32.16% = $1,851) is available to pay a portion of the NIA #3 share of the NIA #3-4 Bonds debt service.

Available Capitalized Interest Account

As of May 31, 2024, there was no capitalized interest amount available. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, there was $76,009 in the NIA #3-4 Administrative Expense Fund. Approximately $69,009 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there is anticipated to be an excess balance of $9,000 available in the Administrative Expense Fund to reduce the Annual Installment. $3,000 of the excess balance has been allocated to reduce the NIA #3 2024-25 Annual Installment.

K. Annual Installments by Lot Type - NIA #3

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on NIA #3's share of the NIA #3-4 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #3.

The Annual Installment for 2024-25 will only be collected from the Assessed Property within NIA #3 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #3 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-K-1 below.

Table II-K-1
Allocation of Annual Installment to NIA #3 Parcels for 2024-25

Lot Size	Total 2024-25 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
60'	$74,391	1.66%	$1,238.27
70'	$74,391	1.73%	$1,285.56
HOA[2]	$74,391	0.00%	$0.00

1 - Allocation percentage is shown on a per unit basis, excluding prepaid Parcels, if any.
2 – The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2024-25 Annual Installment.

The list of Parcels within NIA #3 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix F.

L. Annual Budget – NIA #4

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in twenty-nine annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #4 Improvements commenced following the recording of the final plat for NIA #4. The final plat for NIA #4 was recorded on January 26, 2021. The first NIA #4 Annual Installment was due on January 31, 2022 and twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #3-4 Bonds commencing with the issuance of the NIA #3-4 Bonds. The effective interest rate on the NIA #4 portion NIA #3-4 Bonds is 3.79 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #4 portion of the NIA #3-4 Bonds (3.79) plus an additional

interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the "Annual Installments" of the Special Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2024-25, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of the NIA #4 portion of the NIA #3-4 Bonds and any accrued interest thereon from the collection of the Annual Installments in accordance with the NIA #4 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

NIA #4 Annual Installments to be collected for 2024-25

The budget for NIA #4 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-L-1 on the following page.

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Table II-L-1
Budget for the NIA #4 Annual Installments
to be Collected for 2024-25

Descriptions	NIA #4 Portion of NIA #3-4 Bonds
Interest payment on March 1, 2025	$35,814
Interest payment on September 1, 2025	$35,814
Principal payment on September 1, 2025	$45,000
Subtotal debt service on debt	*$116,628*
Excess interest for Additional Interest Reserve fund	$9,444
Administrative Expenses	$26,530
Subtotal Expenses	*$152,602*
Available reserve fund income	($3,906)
Available capitalized interest account	$0
Available Administrative Expense account	($6,000)
Subtotal funds available	*($9,906)*
Annual Installments	**$142,697**

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #4 portion of the NIA #3-4 Bonds include interest due on March 1, 2025 in the amount of $35,814, and September 1, 2025 in the amount of $35,814, which equal interest on the outstanding Special Assessments balance of $1,888,829 for six months each at an effective interest rate of 3.79 percent. Annual Installments to be collected include a principal amount of $45,000 due on September 1, 2025. As a result, total Annual Installment to be collected for principal and interest for the NIA #4 portion of the NIA #3-4 Bonds in 2024-25 is equal to $116,628.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-L-2 on the following page, the total administrative expenses to be collected for 2024-25 are estimated to be $26,530.

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Table II-L-2
Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$3,000
PID Administrator	$16,000
Trustee	$1,900
Auditor	$1,000
Dissemination Agent	$2,400
Contingency	$2,230
Total	**$26,530**

Excess Interest for Additional Interest Reserve Fund

Annual Installments to be collected for excess interest for additional interest reserves in the amount of $9,444, which equals 0.5 percent interest on the outstanding NIA #4 Special Assessments balance of $1,888,829.

Available Reserve Fund Income

As of May 31, 2024, the balance in the NIA #3-4 Reserve Fund was $228,598, which includes the NIA #3-4 Bond Reserve Requirement of $222,840 and an excess balance of $5,757. There is also a sufficient balance in the Principal and Interest Account to pay debt service on September 1, 2024. Pursuant to Section 6.7 (d) of the NIA #3-4 Bond Trust Indenture, the excess balance of $5,757 should be transferred to the NIA #3-4 Principal & Interest Account and used to pay interest on the NIA #3-4 Bonds on the next interest payment date. The NIA #4 Special Assessments represent 67.84 percent of the total NIA #3-4 Special Assessments. As a result, $3,906 ($5,757 x 67.84% = $3,906) is available to pay a portion of the NIA #4 share of the NIA #3-4 Bonds debt service.

Available Capitalized Interest Account

As of May 31, 2024, there was no capitalized interest amount available. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, there was $76,009 in the NIA #3-4 Administrative Expense Fund. Approximately $69,009 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there is anticipated to be an excess balance of $9,000 available in the Administrative Expense Fund to reduce the Annual Installment. $6,000 of the excess balance has been allocated to reduce the NIA #4 2024-25 Annual Installment.

M. Annual Installments by Lot Type - NIA #4

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on NIA #4's share of the NIA #3-4 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #4.

The Annual Installment for 2024-25 will only be collected from the Assessed Property within NIA #4 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #4 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-M-1 below.

Table II-M-1
Allocation of Annual Installment to NIA #4 Parcels for 2024-25

Lot Size	Total 2024-25 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
50'	$142,697	0.63%	$896.30
60'	$142,697	0.75%	$1,067.35
70'	$142,697	0.84%	$1,204.19
HOA[2]	$142,697	0.00%	$0.00

1 - Allocation percentage is shown on a per unit basis, excluding prepaid Parcels, if any.
2 – The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2024-25 Annual Installment.

The list of Parcels within NIA #4 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix G.

N. Annual Budget – NIA #5

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #5 Improvements will commence following the issuance of the NIA #5 Bonds. The NIA #5 Bonds were issued in June 2021. The first NIA #5 Annual Installments were due on January 31, 2022 and twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #5 Bonds commencing with the issuance of the NIA #5 Bonds. The effective interest rate on the NIA #5 Bonds is 3.13 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate

on the NIA #5 Bonds (3.13 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the "Annual Installments" of the Special Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2024-25, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of the NIA #5 Bonds and any accrued interest thereon from the collection of the Annual Installments in accordance with the NIA #5 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

NIA #5 Annual Installments to be collected for 2024-25

The budget for NIA #5 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-N-1 below.

Table II-N-1
Budget for the NIA #5 Annual Installments
to be Collected for 2024-25

Descriptions	NIA #5 Bonds
Interest payment on March 1, 2025	$26,675
Interest payment on September 1, 2025	$26,675
Principal payment on September 1, 2025	$40,000
Subtotal debt service on debt	*$93,351*
Excess interest for Additional Interest Reserve fund	$8,535
Administrative Expenses	$26,530
Subtotal Expenses	*$128,416*
Available reserve fund income	($3,761)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($3,761)*
Annual Installments	**$124,655**

Debt Service Payments

Annual Installments to be collected for principal and interest on the NIA #5 Bonds include interest due on March 1, 2025 in the amount of $26,675 and September 1, 2025 in the amount of $26,675, which equal interest on the outstanding Special Assessments balance of $1,706,950 for six months each at an effective interest rate of 3.13 percent. Annual Installments to be collected include a principal amount of $40,000 due on September 1, 2025. As a result, the total Annual Installment to be collected for principal and interest for the NIA #5 Bonds in 2024-25 is equal to $93,351.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-N-2 below, the total administrative expenses to be collected for 2024-25 are estimated to be $26,530.

Table II-N-2
Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$12,100
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$3,500
Contingency	$180
Total	**$26,530**

Excess Interest for Additional Interest Reserve Fund

Annual Installments to be collected for excess interest for additional interests reserves in the amount of $8,535, which equals 0.5 percent interest on the outstanding NIA #5 Special Assessments balance of $1,706,950.

Available Reserve Fund Income

As of May 31, 2024, the balance in the NIA #5 Reserve Fund was $126,945, which includes the NIA #5 Bond Reserve Requirement of $123,184 and an excess balance of $3,761. There is also a sufficient balance in the Principal and Interest Account to pay debt service on September 1, 2024. Pursuant to Section 6.7 (d) of the NIA #5 Bond Trust Indenture, the excess balance of $3,761 should be transferred to the NIA #5 Principal & Interest Account and used to pay interest on the NIA #5 Bonds on the next interest payment date. As a result, $3,761 is available to pay a portion of the NIA #5 Bonds debt service.

Available Capitalized Interest Account

As of May 31, 2024, there was no capitalized interest amount available. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the balance in the Administrative Expense Fund was $21,440. The current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds available in the Administrative Expense Fund to reduce the NIA #5 2024-25 Annual Installment.

O. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #5

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #5 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #5.

The Annual Installment for 2024-25 will only be collected from the Assessed Property within NIA #5 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #5 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-O-1 below.

Table II-O-1
Allocation of Annual Installment to NIA #5 Parcels for 2024-25

Lot Size	Total 2024-25 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
50'	$124,655	0.81%	$1,010.71
60’	$124,655	1.04%	$1,291.47
HOA[2]	$124,655	0.00%	$0.00

1 - Allocation percentage is shown on a per unit basis, excluding prepaid Parcels, if any.
2 – The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2024-25 Annual Installment.

The list of Parcels within NIA #5 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix H.

P. BOND REDEMPTION RELATED UPDATES

NIA #1 Bonds

The Phase #1 Bonds were issued in 2016. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #1 Bonds, the City reserves the right and option to redeem the NIA #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2022**, through August 31, 2025 such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #1 Bonds is warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

MIA Bonds

The MIA Bonds were issued in 2016. Pursuant to Section 4.3 of the Trust Indenture, the City reserves the right and option to redeem the MIA Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2022** through August 31, 2025, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the MIA Bonds is warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

NIA #2 Bonds

The NIA #2 Bonds were issued in 2019. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #2 Bonds, the City reserves the right and option to redeem the NIA #2 Bonds maturing on or after September 1, 2020 before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2030**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #2 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

NIA #3-4 Bonds

The NIA #3-4 Bonds were issued in 2020. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #3-4 Bonds, the City reserves the right and option to redeem the NIA #3-4 Bonds maturing on or after September 1, 2040 before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2030**, at the Redemption Price.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #3-4 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

NIA #5 Bonds

The NIA #5 Bonds were issued in 2031. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #5 Bonds, the City reserves the right and option to redeem the NIA #5 Bonds maturing on or after September 1, 2037 before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, at the Redemption Price.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #2 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

The Updated Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

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

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the Updated Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The summary of updated Assessment Rolls is shown in Appendix C, D, E, F, G, and H of this report. Each Parcel in the PID is identified, along with the Special Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Special Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Updated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Special Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the new subdivided Lot
B = the Assessment for the Parcel prior to subdivision
C = the sum of the estimated As-Built Assessed Value of all new subdivided Lots with same Lot Type
D = the sum of the estimated As-Built Assessed Value for all of the new subdivided Lots excluding Non-Benefitted Property
E = the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an estimated As-Built Assessed Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact future as-built Lot value and any other information available to the Developer. The calculation of the estimated As-Built Lot value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Developer, homebuilders, third party consultants, and/or the Official Public Records of Collin County, Texas regarding the Lot.

The sum of the Special Assessments for all newly subdivided Lots shall not exceed the Special Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of a Special Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Special Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to the Updated Service and Assessment Plan approved by the City Council.

NIA #1 Parcel Related Updates

According to the Developer and the Collin Central Appraisal District records, NIA #1 of the PID was completely subdivided in 2017, and the Special Assessments allocated proportionally according to Lot Type.

NIA #2 Parcel Related Updates

According to the Developer and the Collin Central Appraisal District records, NIA #2 of the PID was completely subdivided in 2019, and the Special Assessments allocated proportionally according to Lot Type.

NIA #3 Parcel Related Updates

According to the Developer and the Collin Central Appraisal District records, NIA #3 of the PID was completely subdivided in 2020, and the Special Assessments allocated proportionally according to Lot Type.

NIA #4 Parcel Related Updates

According to the Developer and the Collin Central Appraisal District records, NIA #4 of the PID was completely subdivided in 2020, and the Special Assessments allocated proportionally according to Lot Type.

NIA #5 Parcel Related Updates

According to the Developer and the Collin Central Appraisal District records, NIA #5 of the PID was completely subdivided in 2021, and the Special Assessments allocated proportionally according to Lot Type.

B. PREPAYMENT OF SPECIAL ASSESSMENTS

As of June 30, 2024, the NIA #1 Special Assessments on Parcel 2765036 (November 2018), the HOA Parcel 2765383 (December 2021), Parcel 2765109 (December 2021), Parcel 2765128 (January 2022), and Parcel 2765048 (March 2023) have been prepaid in full.

As of June 30, 2024, the MIA and NIA #2 Special Assessments on Parcel 2799762 (April 2020), the HOA Parcel 2799927 (December 2021), Parcel 2799844 (January 2021), Parcel 2799897 (April 2021), Parcel 2799850 (June 2022), and Parcel 2799813 (November 2023) have been prepaid in full.

As of June 30, 2024, the NIA #3 Special Assessment on the HOA Parcel 2815910 (December 2021) has been prepaid in full.

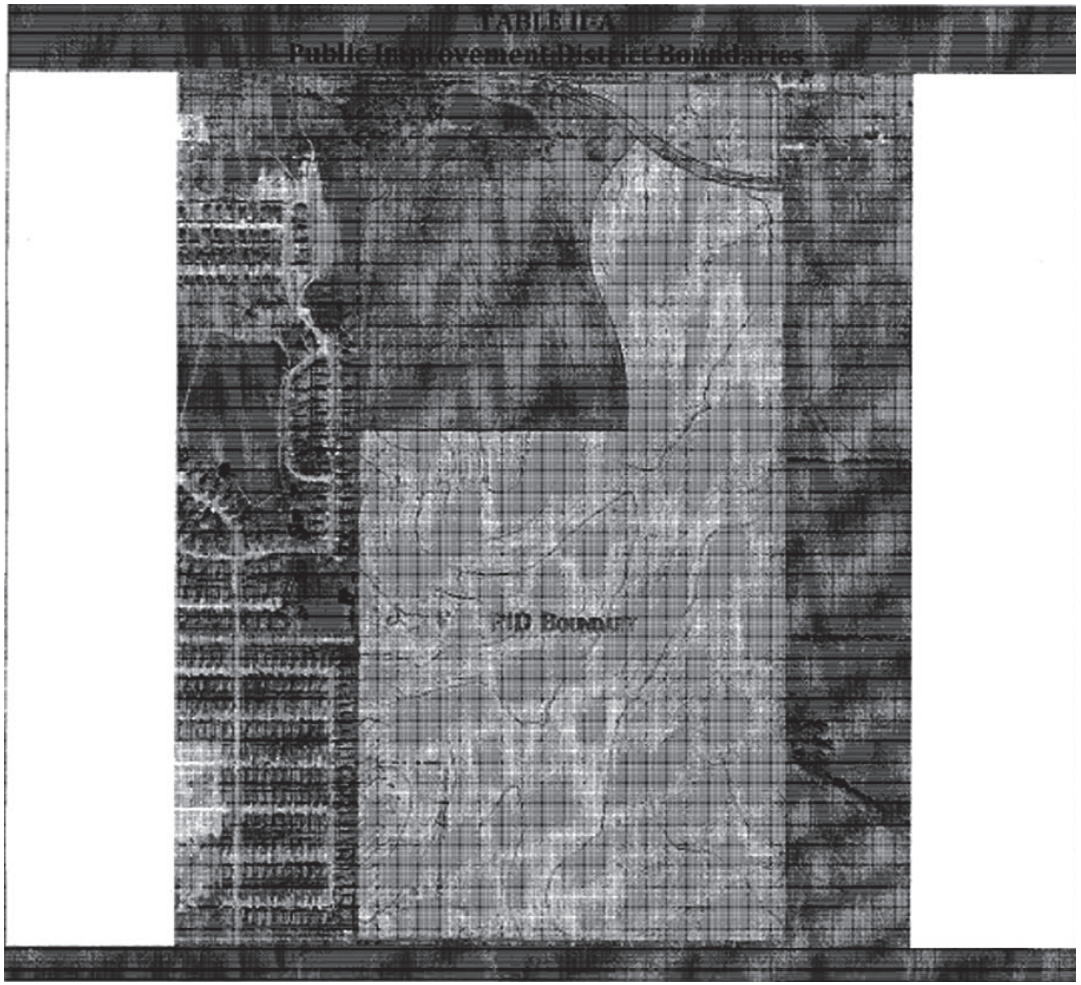
As of June 30, 2024, the NIA #4 Special Assessments on the HOA Parcel 2830243 (December 2021) and Parcel 2830161 (January 2022) have been prepaid in full.

As of June 30, 2024, the NIA #5 Special Assessment on the HOA Parcel 2840818 (December 2021) has been prepaid in full.

Please see Appendix B of this report for details regarding prepaid Parcels.

The complete Assessment Roll is available for review at the City hall, located at 142 N Ohio, Celina, Texas 75009.

APPENDIX A
PID MAP


EXHIBIT E-2
Public Improvement District Boundaries
PID Boundary

APPENDIX B
PREPAID PARCELS

APPENDIX B
LIST OF PREPAID PARCELS

Parcel ID	Phase	Prepayment Date	Amount	Full/Partial
2765036	NIA #1	Nov-18	$17,049	Full
2799762	NIA #2	Apr-20	$15,445	Full
2799844	NIA #2	Jan-21	$15,148	Full
2799897	NIA #2	Mar-21	$15,148	Full
2765383[1]	NIA #1	Dec-21	$59,750	Full
2799927[1]	NIA #2/MIA	Dec-21	$48,380	Full
2815910[1]	NIA #3	Dec-21	$9,650	Full
2830243[1]	NIA #4	Dec-21	$20,650	Full
2840818[1]	NIA #5	Dec-21	$18,050	Full
2765109	NIA #1	Dec-21	$16,100	Full
2765128	NIA #1	Jan-22	$16,100	Full
2830161	NIA #4	Jan-22	$17,080	Full
Total			**$268,551**	

1 – Parcel represents the HOA owned lot for the respective neighborhood improvement area.

APPENDIX C
NIA #1 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix C
NIA #1 Assessment Roll Summary 2024-25

Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
2765005	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765006	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765007	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765008	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765009	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765010	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765011	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765012	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765013	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765014	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765015	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765016	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765017	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765018	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765019	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765020	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765021	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765022	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765023	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765024	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765025	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765026	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765027	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765028	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765029	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765030	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765031	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765032	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765033	50	$7,522	0.14%	$199.57	$355.90	$49.35	$37.61	$642.43
2889220	50	$7,522	0.14%	$199.57	$355.90	$49.35	$37.61	$642.43
2765034	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765035	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765036	50	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	$0.00
2765037	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765038	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765039	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765040	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765041	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765042	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765043	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765044	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765045	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765046	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765047	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765048	50	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	$0.00
2765049	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765050	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765051	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765052	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765053	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765054	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765055	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765056	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765057	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765058	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765059	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765060	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765061	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765062	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765063	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765064	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765065	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765066	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765067	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765068	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765069	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765070	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765071	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765072	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765073	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85

Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
2765074	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765075	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765076	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765077	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765078	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765079	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765080	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765081	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765082	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765083	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765084	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765085	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765086	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765087	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765088	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765089	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765090	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765091	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765092	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765093	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765094	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765095	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765096	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765097	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765098	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765099	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765100	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765101	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765102	50	$7,522	0.14%	$199.57	$355.90	$49.35	$37.61	$642.43
2902228	50	$7,522	0.14%	$199.57	$355.90	$49.35	$37.61	$642.43
2765103	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765104	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765105	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765106	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765107	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765108	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765109	50	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	$0.00
2765110	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765111	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765112	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765113	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765114	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765115	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765116	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765117	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765118	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765119	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765120	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765121	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765122	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765123	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765124	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765125	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765126	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765127	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765128	50	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	$0.00
2765129	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765130	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765131	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765132	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765133	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765134	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765135	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765136	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765137	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765138	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765139	50	$7,522	0.14%	$199.57	$355.90	$49.35	$37.61	$642.43
2902812	50	$7,522	0.14%	$199.57	$355.90	$49.35	$37.61	$642.43
2765140	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765141	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765142	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765143	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765144	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85

Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
2765145	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765146	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765147	50	$7,522	0.14%	$199.57	$355.90	$49.35	$37.61	$642.43
2817739	50	$7,522	0.14%	$199.57	$355.90	$49.35	$37.61	$642.43
2765148	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765149	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765150	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765151	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765152	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765153	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765154	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765155	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765156	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765157	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765158	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765159	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765160	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765161	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765162	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765163	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765164	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765165	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765166	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765167	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765168	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765169	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765170	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765171	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765172	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765173	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765174	70	$22,456	0.41%	$595.78	$1,062.49	$147.31	$112.28	$1,917.86
2765175	70	$22,456	0.41%	$595.78	$1,062.49	$147.31	$112.28	$1,917.86
2765176	70	$22,456	0.41%	$595.78	$1,062.49	$147.31	$112.28	$1,917.86
2765177	70	$22,456	0.41%	$595.78	$1,062.49	$147.31	$112.28	$1,917.86
2765178	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765179	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765180	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765181	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765182	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765183	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765184	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765185	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765186	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765187	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765188	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765189	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765190	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765191	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765192	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765193	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765194	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765195	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765196	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765197	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765198	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765199	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765200	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765201	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765202	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765203	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765204	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765205	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765206	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765207	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765208	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765209	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765210	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765211	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765212	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765213	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765214	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765216	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765217	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98

Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
2765218	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765219	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765220	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765221	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765222	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765223	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765224	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765225	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765227	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765228	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765229	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765230	60	$8,951	0.16%	$237.49	$423.52	$58.72	$44.76	$764.49
2836026	60	$8,951	0.16%	$237.49	$423.52	$58.72	$44.76	$764.49
2765231	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765232	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765233	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765234	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765235	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765236	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765237	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765238	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765239	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765240	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765241	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765242	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765243	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765244	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765245	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765246	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765247	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765248	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765249	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765251	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765252	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765253	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765254	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765255	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765256	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765257	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765258	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765259	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765260	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765261	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765262	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765263	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765264	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765265	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765266	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765267	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765268	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765269	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765270	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765271	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765272	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765274	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765275	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765276	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765277	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765278	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765279	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765280	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765281	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765282	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765283	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765284	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765285	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765286	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765287	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765288	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765289	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765290	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765291	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765292	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98

Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
2765293	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765294	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765295	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765296	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765297	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765298	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765299	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765300	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765301	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765302	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765303	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765304	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765305	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765306	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765307	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765308	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765309	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765310	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765312	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765313	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765314	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765315	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765316	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765317	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765318	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765319	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765320	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765321	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765322	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765323	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765324	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765325	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765326	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765327	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765328	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765329	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765330	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765331	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765332	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765333	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765334	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765335	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765336	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765337	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765338	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765339	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765340	50	$15,044	0.28%	$399.14	$711.80	$98.69	$75.22	$1,284.85
2765341	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765342	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765343	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765344	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765345	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765346	60	$17,903	0.33%	$474.98	$847.05	$117.44	$89.51	$1,528.98
2765348	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765349	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765350	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765351	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765352	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765353	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765354	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765355	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765356	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765357	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765358	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765359	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765360	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765361	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765362	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765363	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765364	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765365	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765366	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765367	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765368	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00

Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
2765369	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765370	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765371	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765372	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765373	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765374	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765375	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765380	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765381	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765382	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2765383	HOA	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	$0.00
Total		**$5,465,227**	**100.00%**	**$145,000.00**	**$258,584.41**	**$35,852.78**	**$27,326.13**	**$466,763.32**

APPENDIX D
MIA ASSESSMENT ROLL SUMMARY – 2024-25

Appendix D
MIA Assessment Roll Summary 2024-25

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
2868621			14.54%	$405,479	$10,907.58	$20,153.91	$5,214.23	$2,027.39	$38,303.11
2848008			2.95%	$82,233	$2,212.10	$4,087.29	$1,057.47	$411.16	$7,768.02
2802386			4.32%	$120,454	$3,240.26	$5,987.02	$1,548.96	$602.27	$11,378.51
2799927		HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	Prepaid
2799752	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799753	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799754	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799755	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799756	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799757	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799758	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799759	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799760		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2799761	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799762	1	50'	0.00%	$0	$0.00	$0.00	$0.00	$0.00	Prepaid
2799763	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799764	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799765	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799766	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799767	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799768	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799769	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799770	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799771	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799772	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799773	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799774	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799775	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799776	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799777	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799778	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799779	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799780	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799781	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799782	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799783	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799784	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799785	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799786	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799787	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799788	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799789	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799790	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799791	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799792	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799793	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799794	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799795	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799796	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799797	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799798	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799799	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799800	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799801	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799802	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799803	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799804	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799805	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799806	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799807	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799808	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799809	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799810	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799811	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799812	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799813	1	50'	0.00%	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2799814	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799815	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799816	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799817	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799818	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799819	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799820	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799821	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799822	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799823	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799824	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799825	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799826	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799827	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799828	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
2799829	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799830	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799831	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799832	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799833	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799834	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799835	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799836	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799837	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799838	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799839	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799840	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799841	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799842	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799843	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799844	1	50'	0.00%	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2799845	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799846	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799847	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799848	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799849	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799850	1	50'	0.00%	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2799851	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799852	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799853	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799854	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799855	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799856	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799857	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799858	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799859	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799860	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799861	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799862	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799863	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799864	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799865	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799866	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799867	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799868	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799869	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799870	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799871	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799872	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799873	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799874	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799875	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799876	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799877	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799878	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799879	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799880	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799881	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799882	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799883	1	50'	0.07%	$2,071	$55.70	$102.92	$26.63	$10.35	$195.60
2846010		50'	0.07%	$2,071	$55.70	$102.92	$26.63	$10.35	$195.60
2799884	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799885	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799886	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799887	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799888	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799889	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799890	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799891	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799892	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799893	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799894	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799895	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799896	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799897	1	50'	0.00%	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2799898	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799899	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799900	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799901	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799902	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799903	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799904	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799905	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799906	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799907	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799908	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799909	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799910	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799911	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799912	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
2799913	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799914	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799915	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799916	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799917	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799918	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799919	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799920	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799921	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799922	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799923	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799924	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799925	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799926	1	50'	0.15%	$4,141	$111.40	$205.84	$53.26	$20.71	$391.21
2799928		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2799929		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2799930		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2799931		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2799932		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2799933		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2799934		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2799935		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2799936		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2799937		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2815852	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815853	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815854	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815855	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815856	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815857	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815858	1	70'	0.22%	$6,012	$161.73	$298.82	$77.31	$30.06	$567.92
2815864	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815866	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815867	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815868	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815869	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815870	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815875	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815876	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815877	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815885	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815886	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815887	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815894	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815895	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815896	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815897	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815898	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815899	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815900	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815904	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815905	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815906	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815910		HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2815911		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2815874	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815849	1	70'	0.22%	$6,012	$161.73	$298.82	$77.31	$30.06	$567.92
2815850	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815851	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815859	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815860	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815861	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815862	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815863	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815871	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815872	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815873	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815878	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815879	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815880	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815881	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815882	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815883	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815884	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815888	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815889	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815890	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815891	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815892	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815893	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815901	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815902	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815903	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815907	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2815908	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
2815909	1	60'	0.21%	$5,791	$155.78	$287.83	$74.47	$28.95	$547.03
2830081	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830082	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830083	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830084	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830085	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830086	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830087	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830088	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830089	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830090	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830091	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830092	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830093	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830094	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830095	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830096	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830097	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830098	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830099	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830100	1	50'	0.07%	$1,943	$52.28	$96.60	$24.99	$9.72	$183.59
2909308		50'	0.07%	$1,943	$52.28	$96.60	$24.99	$9.72	$183.59
2830101	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830102	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830103	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830104		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2830105	1	70'	0.19%	$5,222	$140.48	$259.56	$67.15	$26.11	$493.30
2830109	1	70'	0.19%	$5,222	$140.48	$259.56	$67.15	$26.11	$493.30
2830110	1	70'	0.19%	$5,222	$140.48	$259.56	$67.15	$26.11	$493.30
2830111	1	70'	0.19%	$5,222	$140.48	$259.56	$67.15	$26.11	$493.30
2830112	1	70'	0.19%	$5,222	$140.48	$259.56	$67.15	$26.11	$493.30
2830113	1	70'	0.19%	$5,222	$140.48	$259.56	$67.15	$26.11	$493.30
2830114	1	70'	0.19%	$5,222	$140.48	$259.56	$67.15	$26.11	$493.30
2830115	1	70'	0.19%	$5,222	$140.48	$259.56	$67.15	$26.11	$493.30
2830116	1	70'	0.19%	$5,222	$140.48	$259.56	$67.15	$26.11	$493.30
2830117	1	60'	0.17%	$4,629	$124.51	$230.06	$59.52	$23.14	$437.24
2830118	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830119	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830120	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830121	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830122	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830123	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830124	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830125	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830126	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830127	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830128	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830129	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830130	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830131	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830132	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830133	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830134	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830135	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830136	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830137	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830138	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830139	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830140	1	60'	0.17%	$4,629	$124.51	$230.06	$59.52	$23.14	$437.24
2830141	1	70'	0.19%	$5,222	$140.48	$259.56	$67.15	$26.11	$493.30
2830142	1	70'	0.19%	$5,222	$140.48	$259.56	$67.15	$26.11	$493.30
2830144	1	60'	0.17%	$4,629	$124.51	$230.06	$59.52	$23.14	$437.24
2830145	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830146	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830147	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830148	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830149	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830150	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830151	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830152	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830153	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830154	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830155	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830156	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830157	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830158		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2830159	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830160	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830161	1	50'	0.00%	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2830162	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830163	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830164	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830165	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830166	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830167	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
2830168	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830169	1	60'	0.17%	$4,629	$124.51	$230.06	$59.52	$23.14	$437.24
2830170	1	70'	0.19%	$5,222	$140.48	$259.56	$67.15	$26.11	$493.30
2830172	1	70'	0.19%	$5,222	$140.48	$259.56	$67.15	$26.11	$493.30
2830173	1	60'	0.17%	$4,629	$124.51	$230.06	$59.52	$23.14	$437.24
2830174	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830175	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830176	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830177	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830178	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830179	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830180	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830181	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830182	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830183	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830184	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830185	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830186	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830187	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830188	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830189	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830190	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830191	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830192	1	60'	0.17%	$4,629	$124.51	$230.06	$59.52	$23.14	$437.24
2830193	1	70'	0.19%	$5,222	$140.48	$259.56	$67.15	$26.11	$493.30
2830194	1	70'	0.19%	$5,222	$140.48	$259.56	$67.15	$26.11	$493.30
2830195	1	60'	0.17%	$4,629	$124.51	$230.06	$59.52	$23.14	$437.24
2830196	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830197	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830198	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830199	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830200	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830201	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830202	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830203	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830204		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2830205	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830206	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830207	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830208	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830209	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830210	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830211	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830212	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830213	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830214	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830215	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830216	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830217	1	50'	0.07%	$1,943	$52.28	$96.60	$24.99	$9.72	$183.59
2858160		50'	0.07%	$1,943	$52.28	$96.60	$24.99	$9.72	$183.59
2830218	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830219	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830220	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830221	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830222		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2830224	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830225	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830226	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830227	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830228	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830229	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830230	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830231	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830232	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830233	1	50'	0.14%	$3,887	$104.56	$193.20	$49.98	$19.43	$367.17
2830234	1	60'	0.17%	$4,629	$124.51	$230.06	$59.52	$23.14	$437.24
2830235	1	60'	0.17%	$4,629	$124.51	$230.06	$59.52	$23.14	$437.24
2830236	1	60'	0.17%	$4,629	$124.51	$230.06	$59.52	$23.14	$437.24
2830237	1	60'	0.17%	$4,629	$124.51	$230.06	$59.52	$23.14	$437.24
2830238	1	60'	0.17%	$4,629	$124.51	$230.06	$59.52	$23.14	$437.24
2830239	1	60'	0.17%	$4,629	$124.51	$230.06	$59.52	$23.14	$437.24
2830240	1	60'	0.17%	$4,629	$124.51	$230.06	$59.52	$23.14	$437.24
2830241	1	60'	0.17%	$4,629	$124.51	$230.06	$59.52	$23.14	$437.24
2830242	1	60'	0.17%	$4,629	$124.51	$230.06	$59.52	$23.14	$437.24
2830243		HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2840705	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840706	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840707	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840708	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840709	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840710	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840711	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840712	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840713	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840714	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
2840715	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840716	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840717	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840718	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840719	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840720		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2840721	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840722	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840723	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840724	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840725	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840726	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840727	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840728	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840729	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840730	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840731	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840732	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840733	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840734	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840735	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840736	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840737	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840738	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840739	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840740	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840741	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840742	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840743	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840744	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840745	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840746	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840747	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840748	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840749	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840750	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840751	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840752	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840753	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840754		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2840755	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840756	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840757	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840758	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840759	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840760	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840761	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840762	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840763	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840764		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2840765	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840766	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840767	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840768	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840769	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840770	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840771	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840772	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840773	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840774	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840775	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840776	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840777	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840778	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840779	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840780	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840781	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840782	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840783	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840784	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840785	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840786	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840787	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840788	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840789	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840790	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840791	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840792	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840793	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840794	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840795	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840796	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840797	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840798	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840799	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
2840800	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840801	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840802	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840803	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840804	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840805	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840806	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840807	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840808	1	50'	0.15%	$4,162	$111.95	$206.85	$53.52	$20.81	$393.13
2840809	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840810	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840811	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840812	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840813	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840814	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840815	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840816	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840817	1	60'	0.19%	$5,318	$143.05	$264.31	$68.38	$26.59	$502.34
2840818	0	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**496**		**100.00%**	**$2,788,052**	**$75,000.00**	**$138,577.27**	**$35,852.78**	**$13,940.26**	**$263,370.31**

APPENDIX E
NIA #2 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix E
NIA #2 Assessment Roll Summary 2024-25

Parcel	Estimated Units	Lot Size	Outstanding NIA #2 Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
2799752	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799753	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799754	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799755	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799756	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799757	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799758	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799759	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799760	0	Common Area	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2799761	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799762	1	50'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2799763	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799764	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799765	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799766	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799767	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799768	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799769	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799770	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799771	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799772	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799773	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799774	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799775	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799776	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799777	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799778	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799779	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799780	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799781	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799782	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799783	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799784	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799785	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799786	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799787	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799788	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799789	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799790	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799791	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799792	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799793	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799794	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799795	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799796	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799797	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799798	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799799	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799800	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799801	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799802	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799803	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799804	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799805	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799806	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799807	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799808	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799809	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799810	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799811	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799812	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799813	1	50'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2799814	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799815	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799816	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799817	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799818	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799819	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799820	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799821	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799822	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84

Parcel	Estimated Units	Lot Size	Outstanding NIA #2 Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
2799823	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799824	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799825	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799826	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799827	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799828	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799829	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799830	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799831	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799832	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799833	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799834	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799835	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799836	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799837	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799838	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799839	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799840	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799841	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799842	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799843	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799844	1	50'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2799845	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799846	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799847	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799848	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799849	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799850	1	50'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2799851	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799852	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799853	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799854	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799855	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799856	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799857	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799858	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799859	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799860	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799861	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799862	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799863	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799864	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799865	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799866	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799867	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799868	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799869	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799870	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799871	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799872	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799873	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799874	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799875	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799876	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799877	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799878	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799879	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799880	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799881	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799882	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799883	1	50'	$4,822	$118.34	$163.90	$80.06	$24.11	$386.42
2846010		50'	$4,822	$118.34	$163.90	$80.06	$24.11	$386.42
2799884	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799885	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799886	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799887	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799888	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799889	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799890	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799891	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799892	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799893	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799894	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799895	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84

Parcel	Estimated Units	Lot Size	Outstanding NIA #2 Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
2799896	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799897	1	50'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2799898	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799899	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799900	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799901	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799902	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799903	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799904	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799905	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799906	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799907	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799908	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799909	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799910	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799911	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799912	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799913	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799914	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799915	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799916	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799917	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799918	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799919	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799920	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799921	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799922	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799923	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799924	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799925	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799926	1	50'	$9,644	$236.69	$327.81	$160.12	$48.22	$772.84
2799927		HOA	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2799928		Common Area	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2799929		Common Area	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2799930		Common Area	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2799931		Common Area	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2799932		Common Area	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2799933		Common Area	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2799934		Common Area	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2799935		Common Area	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2799936		Common Area	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2799937		Common Area	$0	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**174**		**$1,629,912**	**$40,000.00**	**$55,399.13**	**$27,060.80**	**$8,149.56**	**$130,609.50**

APPENDIX F
NIA #3 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix F
NIA #3 Assessment Roll Summary 2024-25

Parcel	Estimated Units	Lot Size	Outstanding NIA #3 Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
2815852	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815853	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815854	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815855	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815856	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815857	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815858	1	70'	$15,473	$345.62	$554.76	$307.81	$77.36	$1,285.56
2815864	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815866	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815867	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815868	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815869	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815870	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815875	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815876	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815877	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815885	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815886	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815887	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815894	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815895	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815896	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815897	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815898	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815899	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815900	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815904	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815905	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815906	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815910		HOA	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2815911		Common Area	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2815874	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815849	1	70'	$15,473	$345.62	$554.76	$307.81	$77.36	$1,285.56
2815850	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815851	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815859	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815860	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815861	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815862	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815863	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815871	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815872	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815873	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815878	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815879	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815880	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815881	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815882	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815883	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815884	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815888	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815889	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815890	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815891	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815892	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815893	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815901	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815902	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815903	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815907	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815908	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
2815909	1	60'	$14,904	$332.91	$534.35	$296.49	$74.52	$1,238.27
Total	**60**		**$895,350**	**$20,000.00**	**$32,101.93**	**$17,812.08**	**$4,476.75**	**$74,390.76**

APPENDIX G
NIA #4 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix G

NIA #4 Assessment Roll Summary 2024-25

Parcel	Estimated Units	Lot Size	Outstanding NIA #4 Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
2830081	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830082	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830083	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830084	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830085	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830086	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830087	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830088	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830089	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830090	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830091	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830092	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830093	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830094	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830095	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830096	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830097	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830098	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830099	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830100	1	50'	$5,932	$141.33	$212.69	$64.48	$29.66	$448.15
2909308		50'	$5,932	$141.33	$212.69	$64.48	$29.66	$448.15
2830101	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830102	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830103	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830104		Common Area	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2830105	1	70'	$15,939	$379.75	$571.50	$173.25	$79.70	$1,204.19
2830109	1	70'	$15,939	$379.75	$571.50	$173.25	$79.70	$1,204.19
2830110	1	70'	$15,939	$379.75	$571.50	$173.25	$79.70	$1,204.19
2830111	1	70'	$15,939	$379.75	$571.50	$173.25	$79.70	$1,204.19
2830112	1	70'	$15,939	$379.75	$571.50	$173.25	$79.70	$1,204.19
2830113	1	70'	$15,939	$379.75	$571.50	$173.25	$79.70	$1,204.19
2830114	1	70'	$15,939	$379.75	$571.50	$173.25	$79.70	$1,204.19
2830115	1	70'	$15,939	$379.75	$571.50	$173.25	$79.70	$1,204.19
2830116	1	70'	$15,939	$379.75	$571.50	$173.25	$79.70	$1,204.19
2830117	1	60'	$14,128	$336.59	$506.55	$153.56	$70.64	$1,067.35
2830118	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830119	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830120	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830121	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830122	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830123	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830124	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830125	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830126	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830127	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830128	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830129	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830130	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830131	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830132	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830133	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830134	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830135	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830136	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830137	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830138	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830139	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830140	1	60'	$14,128	$336.59	$506.55	$153.56	$70.64	$1,067.35
2830141	1	70'	$15,939	$379.75	$571.50	$173.25	$79.70	$1,204.19
2830142	1	70'	$15,939	$379.75	$571.50	$173.25	$79.70	$1,204.19
2830144	1	60'	$14,128	$336.59	$506.55	$153.56	$70.64	$1,067.35
2830145	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830146	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830147	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830148	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830149	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830150	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830151	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830152	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830153	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830154	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830155	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30

Parcel	Estimated Units	Lot Size	Outstanding NIA #4 Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
2830156	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830157	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830158		Common Area	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2830159	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830160	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830161	1	50'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2830162	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830163	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830164	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830165	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830166	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830167	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830168	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830169	1	60'	$14,128	$336.59	$506.55	$153.56	$70.64	$1,067.35
2830170	1	70'	$15,939	$379.75	$571.50	$173.25	$79.70	$1,204.19
2830172	1	70'	$15,939	$379.75	$571.50	$173.25	$79.70	$1,204.19
2830173	1	60'	$14,128	$336.59	$506.55	$153.56	$70.64	$1,067.35
2830174	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830175	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830176	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830177	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830178	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830179	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830180	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830181	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830182	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830183	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830184	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830185	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830186	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830187	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830188	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830189	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830190	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830191	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830192	1	60'	$14,128	$336.59	$506.55	$153.56	$70.64	$1,067.35
2830193	1	70'	$15,939	$379.75	$571.50	$173.25	$79.70	$1,204.19
2830194	1	70'	$15,939	$379.75	$571.50	$173.25	$79.70	$1,204.19
2830195	1	60'	$14,128	$336.59	$506.55	$153.56	$70.64	$1,067.35
2830196	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830197	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830198	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830199	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830200	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830201	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830202	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830203	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830204		Common Area	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2830205	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830206	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830207	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830208	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830209	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830210	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830211	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830212	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830213	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830214	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830215	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830216	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830217	1	50'	$5,932	$141.33	$212.69	$64.48	$29.66	$448.15
2858160		50'	$5,932	$141.33	$212.69	$64.48	$29.66	$448.15
2830218	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830219	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830220	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830221	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830222		Common Area	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2830224	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830225	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830226	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830227	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830228	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830229	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830230	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830231	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30

Parcel	Estimated Units	Lot Size	Outstanding NIA #4 Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
2830232	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830233	1	50'	$11,864	$282.65	$425.37	$128.95	$59.32	$896.30
2830234	1	60'	$14,128	$336.59	$506.55	$153.56	$70.64	$1,067.35
2830235	1	60'	$14,128	$336.59	$506.55	$153.56	$70.64	$1,067.35
2830236	1	60'	$14,128	$336.59	$506.55	$153.56	$70.64	$1,067.35
2830237	1	60'	$14,128	$336.59	$506.55	$153.56	$70.64	$1,067.35
2830238	1	60'	$14,128	$336.59	$506.55	$153.56	$70.64	$1,067.35
2830239	1	60'	$14,128	$336.59	$506.55	$153.56	$70.64	$1,067.35
2830240	1	60'	$14,128	$336.59	$506.55	$153.56	$70.64	$1,067.35
2830241	1	60'	$14,128	$336.59	$506.55	$153.56	$70.64	$1,067.35
2830242	1	60'	$14,128	$336.59	$506.55	$153.56	$70.64	$1,067.35
2830243		HOA	$0	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**152**		**$1,888,829**	**$45,000.00**	**$67,722.16**	**$20,530.20**	**$9,444.14**	**$142,696.50**

APPENDIX H
NIA #5 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix H

NIA #5 Assessment Roll Summary 2024-25

Parcel	Estimated Units	Lot Size	Outstanding NIA #5 Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
2840705	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840706	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840707	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840708	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840709	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840710	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840711	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840712	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840713	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840714	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840715	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840716	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840717	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840718	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840719	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840720	0	Common Area	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2840721	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840722	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840723	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840724	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840725	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840726	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840727	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840728	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840729	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840730	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840731	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840732	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840733	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840734	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840735	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840736	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840737	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840738	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840739	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840740	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840741	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840742	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840743	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840744	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840745	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840746	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840747	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840748	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840749	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840750	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840751	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840752	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840753	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840754	0	Common Area	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2840755	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840756	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840757	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840758	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840759	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840760	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840761	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840762	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840763	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840764	0	Common Area	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2840765	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840766	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840767	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840768	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840769	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840770	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840771	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840772	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840773	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840774	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840775	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840776	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840777	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840778	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840779	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47

Parcel	Estimated Units	Lot Size	Outstanding NIA #5 Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2024-25 Annual Installments
2840780	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840781	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840782	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840783	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840784	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840785	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840786	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840787	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840788	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840789	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840790	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840791	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840792	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840793	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840794	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840795	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840796	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840797	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840798	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840799	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840800	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840801	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840802	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840803	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840804	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840805	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840806	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840807	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840808	1	50	$13,840	$324.32	$402.08	$215.11	$69.20	$1,010.71
2840809	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840810	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840811	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840812	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840813	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840814	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840815	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840816	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840817	1	60	$17,685	$414.41	$513.77	$274.86	$88.42	$1,291.47
2840818	0	HOA	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
Total	**110**		**$1,706,950**	**$40,000.00**	**$49,589.82**	**$26,530.20**	**$8,534.75**	**$124,654.77**

APPENDIX I
PID ASSESSMENT NOTICE

Appendix I

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE WELLS NORTH PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on February 9, 2016, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2016-12R establishing the Wells North Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Neighborhood Improvement Area #1 of the PID, pursuant to Ordinance No. 2016-20 which ordinance also approved the Wells North Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #1, dated as of March 29, 2016, (the "Service and Assessment Plan and Neighborhood Improvement Area #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Major Improvement Area of the PID, pursuant to Ordinance No. 2016-19 which ordinance also approved the Wells North Public Improvement District Service and Assessment Plan and Assessment Roll related to the Major Improvement Area, dated as of March 29, 2016 (the "Service and Assessment Plan and Major Improvement Area Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #2 of the PID, pursuant to Ordinance No. 2019-12 which ordinance also approved the Wells North Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #2, dated as of April 9, 2019 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #2 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #3 of the PID, pursuant to Ordinance No. 2020-32 which ordinance also approved the Wells North Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #3, dated as of May 12, 2020 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #3 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #4 of the PID, pursuant to Ordinance No. 2020-93 which ordinance also approved the Wells North Public Improvement District Service and Assessment

Plan and Assessment Roll related to Neighborhood Improvement Area #4, dated as of October 13, 2020 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #4 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #5 of the PID, pursuant to Ordinance No. 2021-49 which ordinance also approved the Wells North Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #5, dated as of June 8, 2021 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #5 Assessment Roll"); [and, together with the Service and Assessment Plan and Neighborhood Improvement Area #1, Major Improvement Area, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, and Neighborhood Improvement Area #4 Assessment Rolls, the "Updated Service and Assessment Plan and Assessment Rolls"]; and

WHEREAS, the Updated Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Neighborhood Improvement Area #1, Major Improvement Area, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, Neighborhood Improvement Area #4, and Neighborhood Improvement Area #5 Assessment Rolls (the "Assessment Rolls") attached thereto, update the Updated Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Rolls attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Wells North Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Wells South PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Wells South Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Wells South PID (a.k.a. "Lilyana") was created by the City Council pursuant to the PID Act and a resolution approved on July 14, 2015. The PID in the northeast quadrant of the intersection of Frontier Parkway (FM-1461) and Coit Road (CR-83). The PID is anticipated to contain an estimated 1,307 single family residential units, 50 town homes, and 53,143 square feet of commercial space on approximately 400.524 acres in seven phases. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. SAP Update Presentation
2. Wells South - Annual Service Plan Update - 2024-25

3. Wells South PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

WELLS SOUTH
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 - 8/31/25)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

WELLS SOUTH
PUBLIC IMPROVEMENT DISTRICT
ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 – 8/31/25)

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APPENDIX K - PID ASSESSMENT NOTICE

I. INTRODUCTION

Wells South Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on July 14, 2015 to finance certain public improvement projects for the benefit of the property in the PID. The City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Neighborhood Improvement Area #1 (NIA #1) Project) (the "NIA #1 Bonds") in the aggregate principal amount of $5,790,000, The City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Major Improvement Area (MIA) Project) (the "MIA Bonds") in the aggregate principal amount of $8,040,000, were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. In addition, the prorated share of the City Contributed Major Improvements in the total amount of $2,075,000 is secured by Special Assessments. The City and the Developer entered into a reimbursement agreement in the aggregate amount of $2,215,000 to finance, refinance, provide, or otherwise assist in the acquisition, construction, and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #2A of the PID (the NIA #2A Reimbursement Agreement").

On September 8, 2020, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2020 (Wells South Public Improvement District Neighborhood Improvement Area #2-3 Project) (the "NIA #2-3 Bonds") in the aggregate principal amount of $3,195,000 to fully reimburse the Developer for the unpaid balance of the NIA #2A Reimbursement Agreement and to refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #3 of the PID.

On September 26, 2021, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2021 (Wells South Public Improvement District Neighborhood Improvement Area #4 Project) (the "NIA #4 Bonds") in the aggregate principal amount of $5,255,000 to finance, provide, or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #4 of the PID.

On September 13, 2022, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2022 (Wells South Public Improvement District Neighborhood Improvement Area #5 Project) (the "NIA #5 Bonds") in the aggregate principal amount of $6,463,000 to finance, provide, or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #5 of the PID.

On April 9, 2024, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2024 (Wells South Public Improvement District Neighborhood Improvement Areas #6-7 Project) (the "NIA #6-7 Bonds") in the aggregate principal amount of $7,680,000 to finance, provide, or otherwise assist in the acquisition, construction and maintenance

of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #6-7 of the PID.

A Service and Assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided through the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The Service and Assessment Plan was updated for NIA #6-7 on April 9, 2024, to issue the NIA #6-7 Bonds (the "Amended and Restated Service and Assessment Plan") Pursuant to Chapter 372, Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Amended and Restated Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted Assessment Rolls (the "Assessment Rolls") identifying the Special Assessments on each Parcel of Assessed Property within the PID, based on the method of Assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2024-25.

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

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

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

Capitalized terms not otherwise defined in this Annual Service Plan Update shall have the meanings assigned to them in the Amended and Restated Service and Assessment Plan.

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

NIA #1 Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on December 7, 2016, the initial total estimated costs of the NIA #1 Improvements were equal to $3,933,000 and the proportional share of the Major Improvements allocated to NIA #1 was $612,000. As shown in the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2019, the current estimated costs of the NIA #1 Authorized Improvements, including the proportional share of the Major Improvement costs, is $5,733,903.

According to the City, the NIA #1 Improvements were completed and accepted by the City in March 2017.

Table II-A on the following page summarizes the updated sources and uses of funds required to (1) construct the NIA #1 Improvements and proportional share of the Major Improvements, (2) establish the PID, and (3) issue NIA #1 Bonds. The actual costs spent to date of the NIA #1 Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2019.

(The remainder of this page is intentionally left blank)

Table II-A
Updated Sources and Uses – NIA #1

Sources of Funds	Initial Estimated Budget[1]	Actual Budget[2]	Variance[2]
Par amount	$5,790,000	$5,790,000	$0
Other funding sources	$0	$1,188,902	$1,188,902
Total Sources	**$5,790,000**	**$6,978,902**	**$1,188,902**
Uses of Funds			
NIA #1 Improvements			
Road improvements	$2,031,000	$2,741,495	$710,495
Water distribution system improvements	$521,000	$587,046	$66,046
Sanitary sewer improvements	$511,000	$444,583	($66,417)
Storm drainage improvements	$0	$557,644	$557,644
Open Space/Trail System	$132,000	$0	($132,000)
Other soft and miscellaneous costs	$738,000	$814,934	$76,934
Subtotal: NIA #1 Improvements	*$3,933,000*	*$5,145,702*	*$1,212,702*
Major Improvements			
Road improvements	$210,000	$291,826	$81,826
Water distribution system improvements	$47,000	$54,130	$7,130
Sanitary sewer improvements	$35,000	$49,695	$14,695
Storm drainage improvements	$200,000	$89,128	($110,872)
Open Space/Trail System	$18,000	$0	($18,000)
Other soft and miscellaneous costs	$102,000	$103,422	$1,422
Subtotal: Major Improvements	*$612,000*	*$588,201*	*($23,799)*
Bond Issuance Costs			
Capitalized interest	$357,247	$357,247	$0
Reserve fund	$412,100	$412,100	$0
Other costs of issuance including underwriter's discount	$475,652	$475,652	$0
Subtotal: Bond Issuance Costs	*$1,244,999*	*$1,244,999*	*$0*
Total Uses	**$5,790,000**	**$6,978,902**	**$1,188,903**

1 – According to the Service and Assessment Plan approved on December 7, 2015.
2 – According to the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2019.

NIA #1 Improvement Cost Variances

According to the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2019, overages are a result of upgraded construction specifications of certain projects. The overages are funded entirely by the Developer.

Major Improvement Area Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on December 7, 2016, the initial total estimated costs of the Major Improvements applicable to property within the Major

Improvement Area were equal to $5,715,000. As shown in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021, the current estimated costs of the Major Improvements are $6,146,368.

According to the City, the Major Improvements were completed and accepted by the City in March 2017.

Table II-B below summarizes the updated sources and uses of funds required to (1) construct the Major Improvements, (2) establish the PID, and (3) issue MIA Bonds. The actual costs spent to date of the Major Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

Table II-B
Updated Sources and Uses – MIA

Sources of Funds	Initial Estimated Budget[1]	Actual Budget[2]	Variance[2]
Par amount	$8,040,000	$8,040,000	$0
Other funding sources	$0	$431,369	$431,369
Total Sources	**$8,040,000**	**$8,471,369**	**$431,369**
Uses of Funds			
Major Improvements			
Road improvements	$2,581,000	$3,586,681	$1,005,681
Water distribution system improvements	$374,000	$430,735	$56,735
Sanitary sewer improvements	$276,000	$391,877	$115,877
Storm drainage improvements	$1,599,000	$712,575	($886,425)
Open Space/Trail System	$60,000	$188,000	$128,000
Other soft and miscellaneous costs	$825,000	$836,500	$11,500
Subtotal: Major Improvements	*$5,715,000*	*$6,146,368*	*$431,368*
Bond Issuance Costs			
Capitalized interest	$1,020,075	$1,020,075	$0
Reserve fund	$653,930	$653,930	$0
Other costs of issuance including underwriter's discount	$650,996	$650,996	$0
Subtotal: Bond Issuance Costs	*$2,325,001*	*$2,325,001*	*$0*
Total Uses	**$8,040,000**	**$8,471,369**	**$431,368**

1 – According to the Service and Assessment Plan approved on December 7, 2015.
2 – According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

Major Improvement Area Improvement Cost Variances

According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021, overages are a result of upgraded construction specifications of certain projects. The overages are funded entirely by the Developer.

NIA #2 Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on December 7, 2016 and updated for NIA #2, the initial total estimated costs of the NIA #2 Improvements were equal to $4,180,544. Furthermore, as part of the 2019 Annual SAP Update, the Assessments for NIA #2 were reallocated to 99 Lots that were subdivided from NIA #2. According to the Developer, due to a change in the development plan the Developer will no longer construct NIA #2 Improvements for the unallocated NIA #2 Assessment. As provided by the Developer for Preliminary Amended and Restated Service to updated for NIA #4 on August 10, 2021, the current Actual Costs of the NIA #2 Authorized Improvements is $3,492,146.

According to the City the NIA #2 Improvements were completed and accepted by the City in July 2018.

Table II-C below summarizes the updated sources and uses of funds required to (1) construct the NIA #2 Improvements and (2) establish the PID. The actual costs spent to date of the NIA #2 Improvements were provided by the Developer for the Amended and Restated Service and Assessment Plan.

Table II-C
Updated Sources and Uses – NIA #2

Sources of Funds	Initial Estimated Budget	Actual Budget[1]	Variance
NIA #2 share of NIA #2-3 Bonds	$945,000	$945,000	$0
Other funding sources	$2,704,490	$2,704,490	$0
Total Sources	**$3,649,490**	**$3,649,490**	**$0**
Uses of Funds			
NIA #2 Improvements			
Road improvements	$1,822,022	$1,822,022	$0
Wet Utilities	$861,273	$861,273	$0
Storm drainage improvements	$58,120	$58,120	$0
Other soft and miscellaneous costs	$750,731	$750,731	$0
Subtotal: NIA #2 Improvements	*$3,492,146*	*$3,492,146*	*$0*
Bond Issuance Costs			
Capitalized interest	*$0*	*$0*	*$0*
Reserve fund	*$69,738*	*$69,738*	*$0*
Other costs of issuance including underwriter's discount	*$87,606*	*$87,606*	*$0*
Subtotal: Bond Issuance Costs	*$157,344*	*$157,344*	*$0*
Total Uses	**$3,649,490**	**$3,649,490**	**$0**

1 – According to the Amended and Restated Service and Assessment Plan approved on September 8, 2020.

NIA #2 Cost Variances

As stated in Table II-C on the previous page there was no increase in actual costs for NIA #2.

NIA #3 Improvements Sources and Uses

Pursuant to the Amended and Restated Service and Assessment Plan adopted on September 8, 2020 and updated for NIA #3, the initial total estimated costs of the NIA #3 Improvements were equal to $3,935,759. As shown in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021, the current estimated costs of the NIA #3 Authorized Improvements is $3,509,942.

The NIA #3 Improvements were completed and accepted by the City in November 2020.

Table II-D below summarizes the updated sources and uses of funds required to (1) construct the NIA #3 Improvements and (2) establish the PID. The actual costs spent to date of the NIA #3 Improvements were provided by the Developer on June 23, 2021.

Table II-D
Updated Sources and Uses – NIA #3

Sources of Funds	Initial Estimated Budget	Actual Budget[1]	Variance
NIA #3 share of NIA #2-3 Bonds	$2,275,000	$2,275,000	$0
Other funding sources	$2,154,658	$1,234,942	($919,716)
Total Sources	**$4,429,658**	**$3,509,942**	**($425,817)**
Uses of Funds			
NIA #3 Improvements			
Road improvements	$1,409,003	$1,409,003	$0
Wet Utilities	$1,742,063	$1,651,648	($90,415)
Storm drainage improvements	$84,770	$107,163	$22,393
Other soft and miscellaneous costs	$699,923	$342,127	($357,796)
Subtotal: NIA #3 Improvements	*$3,935,759*	*$3,509,941*	*($425,818)*
Bond Issuance Costs			
Capitalized interest	$79,814	$0	($79,814)
Reserve fund	$172,451	$69,738	($102,713)
Other costs of issuance including underwriter's discount	$241,634	$87,606	($154,028)
Subtotal: Bond Issuance Costs	*$493,899*	*$157,344*	*($336,555)*
Total Uses	**$4,429,658**	**$3,509,942**	**($425,817)**

1 – According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021 and information provided by Developer on June 23, 2021.

NIA #3 Cost Variances

As stated in Table II-D above there was no increase in actual costs for NIA #3 as currently submitted by the Developer. Revisions to the actual costs will be reflected in future updates to the Amended and Restated Service and Assessment Plan.

NIA #4 Improvements Sources and Uses

Pursuant to the Amended and Restated Service and Assessment Plan adopted on September 28, 2021 and updated for NIA #4, the initial total estimated costs of the NIA #4 Improvements were equal to $6,737,741. As shown in Requisition #3 approved by the City on June 21, 2022, the actual costs of the NIA #4 Improvements spent to date are $5,514,074.

According to the City the NIA #4 Improvements were completed and accepted by the City in March 2022.

Table II-E on the following page summarizes the updated sources and uses of funds required to (1) construct the NIA #4 Improvements and (2) establish the PID.

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Table II-E
Updated Sources and Uses – NIA #4

Sources of Funds	Initial Estimated Budget[1]	Actual Costs Spent to Date[2]	Variance
NIA #4 Bonds	$5,255,000	$5,255,000	$0
Bond premium	$99,439	$99,439	$0
Other funding sources	$2,430,965	$1,207,298	($1,223,667)
	$7,785,404	**$6,561,737**	**($1,223,667)**
Uses of Funds			
NIA #4 Improvements			
Road improvements	$2,046,664	$1,736,907	($309,757)
Water Improvements	$945,538	$948,563	$3,025
Wastewater Improvements	$834,416	$834,416	$0
Storm drainage improvements	$1,317,644	$1,051,591	($266,053)
Other soft and miscellaneous costs	$1,593,479	$942,596	($650,883)
Subtotal: NIA #4 Improvements	*$6,737,741*	*$5,514,074*	*($1,223,667)*
Bond Issuance Costs			
Capitalized interest	$166,580	$166,580	$0
Reserve fund	$393,728	$393,728	$0
Other costs of issuance including underwriter's discount	$487,355	$487,355	$0
Subtotal: Bond Issuance Costs	*$1,047,663*	*$1,047,663*	*$0*
Total Uses	**$7,785,404**	**$6,561,737**	**($1,223,667)**

1 – According to the Amended and Restated Service and Assessment Plan approved on September 13, 2022.
2 – According to Requisition #3 approved by the City on June 21, 2022.

NIA #4 Cost Variances

As stated in Table II-E above, there was decrease in actual costs for NIA #4 as submitted by the Developer. Revisions to the actual costs will be reflected in future updates to the Amended and Restated Service and Assessment Plan.

NIA #5 Improvements Sources and Uses

Pursuant to the Amended and Restated Service and Assessment Plan adopted on September 13, 2022 as updated for NIA #5, the initial total estimated costs of the NIA #5 Improvements were equal to $5,221,933. As shown in Requisition #2 approved by the City on March 15, 2023, the actual costs of the NIA #5 Improvements spent to date are $5,010,453.

According to the City, the NIA #5 Improvements were completed and accepted by the City in October 2022.

Table II-F on the following page summarizes the updated sources and uses of funds required to (1) construct the NIA #5 Improvements and (2) establish the PID.

Table II-F
Updated Sources and Uses – NIA #5

Sources of Funds	Initial Estimated Budget[1]	Actual Costs Spent to Date	Variance
NIA #5 Bonds	$6,463,000	$6,463,000	$0
Developer contribution	$264,440	$52,960	($211,480)
	$6,727,440	**$6,515,960**	**($211,480)**
Uses of Funds			
NIA #5 Improvements			
Road improvements	$2,096,917	$2,344,032	$247,115
Water Improvements	$809,025	$819,434	$10,409
Wastewater Improvements	$651,374	$642,607	($8,767)
Storm drainage improvements	$438,238	$455,772	$17,534
Other soft and miscellaneous costs	$1,226,379	$748,608	($477,771)
Subtotal: NIA #5 Improvements	*$5,221,933*	*$5,010,453*	*($211,480)*
Bond Issuance Costs			
Capitalized interest	$320,611	$320,611	$0
Reserve fund	$590,523	$590,523	$0
Administrative expense	$40,000	$40,000	$0
Other costs of issuance including underwriter's discount	$554,373	$554,373	$0
Subtotal: Bond Issuance Costs	*$1,505,507*	*$1,505,507*	*$0*
Total Uses	**$6,727,440**	**$6,515,960**	**($211,480)**

1 – According to the Amended and Restated Service and Assessment Plan approved on September 13, 2022.
2 – According to Requisition #4 approved by the City on May 14, 2024.

NIA #5 Cost Variances

As stated in Table II-F above, there was no increase in actual costs for NIA #5 as currently submitted by the Developer. Revisions to the actual costs will be reflected in future updates to the Amended and Restated Service and Assessment Plan.

NIA #6 Improvements Sources and Uses

Pursuant to the Amended and Restated Service and Assessment Plan adopted on April 9, 2024 as updated for NIA #6, the initial total estimated costs of the NIA #6 Improvements were equal to $2,960,529. As shown in Requisition #1 approved by the City on May 20, 2024, the actual costs of the NIA #6 Improvements spent to date are $2,180,000.

According to the City, the NIA #6 Improvements were completed and accepted by the City in September 2023.

Table II-G below summarizes the updated sources and uses of funds required to (1) construct the NIA #6 Improvements and (2) establish the PID.

Table II-G
Updated Sources and Uses – NIA #6

Sources of Funds	Initial Estimated Budget[1]	Budget Revisions[2]	Updated Budget	Actual Costs Spent to Date[2]	Remaining to be Funded
NIA #6 Bonds	$2,785,000	$0	$2,785,000	$2,785,000	$0
Original Issue Discount	($8,806)	$0	($8,806)	($8,806)	$0
Developer contribution	$820,529	$0	$820,529	$40,000	$780,529
	$3,596,723	**$0**	**$3,596,723**	**$2,816,194**	**$780,529**
Uses of Funds					
NIA #6 Improvements					
Road improvements	$847,220	$554,531	$1,401,751	$1,343,594	$58,157
Water Improvements	$492,443	$20,085	$512,528	$512,528	$0
Wastewater Improvements	$303,329	$0	$303,329	$292,683	$10,646
Storm drainage improvements	$785,141	($413,664)	$371,477	$31,194	$340,283
Other soft and miscellaneous costs	$532,396	($160,952)	$371,444	$0	$371,444
Subtotal: NIA #6 Improvements	*$2,960,529*	*$0*	*$2,960,529*	*$2,180,000*	*$780,529*
Bond Issuance Costs					
Capitalized interest	$48,949	$0	$48,949	$48,949	$0
Reserve fund	$263,508	$0	$263,508	$263,508	$0
Administrative expense	$40,000	$0	$40,000	$40,000	$0
Other costs of issuance including underwriter's discount	$283,737	$0	$283,737	$283,737	$0
Subtotal: Bond Issuance Costs	*$636,194*	*$0*	*$636,194*	*$636,194*	*$0*
Total Uses	**$3,596,723**	**$0**	**$3,596,723**	**$2,816,194**	**$780,529**

1 – According to the Amended and Restated Service and Assessment Plan approved on April 9, 2024.
2 – According to Requisition #1 approved by the City on May 20, 2024.

NIA #6 Cost Variances

As stated in Table II-G above there was no increase in actual costs for NIA #6 as currently submitted by the Developer. Revisions to the actual costs will be reflected in future updates to the Amended and Restated Service and Assessment Plan.

NIA #7 Improvements Sources and Uses

Pursuant to the Amended and Restated Service and Assessment Plan adopted on April 9, 2024 as updated for NIA #7, the initial total estimated costs of the NIA #7 Improvements were equal to $5,188,605. As shown in Requisition #1 approved by the City on June 4, 2024, the actual costs of the NIA #7 Improvements spent to date are $4,418,299.

According to the City, the NIA #7 Improvements were completed April 2024 and pending city acceptance.

Table II-H below summarizes the updated sources and uses of funds required to (1) construct the NIA #7 Improvements and (2) establish the PID.

Table II-H
Updated Sources and Uses – NIA #7

Sources of Funds	Initial Estimated Budget[1]	Budget Revisions[2]	Updated Budget	Actual Costs Spent to Date[2]	Remaining to be Funded
NIA #7 Bonds	$4,895,000	$0	$4,895,000	$4,895,000	$0
Original Issue Discount	($15,011)	$0	($15,011)	($15,011)	$0
Developer contribution	$1,386,605	$0	$1,386,605	$616,299	$770,306
	$6,266,594	**$0**	**$6,266,594**	**$5,496,288**	**$770,306**
Uses of Funds					
NIA #7 Improvements					
Road improvements	$1,766,051	$26,001	$1,792,052	$1,416,549	$375,503
Water Improvements	$1,131,127	$11,446	$1,142,573	$1,024,468	$118,105
Wastewater Improvements	$838,263	$26,295	$864,558	$778,102	$86,456
Storm drainage improvements	$581,947	$38,583	$620,530	$523,668	$96,862
Other soft and miscellaneous costs	$871,217	($102,325)	$768,892	$675,511	$93,381
Subtotal: NIA #7 Improvements	*$5,188,605*	*$0*	*$5,188,605*	*$4,418,299*	*$770,306*
Bond Issuance Costs					
Capitalized interest	$85,790	$0	$85,790	$85,790	$0
Reserve fund	$463,150	$0	$463,150	$463,150	$0
Administrative expense	$68,000	$0	$68,000	$68,000	$0
Other costs of issuance including underwriter's discount	$461,049	$0	$461,049	$461,049	$0
Subtotal: Bond Issuance Costs	*$1,077,989*	*$0*	*$1,077,989*	*$1,077,989*	*$0*
Total Uses	**$6,266,594**	**$0**	**$6,266,594**	**$5,496,288**	**$770,306**

1 – According to the Amended and Restated Service and Assessment Plan approved on April 9, 2024.
2 – According to Requisition #1 approved by the City on June 4, 2024.

NIA #7 Cost Variances

As stated in Table II-H on the previous page, there was no increase in actual costs for NIA #7 as currently submitted by the Developer. Revisions to the actual costs will be reflected in future updates to the Amended and Restated Service and Assessment Plan.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years. For additional development and improvement related information, refer to the links provided in Section II.A. of this report. All of the Authorized Improvements are expected to be built within a period of five years. The estimated budget for the Authorized Improvements within each Neighborhood Improvement Area is shown in Section II.A, and the Annual Installments expected to be collected for these costs is shown by Table II-I below.

Table II-I
Projected Annual Installments (2016-2030)

Assessment Year Ending 9/1	MIA Bonds	NIA#1 Bonds	City Contributed Major Improvements	NIA #2 Share of NIA #2-3 Bonds	NIA #3 Share of NIA #2-3 Bonds	NIA#4 Bonds	NIA 5 Bonds	NIA 6 Bonds	NIA 7 Bonds
2016-2024	$5,266,591	$3,716,785	$309,740	$396,680	$479,235	$643,065	$493,518	$0	$0
2025	$717,547	$457,885	$0	$68,896	$152,994	$309,721	$483,013	$245,263	$403,591
2026	$771,870	$477,595	$0	$72,358	$162,311	$327,973	$506,980	$255,803	$404,236
2027	$757,653	$475,564	$0	$72,070	$161,642	$327,913	$506,662	$255,370	$403,857
2028	$757,570	$503,210	$0	$71,789	$160,983	$327,803	$507,211	$255,016	$398,507
2029	$756,701	$498,508	$0	$71,392	$165,085	$327,645	$506,577	$255,742	$397,441
2030	$785,047	$498,484	$0	$66,001	$159,017	$327,977	$506,461	$255,496	$404,457
Total	**$9,812,979**	**$6,628,031**	**$309,740**	**$819,186**	**$1,441,268**	**$2,592,096**	**$3,510,422**	**$1,522,689**	**$2,412,089**

1 – Assessment years ending 2016 through 2025 reflect actual Annual Installments and are net of applicable reserve fund income, CCMI credits, and capitalized interest. Assessment years 2026 through 2030 reflect projected Annual Installments and are subject to change.

C. Status of Development

NIA #1 Development

According to the City, greater than 95 percent of the total building permits expected to be issued within NIA #1 have been issued as of June 18, 2023. Pursuant to Section 4 (a)(ii) of the NIA #1 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #1 of the PID in the Annual Service Plan Update.

Major Improvement Area Development

According to the City, 700 building permits representing 64.22 percent of the single-family Major Improvement Area Assessments have been issued for the Major Improvement Area of the PID as of June 1, 2024.

See Table II-J below for the status of completed homes within the Major Improvement Area based on certificate of occupancy issuances.

Table II-J
Completed Homes – MIA

Status	Cumulative as of September 30, 2023	Cumulative as of June 1, 2024
Homes completed[1]	544	572

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 1, 2024.

NIA #2 Completed Homes

According to the City, greater than 95 percent of the total building permits expected to be issued within NIA #2 have been issued as of June 18, 2023. Pursuant to Section 4 (a)(vi) of the NIA #2-3 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #2 of the PID in the Annual Service Plan Update.

NIA #3 Completed Homes

According to the City, greater than 95 percent of the total building permits expected to be issued within NIA #3 have been issued as of June 18, 2023. Pursuant to Section 4 (a)(vi) of the NIA #2-3 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #3 of the PID in the Annual Service Plan Update.

NIA #4 Development

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

NIA #5 Development

According to the City, building permits representing 94.33 percent of the NIA #5 Assessments have been issued for NIA #5 as of June 1, 2024.

See Table II-K below for the status of completed homes within NIA #5 based on certificate of occupancy issuances, according to the City.

Table II-K
Completed Homes – NIA #5

Status	Cumulative as of September 30, 2023	Cumulative as of June 1, 2024
Homes completed[1]	81	143

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 1, 2024.

NIA #6 Development

According to the City, building permits representing 52.47 percent of the NIA #6 Assessments have been issued for NIA #6 as of June 1, 2024.

See Table II-L below for the status of completed homes within NIA #6 based on certificate of occupancy issuances, according to the City.

Table II-L
Completed Homes – NIA #6

Status	Cumulative as of September 30, 2023	Cumulative as of June 1, 2024
Homes completed[1]	0	9

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 1, 2024.

According to the City, there have been no building permits or certificates of occupancy issued for homes within NIA #7 as of June 1, 2024.

D. ANNUAL BUDGET – NIA #1

Neighborhood Improvement Area #1 - Annual Installments

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the NIA #1 Bonds, of which twenty-one (21) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #1 Bonds commencing with the issuance of the NIA #1 Bonds. The effective

interest rate on the NIA #1 Bonds is 6.25 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #1 Bonds (6.25 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the "Annual Installments" of the Special Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2024-25, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the NIA #1 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

NIA #1 Annual Installments to be collected for 2024-25

The budget for NIA #1 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-M on the following page.

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Table II-M
Budget for the NIA #1 Annual Installments
to be Collected for 2024-25

Descriptions	NIA #1 Bonds
Interest payment on March 1, 2025	$154,332
Interest payment on September 1, 2025	$154,332
Principal payment on September 1, 2025	$110,000
Subtotal debt service on bonds	*$418,665*
Administrative expenses	$35,850
Excess interest for debt service reserve fund	$24,693
Subtotal Expenses	*$479,208*
Available reserve fund income	($21,323)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($21,323)*
Annual Installments	**$457,885**

Debt Service Payments

Annual Installments to be collected for principal and interest on the NIA #1 Bonds include interest due on March 1, 2025 in the amount of $154,332 and September 1, 2025 in the amount of $154,332 which equal interest on the outstanding Special Assessments balance of $4,938,634 for six months each at an effective interest rate of 6.25 percent. Annual Installments to be collected include a principal amount of $110,000 due on September 1, 2025. As a result, total Annual Installment to be collected for principal and interest for the NIA #1 Bonds in 2024-25 is estimated to be equal to $418,665.

Administrative Expenses

Administrative expenses for NIA #1 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-N on the following page, the total administrative expenses to be collected for 2024-25 are estimated to be $35,850.

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Table II-N
Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$21,000
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$3,500
Contingency	$600
Total	**$35,850**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $24,693, which equals 0.5 percent interest on the outstanding NIA #1 Special Assessment balance of $4,938,634.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Reserve Fund was $468,738, which includes the Bond Reserve Requirement of $447,568 and investment income $21,323. As a result, there is $21,323 available in the Reserve Fund to pay a portion of the NIA #1 Bonds debt service.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the balance in the Administrative Expense Fund was $52,663. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

E. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #1 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of NIA #1.

The Annual Installment to be collected from each Lot Type in NIA #1 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-O below.

Table II-O
Allocation of Annual Installment to NIA #1 Parcels for 2024-25

Land Use Class	Total 2024-25 Annual Installment	Allocation Percentage per Unit[1]	Annual Installment Per Unit
50'	$457,885	0.29%	$1,327.69
60'	$457,885	0.35%	$1,587.50
70'	$457,885	0.43%	$1,954.14
HOA	$457,885	0.00%	$0.00

1 – Allocation percentages are based on the number of current residential units anticipated to be developed, excluding prepaid Parcels, if any. The HOA Parcel has prepaid its NIA #1 Assessment.

The list of Parcels within NIA #1 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix C.

F. ANNUAL BUDGET – MIA

MIA - Annual Installments

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the MIA Bonds of which twenty-one (21) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the MIA Bonds commencing with the issuance of the MIA Bonds. The effective interest rate on the MIA Bonds is 7.50 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the MIA Bonds (7.50 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the "Annual Installments" of the Special Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Bond Ordinance, such as capitalized interest, interest earnings on any account balances, the City Contributed Grant Amount and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the MIA Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

MIA Annual Installments to be collected for 2024-25

The budget for the Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-P below.

Table II-P
Budget for the MIA Annual Installments
to be Collected for 2024-25

Descriptions	MIA Bonds
Interest payment on March 1, 2025	$271,469
Interest payment on September 1, 2025	$271,469
Principal payment on September 1, 2025	$135,000
Subtotal debt service on bonds	*$677,938*
Administrative expenses	$35,853
Excess interest for debt service reserve fund	$36,196
Subtotal Expenses	*$749,987*
Available reserve fund income	($32,440)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($32,440)*
Annual Installments	**$717,547**

Debt Service Payments

Annual Installments to be collected for principal and interest on the MIA Bonds include interest due on March 1, 2025 in the amount of $271,469 and on September 1, 2025 in the amount of $271,469, which equal interest on the outstanding Special Assessments balance of $7,239,172 for six months each at an effective interest rate of 7.50 percent. Annual Installments to be collected include a principal amount of $135,000 due on September 1, 2025. As a result, the total Annual Installment to be collected for principal and interest for the MIA Bonds 2024-25 is estimated equal to $677,938.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-Q below, the total administrative expenses to be collected for 2024-25 are estimated to be $35,853.

Table II-Q
Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$21,000
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$2,900
Contingency	$1,203
Total	**$35,853**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $36,196 which equals 0.5 percent interest on the outstanding MIA Special Assessments balance of $7,239,172.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Reserve Fund was $750,315, which includes the Bond Reserve Requirement of $717,875 and investment income $32,440. As a result, there is $32,440 available in the Reserve Fund to pay a portion of the MIA Bonds debt service.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the balance in the Administrative Expense Fund was $83,195. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

G. ANNUAL INSTALLMENTS BY LOT TYPE - MIA

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the MIA Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of the Major Improvement Area.

The Annual Installment for 2024-25 will only be collected from the Assessed Property within MIA the that are shown in the Service and Assessment Plan. The allocation breakdown for the MIA Special Assessment is shown on Table II-R below.

Table II-R
Allocation Breakdown for MIA Parcels for 2024-25

Parcel	MIA Bonds	Percentage of Special Assessments[1]
2882769	$16,846	0.23%
2841443	$59,861	0.83%
2726990	$120,494	1.66%
2843033	$1,211,839	16.74%
NIA #2 Parcels	$410,557	5.67%
NIA #3 Parcels	$863,537	11.93%
NIA #4 Parcels	$1,646,746	22.75%
NIA #5 Parcels	$1,799,747	24.86%
NIA #6 Parcels	$815,842	11.27%
Fortune Springs	$293,703	4.06%
HOA	$0	0.00%
Total	**$7,239,172**	**100.00%**

1 – Allocation percentages are based on the number of current residential units anticipated to be developed, excluding prepaid Parcels, if any. The HOA Parcel has prepaid its MIA Assessment.

The Annual Installment to be collected from each Lot Type in the Major Improvement Area is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-S below.

Table II-S
Allocation of Annual Installment to MIA Parcels for 2024-25

Phase	Land Use Class	Total 2024-25 Annual Installment	Allocation Percentage	Annual Installment Per Unit
NIA #2	50'	$717,547	0.06%	$410.55
	70'	$717,547	0.07%	$534.96
NIA #3	50’	$717,547	0.06%	$435.43
	60’	$717,547	0.07%	$497.64
	70’	$717,547	0.08%	$559.84
NIA #4	50’	$717,547	0.08%	$559.84
	60’	$717,547	0.09%	$622.05
	70’	$717,547	0.10%	$684.25
NIA #5	50’	$717,547	0.11%	$808.66
	60’	$717,547	0.14%	$970.40
NIA #6	50’	$717,547	0.11%	$808.66
Fortune Springs	TH	$717,547	0.05%	$373.23
	HOA	$717,547	0.00%	$0.00

The list of Parcels within the MIA of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix D.

H. ANNUAL BUDGET – NIA #2

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty-one annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #2 Improvements commenced following the recording of the final plat for NIA #2A-1. The first NIA #2 Annual Installment was due on January 31, 2020 and twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #2-3 Bonds commencing with the issuance of the NIA #2-3 Bonds. The effective interest rate on the NIA #2 portion of the NIA #2-3 Bonds is 3.88 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #2 portion of the NIA #2-3 Bonds (3.88) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the "Annual Installments" of the Special Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2024-25, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the NIA #2-3 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

NIA #2 Annual Installments to be collected for 2024-25

The budget for NIA #2 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-T on the following page.

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Table II-T
Budget for the NIA #2 Annual Installments
to be Collected for 2024-25

Descriptions	NIA #2 Share of NIA #2-3 Bonds
Interest payment on March 1, 2025	$15,659
Interest payment on September 1, 2025	$15,659
Principal payment on September 1, 2025	$20,000
Subtotal debt service on bonds	*$51,318*
Administrative expenses	$16,236
Excess interest for Additional Interest Reserve fund	$4,041
Subtotal Expenses	*$71,596*
Available reserve fund income	($2,699)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($2,699)*
Annual Installments	**$68,896**

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #2 share of the NIA #2-3 Bonds include interest due on March 1, 2025 in the amount of $15,659 and September 1, 2025 in the amount of $15,659 which equal interest on the outstanding Special Assessments balance of $808,216 for six months each at an effective interest rate of 3.88 percent. Annual Installments to be collected include a principal amount of $20,000 due on September 1, 2025. As a result, total Annual Installment to be collected for principal and interest for the NIA #2 share of the NIA #2-3 Bonds in 2024-25 is estimated to be equal to $51,318.

Administrative Expenses

Administrative expenses for NIA #2 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-U on the following page, the total administrative expenses to be collected for 2024-25 are estimated to be $16,236.

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Table II-U
Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$1,656
PID Administrator	$11,850
Trustee	$759
Auditor	$552
Dissemination Agent	$966
Contingency	$452
Total	**$16,236**

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for additional interest reserves in the amount of $4,041, which equals 0.5 percent interest on the outstanding NIA #2 Special Assessment balance of $808,216.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Reserve Fund was $250,592, which includes the Bond Reserve Requirement of $240,814 and investment income $9,778. The NIA #2 Assessments represent 27.72 percent of the combined NIA #2 and NIA #3 Assessment balance. As a result, there is $2,699 ($9,778 * 27.61% = $2,699) available in the Reserve Fund to be used to pay NIA #2's share of the interest on the NIA #2-3 Bonds on the next interest payment date.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the balance in the Administrative Expense Fund was $69,570. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

I. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #2

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #2 share of the NIA #2-3 Bonds, to fund

the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of NIA #2.

The Annual Installment to be collected from each Lot Type in NIA #2 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-V below.

Table II-V
Allocation of Annual Installment to NIA #2 Parcels for 2024-25

Land Use Class	Total 2024-25 Annual Installment	Allocation Percentage per Unit[1]	Annual Installment Per Unit
50'	$68,896	1.01%	$695.07
70'	$68,896	1.31%	$905.07
HOA	$68,896	0.00%	$0.00

1 – Allocation percentages are based on the number of current residential units anticipated to be developed, excluding prepaid Parcels, if any. The HOA Parcel has prepaid its NIA #2 Assessment.

The list of Parcels within NIA #2 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix E.

J. ANNUAL BUDGET – NIA #3

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in twenty-nine annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #3 Improvements commenced following the issuance of the NIA #2-3 Bonds on September 30, 2020. As a result, the first NIA #3 Annual Installment was due on January 31, 2022 and twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #2-3 Bonds commencing with the issuance of the NIA #2-3 Bonds. The effective interest rate on the NIA #3 portion of the NIA #2-3 Bonds is 3.89 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #3 portion of the NIA #2-3 Bonds (3.89 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the "Annual Installments" of the Special Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2024-25, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the NIA #2-3 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

NIA #3 Annual Installments to be collected for 2024-25

The budget for NIA #3 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-W below.

Table II-W
Budget for the NIA #3 Annual Installments
to be Collected for 2024-25

Descriptions	NIA #3 Share of NIA #2-3 Bonds
Interest payment on March 1, 2025	$41,208
Interest payment on September 1, 2025	$41,208
Principal payment on September 1, 2025	$40,000
Subtotal debt service on bonds	*$122,415*
Administrative expenses	$27,061
Excess interest for Additional Interest Reserve fund	$10,596
Subtotal Expenses	*$160,072*
Available reserve fund income	($7,078)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($7,078)*
Annual Installments	**$152,994**

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #3 share of the NIA #2-3 Bonds include interest due on March 1, 2025 in the amount of $41,208 and September 1, 2025 in the amount of $41,208 which equal interest on the outstanding Special Assessments balance of $2,119,231 for six months each at an effective interest rate of 3.89 percent. Annual Installments to be collected include a principal amount of $40,000 due on September 1, 2025. As a result, total Annual Installment to be collected for principal and interest for the NIA #3 share of the NIA #2-3 Bonds in 2024-25 is estimated to be equal to $122,415.

Administrative Expenses

Administrative expenses for NIA #3 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-X below the total administrative expenses to be collected for 2024-25 are estimated to be $27,061.

Table II-X
Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$4,344
PID Administrator	$16,000
Trustee	$1,991
Auditor	$1,734
Dissemination Agent	$2,534
Contingency	$459
Total	**$27,061**

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $10,596, which equals 0.5 percent interest on the outstanding NIA #3 Special Assessment balance of $2,119,231.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Reserve Fund was $250,592, which includes the Bond Reserve Requirement of $240,814 and investment income $9,778. The NIA #3 Assessments represent 72.28 percent of the combined NIA #2 and NIA #3 Assessment balance. As a result, there is $7,078 ($9,778 * 72.31% = $7,078) available in the Reserve Fund to be used to pay NIA #3's share of the interest on the NIA #2-3 Bonds on the next interest payment date.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the balance in the Administrative Expense Fund was $69,570. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

K. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #3

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #3 share of the NIA #2-3 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of NIA #3.

The Annual Installment to be collected from each Lot Type in NIA #3 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-Y below.

Table II-Y
Allocation of Annual Installment to NIA #3 Parcels for 2024-25

Land Use Class	Total 2024-25 Annual Installment	Allocation Percentage per Unit[1]	Annual Installment Per Unit
50'	$152,994	0.51%	$778.31
60’	$152,994	0.58%	$889.50
70'	$152,994	0.65%	$1,000.69
HOA	$152,994	0.00%	$0.00

1 – Allocation percentages are based on the number of current residential units anticipated to be developed, excluding prepaid Parcels, if any. The HOA Parcel has prepaid its NIA #3 Assessment.

The list of Parcels within NIA #3 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix F.

L. ANNUAL BUDGET – NIA #4

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in twenty-nine annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #4 Improvements commenced following the recording of the final plat for NIA #4. The first NIA #4 Annual Installment was due on January 31, 2023 and twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #4 Bonds commencing with the issuance of the NIA #4 Bonds. The effective interest rate on the NIA #4 Bonds is 3.70 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #4 Bonds (3.70) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the "Annual Installments" of the Special Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2024-25, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the NIA #4 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

NIA #4 Annual Installments to be collected for 2024-25

The budget for NIA #4 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-Z on the following page.

Table II-Z
Budget for the NIA #4 Annual Installments
to be Collected for 2024-25

Descriptions	NIA #4 Bonds
Interest payment on March 1, 2025	$93,008
Interest payment on September 1, 2025	$93,008
Principal payment on September 1, 2025	$88,000
Subtotal debt service on bonds	*$274,015*
Administrative expenses	$26,530
Excess interest for Additional Interest Reserve fund	$25,162
Subtotal Expenses	*$325,708*
Available reserve fund income	($15,987)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($15,987)*
Annual Installments	**$309,721**

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #4 Bonds include interest due on March 1, 2025 in the amount of $93,008 and September 1, 2025 in the amount of $93,008 which equal interest on the outstanding Special Assessments balance of $5,032,450 for six months each at an effective interest rate of 3.70 percent. Annual Installments to be collected include a principal amount of $88,000 due on September 1, 2025. As a result, total Annual Installment to be collected for principal and interest for the NIA #4 Bonds in 2024-25 is estimated to be equal to $274,015.

Administrative Expenses

Administrative expenses for NIA #4 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-AA on the following page, the total administrative expenses to be collected for 2024-25 are estimated to be $26,530.

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Table II-AA
Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$12,000
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$3,000
Contingency	$780
Total	**$26,530**

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for additional interest reserves in the amount of $25,162, which equals 0.5 percent interest on the outstanding NIA #4 Special Assessment balance of $5,032,450.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Reserve Fund was $409,714, which includes the Bond Reserve Requirement of $393,728 and investment income $15,987. As a result, there is $15,987 available in the Reserve Fund to be used to pay interest on the NIA #4 Bonds on the next interest payment date.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the balance in the Administrative Expense Fund was $22,657. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

M. Annual Installments by Lot Type - NIA #4

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #4 Bonds, to fund the Prepayment

Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of NIA #4.

The Annual Installment to be collected from each Lot Type in NIA #4 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-AB below.

Table II-AB
Allocation of Annual Installment to NIA #4 Parcels for 2024-25

Land Use Class	Total 2024-25 Annual Installment	Allocation Percentage per Unit[1]	Annual Installment Per Unit
50'	$309,721	0.34%	$1,061.31
60'	$309,721	0.38%	$1,180.34
70'	$309,721	0.42%	$1,298.37
HOA	$309,721	0.00%	$0.00

1 – Allocation percentages are based on the number of current residential units anticipated to be developed, excluding prepaid Parcels, if any. The HOA Parcel has prepaid its NIA #4 Assessment.

The list of Parcels within NIA #4 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix G.

N. ANNUAL BUDGET – NIA #5

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in twenty-nine annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #5 Improvements commenced following the recording of the final plat for NIA #5. The first NIA #5 Annual Installment will be due on January 31, 2024 and twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #5 Bonds commencing with the issuance of the NIA #5 Bonds. The effective interest rate on the NIA #5 Bonds is 5.49 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #5 Bonds (5.49) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the "Annual Installments" of the Special Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2024-25, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the NIA #5 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

NIA #5 Annual Installments to be collected for 2024-25

The budget for NIA #5 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-AC below.

Table II-AC
Budget for the NIA #5 Annual Installments
to be Collected for 2024-25

Descriptions	NIA #5 Bonds
Interest payment on March 1, 2025	$175,224
Interest payment on September 1, 2025	$175,224
Principal payment on September 1, 2025	$83,000
Subtotal debt service on bonds	*$433,449*
Administrative expenses	$41,616
Excess interest for Additional Interest Reserve fund	$31,915
Subtotal Expenses	*$506,980*
Available reserve fund income	($23,967)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($23,967)*
Annual Installments	**$483,013**

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #5 Bonds include interest due on March 1, 2025 in the amount of $175,224 and September 1, 2025 in the amount of $175,224 which equal interest on the outstanding Special Assessments balance of $6,383,000 for six months each at an effective interest rate of 5.49 percent. Annual Installments to be collected include a principal amount of $83,000 due on September 1, 2025. As a result, total Annual Installment to be collected for principal and interest for the NIA #5 Bonds in 2024-25 is estimated to be equal to $433,449.

Administrative Expenses

Administrative expenses for NIA #5 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-AD below, the total administrative expenses to be collected for 2024-25 are estimated to be $41,616.

Table II-AD
Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$26,500
Trustee	$2,750
Auditor	$2,000
Dissemination Agent	$3,500
Contingency	$866
Total	**$41,616**

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for additional interest reserves in the amount of $31,915, which equals 0.5 percent interest on the outstanding NIA #5 Special Assessment balance of $6,383,000.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Reserve Fund was $614,490, which includes the Bond Reserve Requirement of $590,823 and investment income $23,967. As a result, there is $23,967 available in the Reserve Fund to be used to pay interest on the NIA #5 Bonds on the next interest payment date.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the balance in the Administrative Expense Fund was $50,110. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

O. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #5

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #5 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of NIA #5.

The Annual Installment to be collected from each Lot Type in NIA #5 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-AE below.

Table II-AE
Allocation of Annual Installment to NIA #5 Parcels for 2024-25

Land Use Class	Total 2024-25 Annual Installment	Allocation Percentage per Unit[1]	Annual Installment Per Unit
50'	$483,013	0.45%	$2,167.65
60'	$483,013	0.54%	$2,601.17
HOA	$483,013	1.00%	$4,830.13

1 – Allocation percentages are based on the number of current residential units anticipated to be developed, excluding prepaid Parcels, if any. The HOA Parcel has prepaid its NIA #5 Assessment.

The list of Parcels within NIA #5 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix H.

P. ANNUAL BUDGET – NIA #6

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #6 Improvements commenced following the issuance of the NIA #6-7 Bonds. The first NIA #6 Annual Installment will be due on January 31, 2025 and thirty (30) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #6-7 Bonds commencing with the issuance of the NIA #6-7 Bonds. The effective interest rate on the NIA #6 portion of the NIA #6-7 Bonds is 5.65 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #6 portion of the NIA #6-7 Bonds (5.65) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the "Annual Installments" of the Special Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2024-25, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the NIA #6-7 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

NIA #6 Annual Installments to be collected for 2024-25

The budget for NIA #6 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-AF on the following page.

Table II-AF
Budget for the NIA #6 Annual Installments to be Collected for 2024-25

Descriptions	NIA #6 Share of the NIA #6-7 Bonds
Interest payment on March 1, 2025	$78,669
Interest payment on September 1, 2025	$78,669
Principal payment on September 1, 2025	$16,000
Subtotal debt service on bonds	*$173,338*
Administrative expenses	$68,000
Excess interest for Additional Interest Reserve fund	$13,925
Subtotal Expenses	*$255,263*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	($10,000)
Subtotal funds available	*($10,000)*
Annual Installments	**$245,263**

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #6 share of the NIA #6-7 Bonds include interest due on March 1, 2025 in the amount of $78,669 and September 1, 2025 in the amount of $78,669 which equal interest on the outstanding Special Assessments balance of $2,785,000 for six months each at an effective interest rate of 5.65 percent. Annual Installments to be collected include a principal amount of $16,000 due on September 1, 2025. As a result, total Annual Installment to be collected for principal and interest for the NIA #6 share of the NIA #6-7 Bonds in 2024-25 is estimated to be equal to $173,338.

Administrative Expenses

Administrative expenses for NIA #6 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-AG on the following page, the total administrative expenses to be collected for 2024-25 are estimated to be $68,000.

Table II-AG
Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$45,000
Trustee	$3,000
Auditor	$2,000
Dissemination Agent	$3,500
Contingency	$8,500
Total	**$68,000**

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for additional interest reserves in the amount of $13,925, which equals 0.5 percent interest on the outstanding NIA #6 Special Assessment balance of $2,785,000.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Reserve Fund was $726,657, which includes the Bond Reserve Requirement of $726,657 and no investment income. As a result, there was not a significant excess balance in the Reserve Fund to be used to pay interest on the NIA #6-7 Bonds on the next interest payment date.

Available Capitalized Interest Account

The Trust Indenture for the NIA #6-7 Bonds states that the remaining balance in the Capitalized Interest Fund will fully expended by September 1, 2024. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the balance in the Administrative Expense Fund was $68,000. Approximately $58,000 is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, $10,000 is anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

Q. Annual Installment by Lot Type – NIA #6

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #6-7 Bonds, to fund the Prepayment

Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of NIA #6.

The Annual Installment to be collected from each Lot Type in NIA #6 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-AH below.

Table II-AH
Allocation of Annual Installment to NIA #6 Parcels for 2024-25

Land Use Class	Total 2024-25 Annual Installment	Allocation Percentage per Unit[1]	Annual Installment Per Unit
50'	$245,263	0.99%	$2,428.10
HOA	$245,263	1.00%	$2,452.63

1 – Allocation percentages are based on the number of current residential units anticipated to be developed, excluding prepaid Parcels, if any.

The list of Parcels within NIA #6 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix I.

R. ANNUAL BUDGET – NIA #7

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #7 Improvements commenced following the issuance of the NIA #6-7 Bonds. The first NIA #7 Annual Installment will be due on January 31, 2025 and thirty (30) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #6-7 Bonds commencing with the issuance of the NIA #6-7 Bonds. The effective interest rate on the NIA #7 portion of the NIA #6-7 Bonds is 5.63 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #7 portion of the NIA #6-7 Bonds (5.63) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the "Annual Installments" of the Special Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2024-25, and the

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

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the NIA #6-7 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

NIA #7 Annual Installments to be collected for 2024-25

The budget for NIA #7 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-AI below.

Table II-AI
Budget for the NIA #7 Annual Installments
to be Collected for 2024-25

Descriptions	NIA #7 Share of the NIA #6-7 Bonds
Interest payment on March 1, 2025	$137,878
Interest payment on September 1, 2025	$137,878
Principal payment on September 1, 2025	$34,000
Subtotal debt service on bonds	*$309,756*
Administrative expenses	$69,360
Excess interest for Additional Interest Reserve fund	$24,475
Subtotal Expenses	*$403,591*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$403,591**

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #7 share of the NIA #6-7 Bonds include interest due on March 1, 2025 in the amount of $137,878 and September 1, 2025 in the amount of $137,878 which equal interest on the outstanding Special Assessments balance of $4,895,000 for six months each at an effective interest rate of 5.63 percent. Annual Installments to be collected include a principal amount of $34,000 due on September 1, 2025. As a result, total Annual Installment to be collected for principal and interest for the NIA #7 share of the NIA #6-7 Bonds in 2024-25 is estimated to be equal to $309,756.

Administrative Expenses

Administrative expenses for NIA #7 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-AJ below, the total administrative expenses to be collected for 2024-25 are estimated to be $69,360.

Table II-AJ
Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$47,000
Trustee	$3,000
Auditor	$2,000
Dissemination Agent	$3,500
Contingency	$7,860
Total	**$69,360**

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for additional interest reserves in the amount of $24,475, which equals 0.5 percent interest on the outstanding NIA #7 Special Assessment balance of $4,895,000.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Reserve Fund was $726,657, which includes the Bond Reserve Requirement of $726,657 and no investment income. As a result, there was not a significant excess balance in the Reserve Fund to be used to pay interest on the NIA #6-7 Bonds on the next interest payment date.

Available Capitalized Interest Account

The Trust Indenture for the NIA #6-7 Bonds states that the remaining balance in the Capitalized Interest Fund will fully expended by September 1, 2024. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the balance in the Administrative Expense Fund was $68,000. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

S. ANNUAL INSTALLMENT BY LOT TYPE – NIA #7

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #6-7 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of NIA #7.

The Annual Installment to be collected from each Lot Type in NIA #7 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-AK below.

Table II-AK
Allocation of Annual Installment to NIA #7 Parcels for 2024-25

Land Use Class	Total 2024-25 Annual Installment	Allocation Percentage per Unit[1]	Annual Installment Per Unit
50'	$403,591	0.61%	$2,446.64
60'	$403,591	0.70%	$2,823.05
70’	$403,591	0.75%	$3,011.25
HOA	$403,591	1.00%	$4,035.91

1 – Allocation percentages are based on the number of current residential units anticipated to be developed, excluding prepaid Parcels, if any. The HOA Parcel has prepaid its NIA #7 Assessment.

The list of Parcels within NIA #7 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix J.

T. BOND REDEMPTION RELATED UPDATES

NIA #1 Bonds

The NIA #1 Bonds were issued in 2015. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #1 Bonds, the City reserves the right and option to redeem the NIA #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after September 1, 2024, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #1 Bonds is warranted. A refunding of the NIA #1 Bonds is anticipated to occur in August 2024.

MIA Bonds

The MIA Bonds were issued in 2015. Pursuant to Section 4.3 of the Trust Indenture, the City reserves the right and option to redeem the MIA Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after September 1, 2024, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the MIA Bonds is warranted. A refunding of the MIA Major Improvement Bonds is anticipated to occur in August 2024.

NIA #2-3 Bonds

The NIA #2-3 Bonds were issued in 2020. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #2-3 Bonds, the City reserves the right and option to redeem the NIA #2-3 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after September 1, 2040, before their respective scheduled maturity date, in whole or in part, on any date on or after September 1, 2030, at a price of par, plus accrued and unpaid interest to the date of redemption.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #2-3 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

NIA #4 Bonds

The NIA #4 Bonds were issued in 2021. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #4 Bonds, the City reserves the right and option to redeem Bonds maturing on or after September 1, 2041, before their respective scheduled maturity date, in whole or in part, on any date on or after September 1, 2031, at the Redemption Price.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #4 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

NIA #5 Bonds

The NIA #5 Bonds were issued in 2022. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #5 Bonds, the City reserves the right and option to redeem Bonds maturing on or after September 1, 2042, before their respective scheduled maturity date, in whole or in part, on any date on or after September 1, 2032, at the Redemption Price.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #5 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

NIA #6-7 Bonds

The NIA #6-7 Bonds were issued in 2024. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #6-7 Bonds, the City reserves the right and option to redeem Bonds maturing on or after September 1, 2044, before their respective scheduled maturity date, in whole or in part, on any date on or after September 1, 2032, at the Redemption Price.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #6-7 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

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

City Contributed Major Improvement Assessments

According to the City, the final series of certificates of obligations to finance the City Contributed Major Improvements were issued in 2018. As a result, the final aggregate amount of City Contributed Major Improvements allocated to the PID was $2,075,000. Pursuant to the Service and Assessment Plan, the Assessment for the City Contributed Major Improvements would be offset by ad valorem taxes collected from the property within the PID until the ad valorem taxes collected from all Parcels within the PID equals or exceeds one hundred fifty percent (150%) of the Annual Installment Allocable to the City Contributed Major Improvements based on a confirming audit, then the Annual Installment Allocable to the City Contributed Major Improvements will be permanently reduced to zero. The Administrator has confirmed that the ad valorem taxes collected from all Parcels within the PID for tax years 2018-19 and 2019-20 exceeded the Annual Installments allocable to the City Contributed Major Improvements. As a result, the Annual Installments allocable to the City Contributed Major Improvements are permanently reduced to $0, starting with the Annual Installments allocable to the City Contributed Major Improvements due on January 31, 2021.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The summary of updated Assessment Rolls is shown in Appendix C, D, E, F, G, H, I and J of this report. Each Parcel in the PID is identified, along with the Special Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Special Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Amended and Restated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Special Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the new subdivided Lot
B = the Assessment for the Parcel prior to subdivision
C = the sum of the estimated As-Built Assessed Value of all new subdivided Lots with same Lot Type
D = the sum of the estimated As-Built Assessed Value for all of the new subdivided Lots excluding Non-Benefitted Property
E = the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an estimated As-Built Assessed Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact future as-built Lot value and any other information available to the Developer. The calculation of the estimated As-Built Lot value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Developer, homebuilders, third party consultants, and/or the Official Public Records of Collin County, Texas regarding the Lot.

The sum of the Special Assessments for all newly subdivided Lots shall not exceed the Special Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of a Special Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Special Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to the Amended and Restated Service and Assessment Plan approved by the City Council.

According to the Developer and the Collin Central Appraisal District records, Parcel 2769086 and Parcel 2769089 have been subdivided further to the 99 NIA #2 lots, of which 92 have been platted as 50' lots and 7 have been platted as 70' lots. The Special Assessments have been reallocated to each of these ninety-nine (99) new residential Parcels.

According to Collin CAD online records and the Developer, Parcel 2791379 was subdivided from Parcel 2726990 in 2019. According to the development concept plan provided by the Developer, the new subdivided Parcel is anticipated to be developed as Townhomes. The Special Assessments were reallocated between Parcel 2791379 and 2726990 in 2019.

According to the Developer and the Collin Central Appraisal District records, Parcel 2810987, Parcel 2810988, and Parcel 2810989 were subdivided into 182 NIA #3 lots, of which 80 were platted as 50' lots, 94 were platted as 60' lots and 8 were platted as 70' lots.

According to the Developer and the Collin Central Appraisal District records, Parcel 2726989 and Parcel 2726990 have been subdivided into 276 NIA #4 lots, of which 156 have been platted as 50' lots, 100 have been platted as 60' lots and 20 have been platted as 70' lots.

According to the Developer and the Collin Central Appraisal District records, a portion of Parcel 2726990 has been subdivided into 207 NIA #5 lots, of which 139 have been platted as 50' lots and 68 have been platted as 70' lots.

According to the Developer and Collin Central Appraisal District records, Parcel 2841445 has been subdivided into 78 Townhome Lots as shown in Table IV-A below.

Table IV-A
Fortune Springs Parcel Subdivision

Prior to Subdivision				After Subdivision				
Parcel	Projected No. of Units	MIA Assessment Allocation	Total Assessment	New Parcels	Lot Size	No. of Units	Assessment per Unit	Total Assessment
2841445	78	4.06%	$293,703	Various	TH	78	$3,765	$293,703
Total	**78**	**4.06%**	**$293,703**			**78**		**$293,703**

According to the Developer and Collin Central Appraisal District records, Parcel 2841443 has been subdivided into Parcel 2882769 and Parcel 2841443 as shown in Table IV-B below.

Table IV-B
Area F Parcel Subdivision

Prior to Subdivision				After Subdivision[1]				
Parcel	Projected No. of Units (SF)	MIA Assessment Allocation	Total Assessment	New Parcels	Lot Size	No. of Units (SF)	MIA Assessment Allocation	Total Assessment
2841443	53,143	1.06%	$76,707	2882769	Commercial	11,671	0.23%	$16,846
				2841443	Commercial	41,472	0.83%	$59,861
Total	**53,143**	**1.06%**	**$76,707**			**53,143**	**1.06%**	**$76,707**

1 – The Developer has not provided the anticipated number of units for the subdivided parcels. As a result, the MIA Special Assessments have been allocated proportionally according to the acreage of each subdivided parcel in lieu of an updated development plan.

According to the Developer and the Collin Central Appraisal District records, a portion of the Parcels 2726990 and 2843033 has been subdivided into 100 NIA #6 lots, all of which have been platted as 50' lots. The MIA and NIA #6 Special Assessments have been reallocated to each of these 100 new residential Parcels as shown in Table IV-C and Table IV-D, respectively.

Table IV-C
NIA #6 Parcel Subdivision – MIA Assessments

Prior to Subdivision				After Subdivision				
Parcel	Projected No. of Units	MIA Assessment Allocation	Total Assessment	New Parcels	Lot Size	No. of Units	MIA Assessment per Unit	Total MIA Assessment
2726990	64	7.21%	$522,139	Various	50'	100	$8,158	$815,842
2843033	36	4.06%	$293,703					
Total	**100**	**11.27%**	**$815,842**			**100**		**$815,842**

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Table IV-D
NIA #6 Parcel Subdivision – NIA #6 Assessments

Prior to Subdivision				After Subdivision				
Parcel	Projected No. of Units	NIA #6 Assessment Allocation	Total Assessment	New Parcels	Lot Size	No. of Units	NIA #6 Assessment per Unit	Total NIA #6 Assessment
2726990	64	64.00%	$1,782,400	Various	50'	100	$27,572	$2,757,150
2843033	36	36.00%	$1,002,600	2894601	HOA	-	$27,850	$27,850
Total	**100**	**100.00%**	**$2,785,000**			**100**		**$2,785,000**

B. Prepayment of Special Assessments

As of June 30, 2023, NIA #1 Special Assessments on one 70' lot, five 60' lots, and three 50' lots have been prepaid in full. A partial prepayment has been made on the NIA #1 Special Assessment for one 50' lot. The NIA #1 Special Assessment for the HOA lot has been prepaid in full.

As of June 30, 2024, MIA and NIA #2 Special Assessments on two 50' lots have been prepaid in full. The NIA #2 Special Assessment for the HOA lot has been prepaid in full.

As of June 30, 2024, MIA and NIA #3 Special Assessments on one 60' lot has been prepaid in full. The NIA #3 Special Assessment for the HOA lot has been prepaid in full.

As of June 30, 2024, the NIA #4 Special Assessment for the HOA lot has been prepaid in full.

As of June 30, 2024, no NIA #5 Special Assessments have been prepaid.

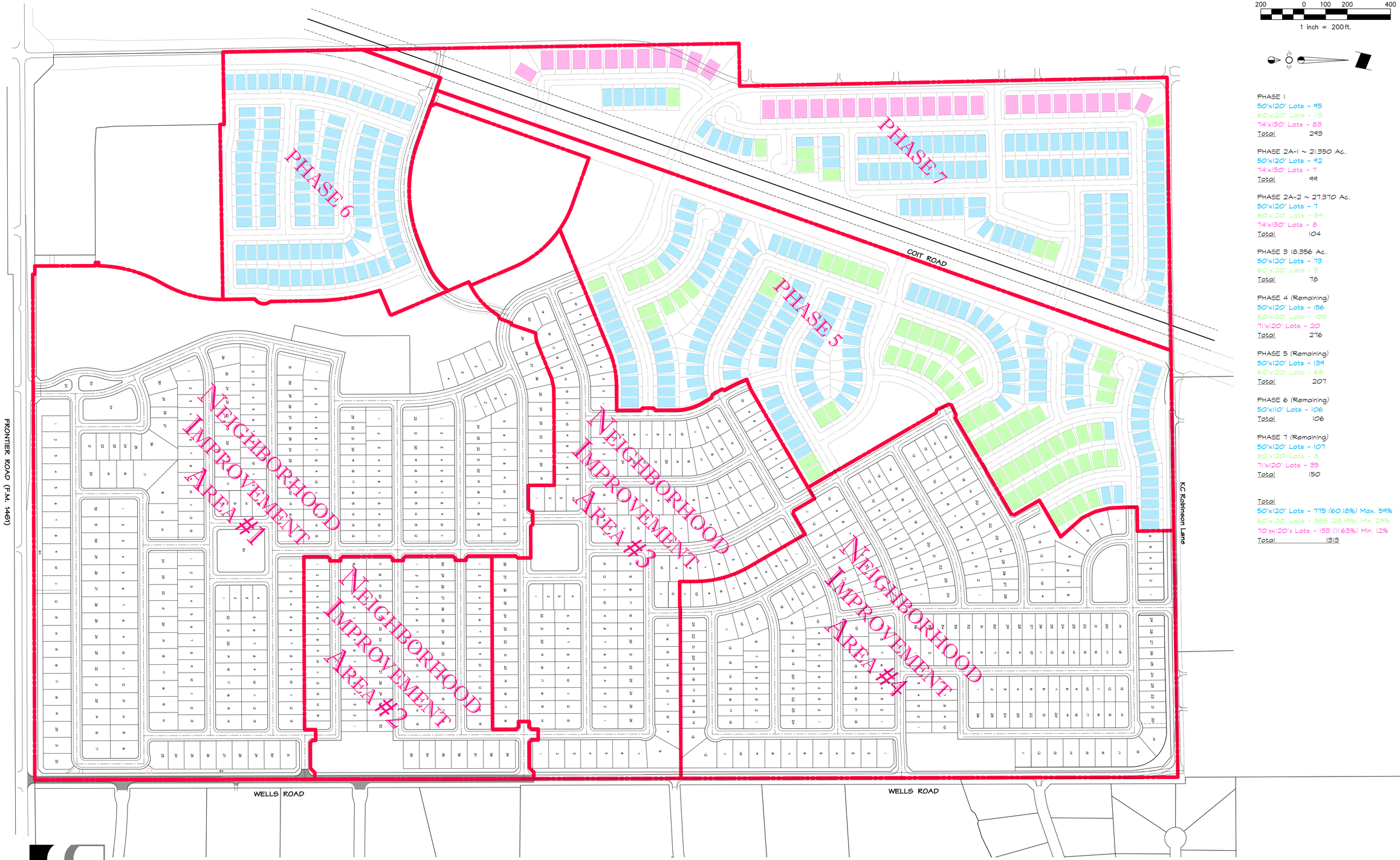
As of June 30, 2024, no NIA #6 Special Assessments have been prepaid.

As of June 30, 2024, no NIA #7 Special Assessments have been prepaid.

See Appendix B of this report for further Special Assessment prepayment information.

The complete Assessment Roll is available for review at the City hall, located at 142 N Ohio, Celina, Texas 75009.

APPENDIX A
PID MAP



200 0 100 200 400

1 inch = 200 ft.

PHASE 1
50'x120' Lots - 95
60'x120' Lots - 115
74'x130' Lots - 83
Total 293

PHASE 2A-1 ~ 21.350 Ac.
50'x120' Lots - 92
74'x130' Lots - 7
Total 99

PHASE 2A-2 ~ 27.370 Ac.
50'x120' Lots - 7
60'x120' Lots - 89
74'x130' Lots - 8
Total 104

PHASE 3 18.356 Ac.
50'x120' Lots - 73
60'x120' Lots - 5
Total 78

PHASE 4 (Remaining)
50'x120' Lots - 156
60'x120' Lots - 100
71'x120' Lots - 20
Total 276

PHASE 5 (Remaining)
50'x120' Lots - 139
60'x120' Lots - 68
Total 207

PHASE 6 (Remaining)
50'x110' Lots - 106
Total 106

PHASE 7 (Remaining)
50'x120' Lots - 107
60'x120' Lots - 8
71'x120' Lots - 35
Total 150

Total
50'x120' Lots - 775 (60.18%) Max. 54%
60'x120' Lots - 385 (28.99%) Min. 24%
70'±x120'± Lots - 153 (11.83%) Min. 12%
Total 1313

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WELLS SOUTH (LILYANA)
PAD MAP (M)

HILLWOOD COMMUNITIES
A PEROT COMPANY

Drawing: G:\2016 JOBS\16-171 Lilyana\CAD\2021 05 26_PID Exhibit pad-map-M1.dwg Saved By: Lhd218 Save Time: 5/26/2021 11:46:51 AM Plotted by: lhd218 Plot Date: 5/26/2021 11:50 AM

APPENDIX B
PREPAID PARCELS

APPENDIX B
LIST OF PREPAID PARCELS

Parcel ID	Prepayment Date	Amount	Full/Partial
2753835	May-19	$21,042	Full
2753839	Apr-19	$21,042	Full
2753981	Jul-19	$17,565	Full
2753928	Dec-17	$17,835	Full
2753914	Dec-19	$20,746	Full
2753951	Nov-19	$20,746	Full
2753842	Nov-19	$20,746	Full
2782907	Feb-21	$13,387	Full
2782936	Jul-21	$15,416	Full
2753945	Aug-21	$7,700	Full
2754043	Dec-21	$22,395	Full
2826416	Aug-22	$19,293	Full
NIA #1 HOA	Sep-22	$53,309	Full
NIA #2 HOA	Sep-22	$16,775	Full
NIA #3 HOA	Sep-22	$43,515	Full
NIA #4 HOA	Sep-22	$100,516	Full
Total		**$432,028**	

APPENDIX C
NIA #1 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix C
NIA #1 Assessment Roll Summary 2024-25

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2753749	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753750	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753751	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753752	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753753	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753754	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753755	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753756	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753757	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753758	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753759	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753760	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753761	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753762	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753763	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753764	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753765	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753766	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753767	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753768	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753769	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753770	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753771	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753772	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753773	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753774	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753775	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753776	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753777	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753778	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753779	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753780	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753781	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753782	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753783	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753784	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753785	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753786	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753787	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753788	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753789	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753790	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753791	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753792	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753793	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753794	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753795	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753796	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753797	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753798	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753799	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753800	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753801	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753802	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753803	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753804	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753805	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753806	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753807	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753808	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753809	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753810	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753811	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753812	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753813	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753814	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753815	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753816	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2753817	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753818	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753819	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753820	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753821	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753822	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2782506	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2782509	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2782510	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2782511	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753827	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753828	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753829	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753830	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753831	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753832	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753833	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753834	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753835	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2753836	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753837	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753838	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753839	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2753840	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753841	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753842	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2806081	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2753843	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753844	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753845	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753846	70'	0.21%	$10,538	$234.73	$613.15	$76.50	$52.69	$977.07
2808949	70'	0.21%	$10,538	$234.73	$613.15	$76.50	$52.69	$977.07
2753847	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753848	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753849	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753850	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753851	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753852	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753853	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753854	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753855	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753856	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2753857	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753858	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753859	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753860	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753861	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753862	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753863	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753864	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753865	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753866	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753867	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753868	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753869	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753870	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753871	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753872	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753873	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753874	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753875	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753876	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753877	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753878	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753879	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753880	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753881	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753882	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753883	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753884	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753885	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2753886	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753887	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753888	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753889	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753890	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753891	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753892	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753893	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753894	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753895	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753896	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753897	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753898	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753899	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753900	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753901	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753902	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753903	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753904	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753907	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753908	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753909	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753910	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753911	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753912	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753913	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753914	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2753915	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753916	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753917	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753918	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753919	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753920	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753921	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753922	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753923	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753924	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753925	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753926	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753927	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753928	50'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2781606	50'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2753929	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753930	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753931	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753932	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753933	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753934	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753936	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753937	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753938	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753939	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753940	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753941	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753942	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753943	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753944	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753945	50'	0.14%	$7,113	$158.43	$413.86	$51.63	$35.57	$659.49
2753946	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753947	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753948	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753949	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753950	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753951	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2753953	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753954	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753955	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753956	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753957	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753958	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753959	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2753960	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753961	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753962	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753963	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753964	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753965	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753966	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753967	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753968	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753969	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753970	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753971	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753972	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753973	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753974	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753975	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753977	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753978	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753979	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753980	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753981	50'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2753982	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753983	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753984	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753985	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753986	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753987	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753990	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753991	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753992	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753993	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753994	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753995	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753996	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753997	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2753998	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2753999	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754000	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754003	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2754004	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754005	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2754006	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754007	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2754008	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2754009	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2754010	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2754014	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754015	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754016	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754017	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754018	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754019	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754021	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754022	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754023	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754025	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754026	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754027	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754028	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754029	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754030	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754031	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754032	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754033	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754034	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754035	60'	0.35%	$17,122	$381.37	$996.22	$124.29	$85.61	$1,587.50
2754036	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2754037	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2754038	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2754039	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2754040	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2754041	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2754042	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2754043	70'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2754044	70'	0.43%	$21,077	$469.45	$1,226.31	$153.00	$105.38	$1,954.14
2754045	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2754046	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2754047	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2754048	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2754049	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2754050	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2754051	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2754058	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2754059	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2754216	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2754217	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2754218	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2754219	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2754220	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2754221	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2754222	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2754223	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2754224	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2754225	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2754226	50'	0.29%	$14,320	$318.96	$833.18	$103.95	$71.60	$1,327.69
2754052	HOA	0.00%	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
Total		**100.00%**	**$4,938,634**	**$110,000.00**	**$287,341.92**	**$35,850.00**	**$24,693.17**	**$457,885.08**

APPENDIX D
MIA ASSESSMENT ROLL SUMMARY – 2024-25

Appendix D

MIA Assessment Roll Summary 2024-25

Parcel	Lot Type	Special Assessments	MIA Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2882769	Commercial	0.23%	$16,846	$314.15	$1,187.95	$83.43	$84.23	$1,669.76
2841443	Commercial	0.83%	$59,861	$1,116.33	$4,221.36	$296.47	$299.31	$5,933.46
2726990	Various	1.66%	$120,494	$2,247.03	$8,497.07	$596.76	$602.47	$11,943.33
2843033	Various	16.74%	$1,211,839	$22,599.03	$85,457.54	$6,001.76	$6,059.20	$120,117.53
2783001	HOA	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2782900	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782901	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782902	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782903	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782904	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782905	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782906	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782907	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2782908	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782909	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782910	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782911	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782912	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782913	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782914	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782915	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2782916	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782917	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782918	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782919	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782920	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782921	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782922	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782923	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782924	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782925	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782926	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782927	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782928	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782929	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782930	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782931	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782932	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782933	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782934	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782935	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782936	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2782937	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782938	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782939	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782940	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782941	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782942	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782943	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782944	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782945	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782946	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782947	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782949	70'	0.07%	$5,397	$100.65	$380.60	$26.73	$26.99	$534.96
2782950	70'	0.07%	$5,397	$100.65	$380.60	$26.73	$26.99	$534.96
2782951	70'	0.07%	$5,397	$100.65	$380.60	$26.73	$26.99	$534.96
2782952	70'	0.07%	$5,397	$100.65	$380.60	$26.73	$26.99	$534.96
2782953	70'	0.07%	$5,397	$100.65	$380.60	$26.73	$26.99	$534.96
2782954	70'	0.07%	$5,397	$100.65	$380.60	$26.73	$26.99	$534.96
2782955	70'	0.07%	$5,397	$100.65	$380.60	$26.73	$26.99	$534.96
2782956	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782957	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782958	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782959	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782960	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782961	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782962	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782963	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782964	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782965	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782966	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782967	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782968	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782969	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782970	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782971	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782972	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782973	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782974	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782975	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782976	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782977	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782978	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782979	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782980	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782981	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55

Parcel	Lot Type	Special Assessments	MIA Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2782982	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782983	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782984	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782985	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782986	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782987	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782988	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782989	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782990	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782991	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782992	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782993	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782994	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782995	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782996	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782997	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782998	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2782999	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2783000	50'	0.06%	$4,142	$77.24	$292.09	$20.51	$20.71	$410.55
2783002	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2783003	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2783004	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2783005	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2783006	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2826380	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826382	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826383	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826384	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826385	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826386	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826387	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826388	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826389	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826390	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826391	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826392	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826393	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826394	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826395	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826396	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826397	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826398	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826399	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826400	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826401	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826402	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826403	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826404	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826405	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826406	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826407	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826410	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826411	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826412	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826413	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826414	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826415	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826416	60'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2826417	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826418	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826419	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826420	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826421	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826422	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826423	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826424	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826425	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826426	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826427	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826428	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826429	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826430	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826431	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826433	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826434	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826435	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826436	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826437	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826438	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826439	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826440	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826441	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826442	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826443	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826444	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826445	70'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2826446	70'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2826447	70'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2826448	70'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84

Parcel	Lot Type	Special Assessments	MIA Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2826449	70'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2826450	70'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2826451	70'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2826452	70'	0.04%	$2,824	$52.66	$199.15	$13.99	$14.12	$279.92
2889731	70'	0.04%	$2,824	$52.66	$199.15	$13.99	$14.12	$279.92
2826453	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826454	60'	0.03%	$2,510	$46.81	$177.02	$12.43	$12.55	$248.82
2861744	60'	0.03%	$2,510	$46.81	$177.02	$12.43	$12.55	$248.82
2826455	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826456	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826457	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826458	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826459	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826460	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826461	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826462	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826463	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826464	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826465	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826466	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826467	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826468	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826469	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826470	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826471	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826472	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826473	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826474	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826475	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826476	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826477	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826478	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826479	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826480	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826481	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826482	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826483	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826484	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826485	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826486	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826487	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826488	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2826492	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2826493	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2826494	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2826495	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2826498	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826499	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826500	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826501	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826502	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826503	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826504	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826505	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826506	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826507	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826508	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826509	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826510	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826511	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826512	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826513	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826514	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826515	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826516	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826517	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826518	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826519	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826520	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826521	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826522	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826523	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826524	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826525	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826526	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826527	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826528	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826529	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826530	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826531	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826532	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826533	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826534	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826535	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826536	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826537	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826538	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826539	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826540	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43

Parcel	Lot Type	Special Assessments	MIA Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2826541	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826542	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826543	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826544	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826545	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826546	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826547	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826548	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826549	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826550	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826551	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826552	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826553	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826555	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826556	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826557	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826558	50'	0.03%	$2,196	$40.96	$154.89	$10.88	$10.98	$217.72
2908770	50'	0.03%	$2,196	$40.96	$154.89	$10.88	$10.98	$217.72
2826559	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826560	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826561	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826562	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826563	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826564	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826565	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826566	60'	0.07%	$5,021	$93.63	$354.04	$24.86	$25.10	$497.64
2826568	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826569	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826570	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826572	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826573	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826574	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826575	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826576	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826577	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826578	50'	0.06%	$4,393	$81.92	$309.79	$21.76	$21.96	$435.43
2826579	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2853232	70'	0.10%	$6,903	$128.74	$486.81	$34.19	$34.52	$684.25
2853234	70'	0.10%	$6,903	$128.74	$486.81	$34.19	$34.52	$684.25
2853235	70'	0.10%	$6,903	$128.74	$486.81	$34.19	$34.52	$684.25
2853236	70'	0.10%	$6,903	$128.74	$486.81	$34.19	$34.52	$684.25
2853237	70'	0.10%	$6,903	$128.74	$486.81	$34.19	$34.52	$684.25
2853238	70'	0.10%	$6,903	$128.74	$486.81	$34.19	$34.52	$684.25
2853239	70'	0.10%	$6,903	$128.74	$486.81	$34.19	$34.52	$684.25
2853240	70'	0.10%	$6,903	$128.74	$486.81	$34.19	$34.52	$684.25
2853241	70'	0.10%	$6,903	$128.74	$486.81	$34.19	$34.52	$684.25
2853242	70'	0.10%	$6,903	$128.74	$486.81	$34.19	$34.52	$684.25
2853243	70'	0.10%	$6,903	$128.74	$486.81	$34.19	$34.52	$684.25
2853244	70'	0.10%	$6,903	$128.74	$486.81	$34.19	$34.52	$684.25
2853245	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853246	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853247	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853248	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853249	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853250	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853251	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853252	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853253	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853254	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853255	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853256	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2853257	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853259	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853260	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853261	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853262	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853263	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853264	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853265	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853266	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853267	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853268	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853269	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853270	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853271	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853272	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853273	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853274	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853275	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853276	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853277	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853278	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853279	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853280	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853281	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853282	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853283	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853284	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853285	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84

Parcel	Lot Type	Special Assessments	MIA Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2853286	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853287	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853288	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853289	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853290	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853291	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853292	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853293	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853294	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853295	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853296	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853297	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853298	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853299	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853300	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853301	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853302	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853303	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853304	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853305	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853306	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853307	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853308	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853309	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853310	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853311	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853312	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853313	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853314	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853315	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853316	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853317	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853318	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853319	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853320	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853321	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853322	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853323	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853324	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853325	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853326	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853327	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853328	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853329	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853330	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853331	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853332	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853333	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853334	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853335	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853336	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853337	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853338	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853339	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853340	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853341	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853342	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853343	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853344	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853345	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853346	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853347	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853348	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853349	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853350	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853351	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853352	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853353	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853354	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853355	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853356	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853357	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853358	70'	0.10%	$6,903	$128.74	$486.81	$34.19	$34.52	$684.25
2853359	70'	0.10%	$6,903	$128.74	$486.81	$34.19	$34.52	$684.25
2853360	70'	0.10%	$6,903	$128.74	$486.81	$34.19	$34.52	$684.25
2853361	70'	0.10%	$6,903	$128.74	$486.81	$34.19	$34.52	$684.25
2853362	70'	0.10%	$6,903	$128.74	$486.81	$34.19	$34.52	$684.25
2853363	70'	0.10%	$6,903	$128.74	$486.81	$34.19	$34.52	$684.25
2853364	70'	0.10%	$6,903	$128.74	$486.81	$34.19	$34.52	$684.25
2853365	70'	0.10%	$6,903	$128.74	$486.81	$34.19	$34.52	$684.25
2853366	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853367	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853368	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853369	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853370	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853371	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853372	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853373	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853374	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84

Parcel	Lot Type	Special Assessments	MIA Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2853375	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853376	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853377	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2853378	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2853379	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853380	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853381	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853382	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853383	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853384	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853385	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853386	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853387	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853388	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853389	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853390	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853391	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853392	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853393	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853394	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853395	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853396	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853397	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853398	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853399	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853400	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853401	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853402	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853403	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853404	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853405	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853406	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853407	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853408	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853409	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853410	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853411	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853412	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853413	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853414	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853415	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853416	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853417	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853418	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853419	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853420	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853421	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853422	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853423	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853424	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853425	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853426	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853427	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853428	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853429	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853430	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853431	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853432	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853433	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853434	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853435	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853436	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853437	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853438	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853439	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853440	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853441	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853442	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853443	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853444	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853445	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853446	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853447	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853448	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853449	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853450	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853451	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853452	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853453	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853454	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853455	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853456	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853457	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853458	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853459	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853460	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853461	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853462	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853463	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84

Parcel	Lot Type	Special Assessments	MIA Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2853464	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853465	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853466	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853467	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853468	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853469	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853470	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853471	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853472	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853473	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853474	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853475	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853476	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853477	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853478	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853479	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853480	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853481	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853482	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853483	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853484	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853485	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853486	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853487	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853488	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853489	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853490	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853491	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853492	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853493	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853494	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853495	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853496	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853497	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853498	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853499	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853500	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853501	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853502	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853503	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853504	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853505	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853506	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853507	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853508	60'	0.09%	$6,276	$117.03	$442.56	$31.08	$31.38	$622.05
2853509	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853510	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853511	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853512	50'	0.08%	$5,648	$105.33	$398.30	$27.97	$28.24	$559.84
2853513	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2853514	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2867237	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867238	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867239	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867240	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867241	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867242	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867243	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867244	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867245	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867246	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867247	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867248	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867249	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867250	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867251	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867252	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867253	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867254	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867255	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867256	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867257	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867258	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867259	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867260	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867261	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867262	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867263	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867264	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867265	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867266	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867267	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867268	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867269	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867270	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867271	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867272	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867273	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867274	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66

Parcel	Lot Type	Special Assessments	MIA Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2867275	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867276	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867277	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867278	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867279	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867280	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867281	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867282	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867283	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867284	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867285	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867286	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867287	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867288	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867289	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867290	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867291	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867292	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867293	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867294	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867295	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867296	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867297	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867298	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867299	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867300	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867301	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867302	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867303	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867304	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867305	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867306	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867307	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867308	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867309	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867310	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867311	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867312	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867313	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867314	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867315	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867316	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867317	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867318	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867319	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867320	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867321	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867322	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867323	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867324	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867325	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867326	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867327	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867328	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867329	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867330	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867331	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867332	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867333	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867334	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867335	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867336	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867337	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867338	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867339	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867340	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867341	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867342	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867343	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867344	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867345	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867346	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867347	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867348	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867349	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867350	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867351	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867352	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867353	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867354	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867355	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867356	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867357	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867358	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867359	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867360	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867361	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867362	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867363	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66

Parcel	Lot Type	Special Assessments	MIA Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2867364	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867365	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867366	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867367	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867368	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867369	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867370	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867371	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867372	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867373	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867374	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867375	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867376	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867377	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867378	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867379	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867380	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867381	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867382	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867383	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867384	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867385	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867386	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867387	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867388	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867389	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867390	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867391	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867392	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867393	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867394	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867395	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867396	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867397	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867398	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867399	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867400	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867401	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867402	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867403	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867404	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867405	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867406	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867407	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867408	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867409	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867410	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867411	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867412	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867413	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867414	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867415	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867416	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867417	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867418	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867419	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867420	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867421	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867422	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867423	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867424	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867425	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867426	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867427	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867428	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867429	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867430	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867431	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867432	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867433	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867434	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867435	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867436	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867437	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867438	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867439	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2867440	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867441	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867442	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867443	60'	0.14%	$9,790	$182.57	$690.39	$48.49	$48.95	$970.40
2867444	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2867445	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2867446	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2867447	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2867448	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2867449	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2867451	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2894552	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894553	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66

Parcel	Lot Type	Special Assessments	MIA Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2894554	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894555	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894556	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894557	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894558	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894559	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894560	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894561	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894562	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894563	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894564	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894565	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894566	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894567	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894568	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894569	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894570	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894571	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894572	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894573	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894574	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894575	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894576	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894577	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894578	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894579	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894580	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894581	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894582	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894583	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894585	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894586	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894587	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894588	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894589	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894590	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894591	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894592	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894593	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894594	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894595	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894596	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894597	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894598	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894599	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894600	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2894601	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2894602	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2894603	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2894604	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2894605	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894606	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894607	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894608	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894609	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894610	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894611	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894612	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894615	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894616	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894617	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894618	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894619	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894620	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894621	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894622	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894623	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894624	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894625	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894626	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894627	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894628	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894629	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894630	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894631	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894632	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2894633	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2894634	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894635	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894636	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894637	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894638	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894639	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894640	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894641	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894642	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894643	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894644	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894645	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66

Parcel	Lot Type	Special Assessments	MIA Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2894646	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894647	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894648	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894649	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894650	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894651	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894652	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894653	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894654	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894655	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894656	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894657	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894658	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894659	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894660	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2894661	50'	0.11%	$8,158	$152.14	$575.32	$40.41	$40.79	$808.66
2898041	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898044	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898045	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898046	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898047	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898048	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898049	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898050	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898051	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898052	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898053	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898054	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898055	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898056	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898057	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898058	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898059	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2898060	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2898061	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898062	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898063	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898064	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898065	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898066	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898067	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898068	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898069	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898070	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898071	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898072	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898073	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898074	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898075	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898076	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898077	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898078	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898079	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898080	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898081	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898082	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898083	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898084	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898085	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898086	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898087	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898088	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898089	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898090	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898091	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898092	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898093	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2898094	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2898095	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2898096	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2898097	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2898098	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898099	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898100	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898101	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898102	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898103	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898104	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898105	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898106	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898107	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898108	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898109	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898110	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898111	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898112	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898113	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898114	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898115	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23

Parcel	Lot Type	Special Assessments	MIA Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2898116	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898117	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898118	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898119	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898120	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898121	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898122	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898123	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898124	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898125	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898126	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898127	TH	0.05%	$3,765	$70.22	$265.53	$18.65	$18.83	$373.23
2898128	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2898129	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2898130	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2898131	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2898132	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2898133	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2898134	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
Total		**100.00%**	**$7,239,172**	**$135,000**	**$510,498**	**$35,853**	**$36,196**	**$717,547**

APPENDIX E
NIA #2 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix E
NIA #2 Assessment Roll Summary 2024-25

Parcel	Lot Type	Percentage of Special Assessments	NIA #2 Share of the NIA #2-3 Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2782900	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782901	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782902	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782903	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782904	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782905	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782906	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782907	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2782908	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782909	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782910	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782911	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782912	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782913	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782914	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782915	Common	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2782916	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782917	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782918	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782919	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782920	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782921	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782922	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782923	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782924	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782925	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782926	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782927	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782928	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782929	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782930	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782931	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782932	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782933	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782934	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782935	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782936	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2782937	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782938	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782939	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782940	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782941	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782942	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782943	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782944	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782945	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782946	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782947	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782949	70'	1.31%	$10,625	$262.92	$376.22	$213.44	$53.12	$905.70
2782950	70'	1.31%	$10,625	$262.92	$376.22	$213.44	$53.12	$905.70
2782951	70'	1.31%	$10,625	$262.92	$376.22	$213.44	$53.12	$905.70
2782952	70'	1.31%	$10,625	$262.92	$376.22	$213.44	$53.12	$905.70
2782953	70'	1.31%	$10,625	$262.92	$376.22	$213.44	$53.12	$905.70
2782954	70'	1.31%	$10,625	$262.92	$376.22	$213.44	$53.12	$905.70
2782955	70'	1.31%	$10,625	$262.92	$376.22	$213.44	$53.12	$905.70
2782956	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782957	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782958	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782959	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782960	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782961	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782962	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782963	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782964	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782965	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782966	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07

Parcel	Lot Type	Percentage of Special Assessments	NIA #2 Share of the NIA #2-3 Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2782967	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782968	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782969	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782970	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782971	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782972	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782973	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782974	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782975	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782976	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782977	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782978	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782979	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782980	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782981	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782982	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782983	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782984	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782985	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782986	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782987	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782988	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782989	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782990	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782991	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782992	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782993	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782994	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782995	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782996	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782997	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782998	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2782999	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2783000	50'	1.01%	$8,154	$201.77	$288.73	$163.80	$40.77	$695.07
2783001	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2783002	Common	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2783003	Common	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2783004	Common	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2783005	Common	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2783006	Common	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
Total		**100.00%**	**$808,216**	**$20,000.00**	**$28,618.91**	**$16,236.48**	**$4,041.08**	**$68,896.47**

APPENDIX F
NIA #3 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix F
NIA #3 Assessment Roll Summary 2024-25

Parcel	Lot Type	Percentage of Special Assessments	NIA #3 Share of the NIA #2-3 Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2826380	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826382	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826383	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826384	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826385	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826386	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826387	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826388	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826389	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826390	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826391	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826392	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826393	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826394	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826395	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826396	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826397	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826398	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826399	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826400	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826401	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826402	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826403	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826404	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826405	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826406	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826407	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826410	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826411	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826412	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826413	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826414	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826415	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826416	60'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2826417	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826418	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826419	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826420	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826421	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826422	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826423	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826424	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826425	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826426	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826427	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826428	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826429	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826430	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826431	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826433	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826434	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826435	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826436	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826437	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826438	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826439	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826440	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826441	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826442	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826443	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826444	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826445	70'	0.65%	$13,861	$261.63	$492.76	$177.00	$69.31	$1,000.69
2826446	70'	0.65%	$13,861	$261.63	$492.76	$177.00	$69.31	$1,000.69
2826447	70'	0.65%	$13,861	$261.63	$492.76	$177.00	$69.31	$1,000.69
2826448	70'	0.65%	$13,861	$261.63	$492.76	$177.00	$69.31	$1,000.69
2826449	70'	0.65%	$13,861	$261.63	$492.76	$177.00	$69.31	$1,000.69

Parcel	Lot Type	Percentage of Special Assessments	NIA #3 Share of the NIA #2-3 Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2826450	70'	0.65%	$13,861	$261.63	$492.76	$177.00	$69.31	$1,000.69
2826451	70'	0.65%	$13,861	$261.63	$492.76	$177.00	$69.31	$1,000.69
2826452	70'	0.33%	$6,931	$130.81	$246.38	$88.50	$34.65	$500.34
2889731	70'	0.33%	$6,931	$130.81	$246.38	$88.50	$34.65	$500.34
2826453	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826454	60'	0.29%	$6,161	$116.28	$219.00	$78.67	$30.80	$444.75
2861744	60'	0.29%	$6,161	$116.28	$219.00	$78.67	$30.80	$444.75
2826455	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826456	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826457	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826458	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826459	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826460	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826461	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826462	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826463	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826464	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826465	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826466	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826467	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826468	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826469	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826470	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826471	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826472	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826473	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826474	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826475	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826476	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826477	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826478	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826479	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826480	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826481	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826482	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826483	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826484	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826485	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826486	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826487	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826488	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2826492	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2826493	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2826494	HOA	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2826495	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2826498	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826499	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826500	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826501	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826502	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826503	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826504	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826505	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826506	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826507	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826508	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826509	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826510	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826511	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826512	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826513	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826514	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826515	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826516	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826517	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826518	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826519	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826520	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826521	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31

Parcel	Lot Type	Percentage of Special Assessments	NIA #3 Share of the NIA #2-3 Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2826522	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826523	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826524	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826525	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826526	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826527	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826528	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826529	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826530	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826531	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826532	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826533	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826534	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826535	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826536	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826537	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826538	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826539	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826540	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826541	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826542	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826543	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826544	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826545	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826546	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826547	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826548	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826549	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826550	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826551	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826552	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826553	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826555	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826556	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826557	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826558	50'	0.25%	$5,390	$101.74	$191.63	$68.83	$26.95	$389.16
2908770	50'	0.25%	$5,390	$101.74	$191.63	$68.83	$26.95	$389.16
2826559	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826560	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826561	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826562	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826563	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826564	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826565	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826566	60'	0.58%	$12,321	$232.56	$438.01	$157.33	$61.61	$889.50
2826568	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826569	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826570	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826572	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826573	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826574	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826575	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826576	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826577	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826578	50'	0.51%	$10,781	$203.49	$383.25	$137.66	$53.90	$778.31
2826579	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
Total		**100.00%**	**$2,119,231**	**$40,000.00**	**$75,336.92**	**$27,060.80**	**$10,596.16**	**$152,993.88**

APPENDIX G
NIA #4 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix G
NIA #4 Assessment Roll Summary 2024-25

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Deliquency Reserve	Annual Installment
2853232	70'	0.42%	$21,096	$368.90	$712.77	$111.22	$105.48	$1,298.37
2853234	70'	0.42%	$21,096	$368.90	$712.77	$111.22	$105.48	$1,298.37
2853235	70'	0.42%	$21,096	$368.90	$712.77	$111.22	$105.48	$1,298.37
2853236	70'	0.42%	$21,096	$368.90	$712.77	$111.22	$105.48	$1,298.37
2853237	70'	0.42%	$21,096	$368.90	$712.77	$111.22	$105.48	$1,298.37
2853238	70'	0.42%	$21,096	$368.90	$712.77	$111.22	$105.48	$1,298.37
2853239	70'	0.42%	$21,096	$368.90	$712.77	$111.22	$105.48	$1,298.37
2853240	70'	0.42%	$21,096	$368.90	$712.77	$111.22	$105.48	$1,298.37
2853241	70'	0.42%	$21,096	$368.90	$712.77	$111.22	$105.48	$1,298.37
2853242	70'	0.42%	$21,096	$368.90	$712.77	$111.22	$105.48	$1,298.37
2853243	70'	0.42%	$21,096	$368.90	$712.77	$111.22	$105.48	$1,298.37
2853244	70'	0.42%	$21,096	$368.90	$712.77	$111.22	$105.48	$1,298.37
2853245	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853246	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853247	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853248	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853249	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853250	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853251	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853252	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853253	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853254	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853255	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853256	-	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2853257	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853259	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853260	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853261	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853262	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853263	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853264	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853265	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853266	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853267	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853268	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853269	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853270	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853271	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853272	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853273	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853274	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853275	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853276	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853277	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853278	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853279	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853280	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853281	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853282	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853283	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853284	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853285	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853286	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853287	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853288	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853289	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853290	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853291	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853292	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853293	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853294	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853295	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853296	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Deliquency Reserve	Annual Installment
2853297	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853298	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853299	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853300	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853301	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853302	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853303	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853304	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853305	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853306	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853307	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853308	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853309	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853310	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853311	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853312	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853313	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853314	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853315	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853316	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853317	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853318	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853319	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853320	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853321	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853322	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853323	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853324	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853325	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853326	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853327	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853328	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853329	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853330	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853331	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853332	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853333	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853334	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853335	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853336	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853337	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853338	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853339	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853340	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853341	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853342	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853343	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853344	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853345	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853346	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853347	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853348	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853349	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853350	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853351	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853352	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853353	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853354	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853355	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853356	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853357	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853358	70'	0.42%	$21,096	$368.90	$712.77	$111.22	$105.48	$1,298.37
2853359	70'	0.42%	$21,096	$368.90	$712.77	$111.22	$105.48	$1,298.37
2853360	70'	0.42%	$21,096	$368.90	$712.77	$111.22	$105.48	$1,298.37
2853361	70'	0.42%	$21,096	$368.90	$712.77	$111.22	$105.48	$1,298.37
2853362	70'	0.42%	$21,096	$368.90	$712.77	$111.22	$105.48	$1,298.37

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Deliquency Reserve	Annual Installment
2853363	70'	0.42%	$21,096	$368.90	$712.77	$111.22	$105.48	$1,298.37
2853364	70'	0.42%	$21,096	$368.90	$712.77	$111.22	$105.48	$1,298.37
2853365	70'	0.42%	$21,096	$368.90	$712.77	$111.22	$105.48	$1,298.37
2853366	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853367	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853368	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853369	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853370	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853371	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853372	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853373	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853374	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853375	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853376	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853377	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2853378	HOA	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2853379	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853380	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853381	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853382	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853383	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853384	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853385	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853386	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853387	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853388	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853389	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853390	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853391	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853392	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853393	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853394	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853395	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853396	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853397	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853398	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853399	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853400	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853401	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853402	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853403	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853404	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853405	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853406	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853407	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853408	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853409	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853410	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853411	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853412	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853413	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853414	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853415	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853416	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853417	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853418	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853419	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853420	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853421	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853422	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853423	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853424	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853425	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853426	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853427	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853428	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Deliquency Reserve	Annual Installment
2853429	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853430	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853431	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853432	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853433	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853434	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853435	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853436	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853437	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853438	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853439	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853440	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853441	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853442	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853443	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853444	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853445	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853446	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853447	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853448	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853449	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853450	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853451	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853452	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853453	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853454	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853455	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853456	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853457	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853458	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853459	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853460	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853461	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853462	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853463	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853464	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853465	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853466	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853467	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853468	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853469	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853470	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853471	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853472	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853473	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853474	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853475	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853476	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853477	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853478	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853479	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853480	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853481	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853482	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853483	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853484	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853485	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853486	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853487	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853488	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853489	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853490	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853491	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853492	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853493	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853494	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Deliquency Reserve	Annual Installment
2853495	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853496	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853497	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853498	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853499	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853500	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853501	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853502	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853503	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853504	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853505	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853506	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853507	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853508	60'	0.38%	$19,179	$335.37	$647.97	$101.11	$95.89	$1,180.34
2853509	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853510	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853511	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853512	50'	0.34%	$17,261	$301.83	$583.18	$91.00	$86.30	$1,062.31
2853513	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2853514	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
Total		**100.00%**	**$5,032,450**	**$88,000.00**	**$170,028.51**	**$26,530.20**	**$25,162.25**	**$309,720.96**

APPENDIX H
NIA #5 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix H

NIA #5 Assessment Roll Summary 2024-25

Parcel	Lot Type	Percentage of Special Assessments	NIA #5 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Deliquency Reserve	Annual Installment
2867237	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867238	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867239	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867240	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867241	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867242	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867243	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867244	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867245	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867246	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867247	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867248	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867249	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867250	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867251	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867252	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867253	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867254	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867255	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867256	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867257	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867258	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867259	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867260	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867261	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867262	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867263	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867264	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867265	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867266	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867267	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867268	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867269	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867270	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867271	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867272	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867273	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867274	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867275	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867276	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867277	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867278	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867279	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867280	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867281	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867282	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867283	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867284	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867285	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867286	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867287	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867288	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867289	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867290	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867291	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867292	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867293	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867294	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867295	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867296	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867297	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867298	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867299	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17

Parcel	Lot Type	Percentage of Special Assessments	NIA #5 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Deliquency Reserve	Annual Installment
2867300	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867301	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867302	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867303	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867304	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867305	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867306	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867307	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867308	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867309	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867310	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867311	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867312	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867313	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867314	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867315	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867316	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867317	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867318	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867319	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867320	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867321	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867322	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867323	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867324	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867325	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867326	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867327	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867328	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867329	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867330	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867331	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867332	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867333	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867334	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867335	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867336	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867337	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867338	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867339	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867340	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867341	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867342	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867343	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867344	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867345	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867346	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867347	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867348	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867349	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867350	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867351	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867352	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867353	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867354	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867355	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867356	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867357	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867358	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867359	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867360	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867361	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867362	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867363	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867364	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867365	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17

Parcel	Lot Type	Percentage of Special Assessments	NIA #5 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Deliquency Reserve	Annual Installment
2867366	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867367	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867368	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867369	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867370	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867371	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867372	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867373	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867374	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867375	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867376	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867377	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867378	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867379	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867380	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867381	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867382	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867383	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867384	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867385	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867386	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867387	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867388	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867389	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867390	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867391	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867392	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867393	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867394	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867395	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867396	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867397	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867398	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867399	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867400	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867401	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867402	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867403	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867404	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867405	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867406	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867407	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867408	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867409	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867410	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867411	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867412	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867413	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867414	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867415	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867416	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867417	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867418	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867419	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867420	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867421	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867422	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867423	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867424	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867425	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867426	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867427	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867428	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867429	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867430	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867431	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17

Parcel	Lot Type	Percentage of Special Assessments	NIA #5 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Deliquency Reserve	Annual Installment
2867432	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867433	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867434	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867435	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867436	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867437	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867438	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867439	50'	0.45%	$28,645	$372.48	$1,465.17	$186.76	$143.23	$2,167.65
2867440	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867441	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867442	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867443	60'	0.54%	$34,374	$446.98	$1,758.21	$224.12	$171.87	$2,601.17
2867444	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2867445	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2867446	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2867447	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2867448	HOA	1.00%	$63,830	$830.00	$3,264.82	$416.16	$319.15	$4,830.13
2867449	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2867451	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
Total		**100.00%**	**$6,383,000**	**$83,000.00**	**$326,481.68**	**$41,616.00**	**$31,915.00**	**$483,012.68**

APPENDIX I
NIA #6 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix I
NIA #6 Assessment Roll Summary 2024-25

Parcel	Lot Type	Percentage of Special Assessments	NIA #6 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Deliquency Reserve	Annual Installment
2894552	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894553	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894554	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894555	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894556	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894557	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894558	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894559	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894560	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894561	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894562	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894563	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894564	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894565	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894566	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894567	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894568	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894569	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894570	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894571	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894572	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894573	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894574	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894575	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894576	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894577	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894578	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894579	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894580	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894581	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894582	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894583	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894585	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894586	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894587	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894588	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894589	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894590	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894591	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894592	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894593	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894594	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894595	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894596	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894597	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894598	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894599	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894600	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2894601	HOA	1.00%	$27,850	$160.00	$1,573.38	$580.00	$139.25	$2,452.63
2894602	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2894603	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2894604	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2894605	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894606	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894607	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894608	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894609	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894610	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894611	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894612	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894615	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894616	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894617	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10

Parcel	Lot Type	Percentage of Special Assessments	NIA #6 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Deliquency Reserve	Annual Installment
2894618	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894619	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894620	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894621	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894622	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894623	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894624	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894625	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894626	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894627	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894628	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894629	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894630	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894631	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894632	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2894633	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2894634	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894635	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894636	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894637	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894638	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894639	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894640	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894641	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894642	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894643	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894644	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894645	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894646	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894647	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894648	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894649	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894650	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894651	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894652	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894653	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894654	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894655	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894656	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894657	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894658	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894659	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894660	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
2894661	50'	0.99%	$27,572	$158.40	$1,557.64	$574.20	$137.86	$2,428.10
Total		**100.00%**	**$2,785,000**	**$16,000.00**	**$157,337.50**	**$58,000.00**	**$13,925.00**	**$245,262.50**

APPENDIX J
NIA #7 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix J
NIA #7 Assessment Roll Summary 2024-25

Parcel	Lot Type	Percentage of Special Assessments	NIA #7 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Deliquency Reserve	Annual Installment
2726990	Various	9.04%	$442,694	$3,074.89	$24,938.86	$6,272.78	$2,213.47	$36,500.01
2843033	Various	90.96%	$4,452,306	$30,925.11	$250,817.40	$63,087.22	$22,261.53	$367,091.25
Total		**100.00%**	**$4,895,000**	**$34,000.00**	**$275,756.26**	**$69,360.00**	**$24,475.00**	**$403,591.26**

APPENDIX K
PID ASSESSMENT NOTICE

Appendix K

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on July 14, 2015, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2015-34R establishing the Wells South Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Neighborhood Improvement Area #1 of the PID, pursuant to Ordinance No. 2015-66 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #1, dated as of December 7, 2015, (the "Service and Assessment Plan and Neighborhood Improvement Area #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Major Improvement Area of the PID, pursuant to Ordinance No. 2015-65 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to the Major Improvement Area, dated as of December 7, 2015 (the "Service and Assessment Plan and Major Improvement Area Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #2 of the PID, pursuant to Ordinance No. 2018-31 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #2, dated as of July 10, 2018 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #2 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #3 of the PID, pursuant to Ordinance No. 2020-75 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #3, dated as of September 8, 2020 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #3 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #4 of the PID, pursuant to Ordinance No. 2021-78 which ordinance also approved the Wells South Public Improvement District Service and Assessment

Plan and Assessment Roll related to Neighborhood Improvement Area #4, dated as of September 28, 2021 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #4 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #5 of the PID, pursuant to Ordinance No. 2022-110 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #5, dated as of September 13, 2022 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #5 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #6 of the PID, pursuant to Ordinance No. 2023-94 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #6, dated as of August 8, 2023 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #6 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #7 of the PID, pursuant to Ordinance No. 2024-23 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #7, dated as of April 9, 2024 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #7 Assessment Roll") [and, together with the Service and Assessment Plan and Neighborhood Improvement Area #1, Major Improvement Area, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, Neighborhood Improvement Area #4, Neighborhood Improvement Area #5, and Neighborhood Improvement Area #6 Assessment Rolls, the "Updated Service and Assessment Plan and Assessment Rolls"]; and

WHEREAS, the Updated Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Neighborhood Improvement Area #1, Major Improvement Area, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, Neighborhood Improvement Area #4, Neighborhood Improvement Area #5, Neighborhood Improvement Area #6, and Neighborhood Improvement Area #7 Assessment Rolls (the "Assessment Rolls") attached thereto, update the Updated Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Rolls attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Wells South Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST: APPROVED:

_____ _____

City Secretary Mayor

APPROVED AS TO FORM:

_____

City Attorney

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Wilson Creek Meadows PID SAP Update

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Wilson Creek Meadows Public Improvement District and providing an effective date. (Bromiley)

Background Information:
The Wilson Creek Meadows PID was created by the City Council pursuant to the PID Act and a resolution approved on July 9, 2019. The PID is generally located east of Kinship Parkway and South of Choate Parkway. The PID is anticipated to contain an estimated 652 residential units within multiple phases. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The Service Plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. SAP Update Presentation
2. Wilson Creek Meadows-Annual SAP Update-2024-25
3. Wilson Creek Meadows PID SAP Update Ordinance

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES FOR PUBLIC IMPROVEMENT DISTRICTS

City Council Meeting
August 13, 2024



SERVICE AND ASSESSMENT PLANS

- Each of the City's 25 Public Improvement Districts (PIDs) has a Service and Assessment Plan (SAP)
- Establish:
  - The budget for public improvements for each phase (and track reimbursements to date)
  - The assessment for each property within the PID by phase
- Updated annually with City Council considering these items each year in August

UPDATES

- FY 2024-2025 Service and Assessment Plan updates include:
  - Budgets
  - For PIDs with a TIRZ overlay, update annual TIRZ credits to establish annual PID payment for each property
  - For PIDs without a TIRZ overlay, update annual PID payments with any available credits (interest, actual expenditures, etc.)
  - Status of development

PIDS

- Cambridge Crossing
- Celina Hills
- Chalk Hill
- The Columns
- Creeks of Legacy
- Cross Creek Meadows
- Edgewood Creek
- Glen Crossing
- Glen Crossing West
- Harper Estates
- Hillside Village
- Lakes at Mustang Ranch
- Legacy Hills
- Mosaic
- Mustang Lakes Annex
- North Sky
- Ownsby Farms
- Parks at Wilson Creek
- Parvin
- Sutton Fields East
- Sutton Fields II
- Ten Mile Creek
- Wells North
- Wells South
- Wilson Creek Meadows

QUESTIONS?

WILSON CREEK MEADOWS
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24-8/31/25)

As Approved by City Council on:

August 13, 2024

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

WILSON CREEK MEADOWS
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24-8/31/25)

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I. INTRODUCTION

The Wilson Creek Meadows Public Improvement District (the "PID") was created pursuant to the PID act and Resolution 2019-38R of the City Council (the "City Council"), on July 9, 2019 to finance certain public improvement projects for the benefit of the property in the PID.

On October 12, 2021 the city entered into a reimbursement agreement with the GRBK Edgewood, LLC (the "Developer") in the aggregate principal amount of $12,864,000 (the "IA #1 Reimbursement Agreement") to finance certain improvements in Improvement Area #1 of the PID (the "Improvement Area #1 Improvements").

On December 12, 2023 the city entered into a reimbursement agreement with the GRBK Edgewood, LLC (the "Developer") in the aggregate principal amount of $4,925,000 (the "IA #2 Reimbursement Agreement") to finance certain improvements in Improvement Area #2 of the PID (the "Improvement Area #2 Improvements").

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the Authorized Improvements to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2024-25.

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

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

the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

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

Capitalized terms in this section not defined herein shall have the meanings assigned to such terms in the Amended and Restated Service and Assessment Plan.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Improvement Area #1 Estimated Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on October 12, 2021, the updated initial total estimated costs of the Improvement Area #1 were equal to $13,386,070. According to Requisition #2 submitted to the City on July 8, 2024 the revised actual costs of the Improvement Area #1 spent to date are equal to $12,740,363.

Table II-A-1 below summarizes the estimated sources and uses of funds required to construct the Improvement Area #1 Improvements. As of July 8, 2024, the Developer reported that there were no updates to the aggregate budget be reported.

Table II-A-1
Estimated Sources and Uses – Improvement Area #1

Sources of Funds	Authorized Improvements (PID)[1]	Budget Revisions[2]	Updated Budget[2]	Spent To Date[2]	Total Left To Spend
Assessment	$12,864,000	$0	$12,864,000	$12,740,363	$123,637
Other funding sources	$522,070	$0	$522,070	$0	$522,070
Total Sources	**$13,386,070**	**$0**	**$13,386,070**	**$12,740,363**	**$645,707**
Uses of Funds					
Improvement Area #1 Improvements:					
Roadway Improvements	$4,206,370	$681,404	$4,887,774	$4,850,759	$37,014
Water Improvements	$1,912,376	$460,808	$2,373,185	$2,373,032	$153
Sanitary Sewer Improvements	$1,586,765	$167,935	$1,754,700	$1,748,282	$6,418
Storm Drainage Improvements	$2,286,587	($28,753)	$2,257,833	$2,241,951	$15,882
Other Soft and Miscellaneous Costs	$3,393,972	($1,281,394)	$2,112,578	$1,526,339	$586,240
Sub-total	*$13,386,070*	*$0*	*$13,386,070*	*$12,740,363*	*$645,707*
Total Uses	**$13,386,070**	**$0**	**$13,386,070**	**$12,740,363**	**$645,707**

1- According to the Service and Assessment Plan approved by the City Council on October 12, 2021.
2 - According to Requisition #2 submitted to the City on July 8, 2024.

Cost Variances

As shown in Table II-A-1 above, there are no significant variances for the Improvement Area #1 Improvements costs.

Improvement Area #2 Estimated Sources and Uses

Pursuant to the Updated Service and Assessment Plan adopted on December 12, 2023, the initial total estimated costs of the Improvement Area #2 were equal to $9,427,147.

Table II-A-2 below summarizes the estimated sources and uses of funds required to construct the Authorized Improvements.

Table II-A-2
Estimated Sources and Uses – Improvement Area #2

Sources of Funds	Authorized Improvements (PID)[1]	Budget Revisions	Updated Budget	Spent To Date[2]	Total Left To Spend
Assessment	$4,925,000	$0	$4,925,000	$95,000	$4,830,000
Other funding sources	$4,502,147	$0	$4,502,147	$0	$4,502,147
Total Sources	**$9,427,147**	**$0**	**$9,427,147**	**$95,000**	**$9,332,147**
Uses of Funds					
Improvement Area #1 Improvements:					
Roadway Improvements	$2,436,237	$0	$2,436,237	$0	$2,436,237
Water Improvements	$1,390,670	$0	$1,390,670	$0	$1,390,670
Sanitary Sewer Improvements	$1,030,995	$0	$1,030,995	$0	$1,030,995
Storm Drainage Improvements	$2,033,184	$0	$2,033,184	$0	$2,033,184
Other Soft and Miscellaneous Costs	$2,441,061	$0	$2,441,061	$0	$2,441,061
Sub-total	*$9,332,147*	*$0*	*$9,332,147*	*$0*	*$9,332,147*
Other Assessment Levy Costs:					
Assessment levy and first year Administrative Expenses	*$95,000*	*$0*	*$0*	*$95,000*	*$0*
Subtotal	*$95,000*	*$0*	*$0*	*$95,000*	*$0*
Total Uses	**$9,427,147**	**$0**	**$9,427,147**	**$95,000**	**$9,332,147**

1-According to the Updated Service and Assessment Plan approved by the City Council on December 12, 2023.
2 – No Improvement Area #2 requisitions have been submitted to the City as of July 10, 2024.

Cost Variances

As shown in Table II-A-2 above, there are no significant variances for the Improvement Area #2 Improvements costs.

B. FIVE YEAR SERVICE PLAN

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

The Annual Installments expected to be collected during the next five years are shown in Table II-B-1 below.

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness (2021-2030)

Year Ending 9/1	Phase #1 Projected Annual Installments[1]	Phase #2 Projected Annual Installments
2021-2024	$812,845	$0
2025	$812,845	$398,415
2026	$812,845	$398,415
2027	$812,845	$398,415
2028	$812,845	$398,415
2029	$812,845	$398,415
2030	$812,845	$398,415
Total	**$5,689,915**	**$2,390,493**

1 - Assessment years ending 2021-2025 reflect actual annual installments. Assessment years ending 2025-2030 reflect projected annual installments are subject to change.

C. STATUS OF DEVELOPMENT

According to the Updated Service and Assessment Plan dated December 12, 2023, there are 651 units expected to be built within the whole PID. As of June 30, 2024, Wilson Creek Meadows Phase #1, Wilson Creek Meadow Phase #2 and Wilson Creek Meadow West Phase #1 have been platted according to the Collin Central Appraisal District (the "CCAD"). See Table II-C below for the plat information.

Table II-C-1
Completed Homes

Development Phase	Plat Filed[1]	Number of Residential Lots[1]
Wilson Creek Meadows Phase #1	10/14/2021	124
Wilson Creek Meadows Phase #2	11/12/2021	104
Wilson Creek Meadow West Phase#1	1/27/2023	207
Total		**435**

1 – According to CCAD online records as of June 2024.

According to the City, 247 building permits have been issued for the PID as of June 1, 2024, representing 56.78% percent of the total building permits expected to be issued within Phase #1 of the PID.

See Table II-D below for the status of completed homes within the PID based on certificate of occupancy issuances.

Table II-C-2
Completed Homes

Status	Cumulative as of September 30, 2023	Cumulative as of June 1, 2024
Homes completed[1]	157	227

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 1, 2024.

According to the City, there have been no building permits or certificates of occupancy issued within Phase #2 of the PID as of June 1 , 2024.

D. ANNUAL BUDGET – IMPROVEMENT AREA #1

Improvement Area #1 Annual Installments – 2024-25

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the earlier of (i) with tax bills sent the first October after issuance of a series of Bonds for the Assessed Property, such that upon the issuance of Bonds, all Assessments in the applicable phase shall begin collection, or (ii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Assessed Property, such that all Assessments in the applicable phase begin collection immediately after the expiration of such two year period. Two years have expired since the levy of Assessments. As a result, the first Annual Installments were due on January 31, 2024 and twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the IA #1 Reimbursement Agreement. The effective interest rate is 4.00 percent for 2024-25. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

Annual Installments to be collected for 2024-25

The budget for the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown in Table II-D-1 on the following page.

Table II-D-1
Budget for the Improvement Area #1 PID Annual Installments to be Collected for 2024-25

Descriptions	Total
Interest payment on March 1, 2025	$252,340
Interest payment on September 1, 2025	$252,340
Principal payment on September 1, 2025	$255,000
Subtotal debt service on IA #1 Reimbursement Agreement	*$759,680*
Administrative Expenses	$53,165
Subtotal Expenses	*$812,845*
Available Administrative Expense Funds	$0
Subtotal funds available	*$0*
Annual Installments	**$812,845**

Debt Service Payments

Annual Installments to be collected for principal and interest on the IA #1 Reimbursement Agreement include interest due on March 1, 2025, in the amount of $252,340 and September 1, 2025, in the amount of $252,340, which equal interest on the outstanding balance of $12,617,000 for six months each and an effective interest rate of 4.00 percent. Annual Installments to be collected on the IA #1 Reimbursement Agreement include a principal amount of $255,000 due on September 1, 2025. As a result, the total Annual Installments to be collected for principal and interest on the IA #1 Reimbursement Agreement in 2024-25 is estimated to be equal to $759,680.

Administrative Expenses

Administrative expenses for the PID include the City, Administrator, and contingency. As shown in Table II-D-2 below, the total administrative expenses to be collected for 2024-25 are estimated to be $53,165.

Table II-D-2
Administrative Budget Breakdown – Improvement Area #1

Description	2024-2025 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$38,100
Contingency	$9,065
Total	**$53,165**

Available Administrative Expense Account

There are no funds anticipated to be available in the Administrative Expense Fund to reduce the 2024-25 Improvement Area #1Annual Installment.

E. Annual Installments Per Unit – Improvement Area #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the outstanding Improvement Area #1 of the PID Reimbursement Agreement described in the Service and Assessment Plan, and to cover Administrative Expenses of the PID.

According to the Service and Assessment Plan, 435 lots representing 405.41 Equivalent Units are anticipated to be built within the Improvement Area #1 of the PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $1,873.85 (i.e. $759,680 ÷ 405.41 = $1,873.85) and the Administrative Expenses to be collected from each Equivalent Unit will be $131.14 (i.e. $53,165 ÷ 405.41 = $131.14). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Improvement Area #1 of the PID will be $2,004.99 (i.e. $1,873.85 + $131.14 = $2,004.99) as shown in Appendix C for each Parcel within the Improvement Area #1 of the PID.

The Annual Installment due to be collected from each Land Use Class in the Improvement Area #1 of the PID for 2024-25 is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit – Improvement Area #1

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Units	Annual Installment Per Unit
70 Ft Lot	$2,004.99	1.00	$2,004.99
60 Ft Lot	$2,004.99	0.96	$1,922.59
50 Ft Lot	$2,004.99	0.92	$1,840.20

The list of Parcels within the Improvement Area #1 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix C.

F. Annual Budget – Improvement Area #2

Improvement Area #2 Annual Installments – 2024-25

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Improvement Area #2 Assessment shall be payable in thirty Annual Installments of principal and

interest beginning with the tax year following the earlier of (i) with tax bills sent the first October after issuance of a series of Bonds for the Assessed Property, such that upon the issuance of Bonds, all Assessments in the applicable phase shall begin collection, or (ii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Assessed Property, such that all Assessments in the applicable phase begin collection immediately after the expiration of such two year period. Two years have expired since the levy of Assessments. As a result, the first Annual Installments are due on January 31, 2025 and thirty (30) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the IA #2 Reimbursement Agreement. The effective interest rate is 5.50 percent for 2024-25. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

Annual Installments to be collected for 2024-25

The budget for the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown in Table II-F-1 below.

Table II-F-1
Budget for the Improvement Area #2 PID Annual Installments to be Collected for 2024-25

Descriptions	Total
Interest payment on March 1, 2025	$135,438
Interest payment on September 1, 2025	$135,438
Principal payment on September 1, 2025	$77,000
Subtotal debt service on bonds	*$347,875*
Administrative Expenses	$50,540
Subtotal Expenses	*$398,415*
Available Administrative Expense Funds	$0
Subtotal funds available	*$0*
Annual Installments	**$398,415**

Debt Service Payments

Annual Installments to be collected for principal and interest on the IA #2 Reimbursement Agreement include interest due on March 1, 2025, in the amount of $135,438 and September 1, 2025, in the amount of $135,438, which equal interest on the outstanding balance of $4,925,000

for six months each and an effective interest rate of 5.50 percent. Annual Installments to be collected on the IA #2 Reimbursement Agreement include a principal amount of $77,000 due on September 1, 2025. As a result, the total Annual Installments to be collected for principal and interest on the IA #2 Reimbursement Agreement in 2024-25 is estimated to be equal to $347,875.

Administrative Expenses

Administrative expenses for the IA #2 include the City, Administrator, and contingency. As shown in Table II-F-2 below, the total administrative expenses to be collected for 2024-25 are estimated to be $50,540.

Table II-F-2
Administrative Budget Breakdown – Improvement Area #2

Description	2024-2025 Estimated Budget (9/1/24-8/31/25)
City	$6,000
PID Administrator	$39,400
Contingency	$5,140
Total	**$50,540**

Available Administrative Expense Account

There are no funds anticipated to be available in the Administrative Expense Fund to reduce the 2024-25 Improvement Area #2 Annual Installment.

G. Annual Installments Per Unit – Improvement Area #2

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the outstanding IA #2 Reimbursement Agreement described in the Service and Assessment Plan, and to cover Administrative Expenses of the PID.

According to the Service and Assessment Plan, 216 lots representing 200.76 Equivalent Units are anticipated to be built within the Improvement Area #2 PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $1,732.79 (i.e. $347,875 ÷ 200.76 = $1,732.79) and the Administrative Expenses to be collected from each Equivalent Unit will be $251.74 (i.e. $50,540 ÷ 200.76 = $251.74). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Improvement Area #2 of the PID will be $1,984.53 (i.e. $1,732.79 + $251.74 = $1,984.53) as shown in Appendix D for each Parcel within the Improvement Area #2 of the PID.

The Annual Installment due to be collected from each Land Use Class in the PID for 2024-25 is shown in Table II-G-1 below.

Table II-G-1
Annual Installment Per Unit – Improvement Area #2

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Units	Annual Installment Per Unit
70 Ft Lot	$1,984.53	1.00	$1,984.53
60 Ft Lot	$1,984.53	0.96	$1,902.97
50 Ft Lot	$1,984.53	0.92	$1,821.42

The list of Parcels within the Improvement Area #2 PID, the number of units to be developed on the current residential Parcels, the corresponding total Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix D.

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III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

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

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The summary of the updated Assessment Rolls are shown in Appendix C and D of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel
B = the Assessment for the Parcel prior to subdivision
C = the estimated number of Equivalent Units to be built on each new subdivided Parcel
D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

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

According to the Developer and the Collin Central Appraisal District records, the final plats for Phase #1, Phase #2, and West Phase #1 were recorded on October 14, 2021, November 12, 2021 and January 27, 2023 respectively and the Assessments allocated proportionally according to Lot Type as shown in the 2023-24 Service and Assessment Plan Update. The various Improvement Area #1 Lots were subdivided from Parcel 2829266.

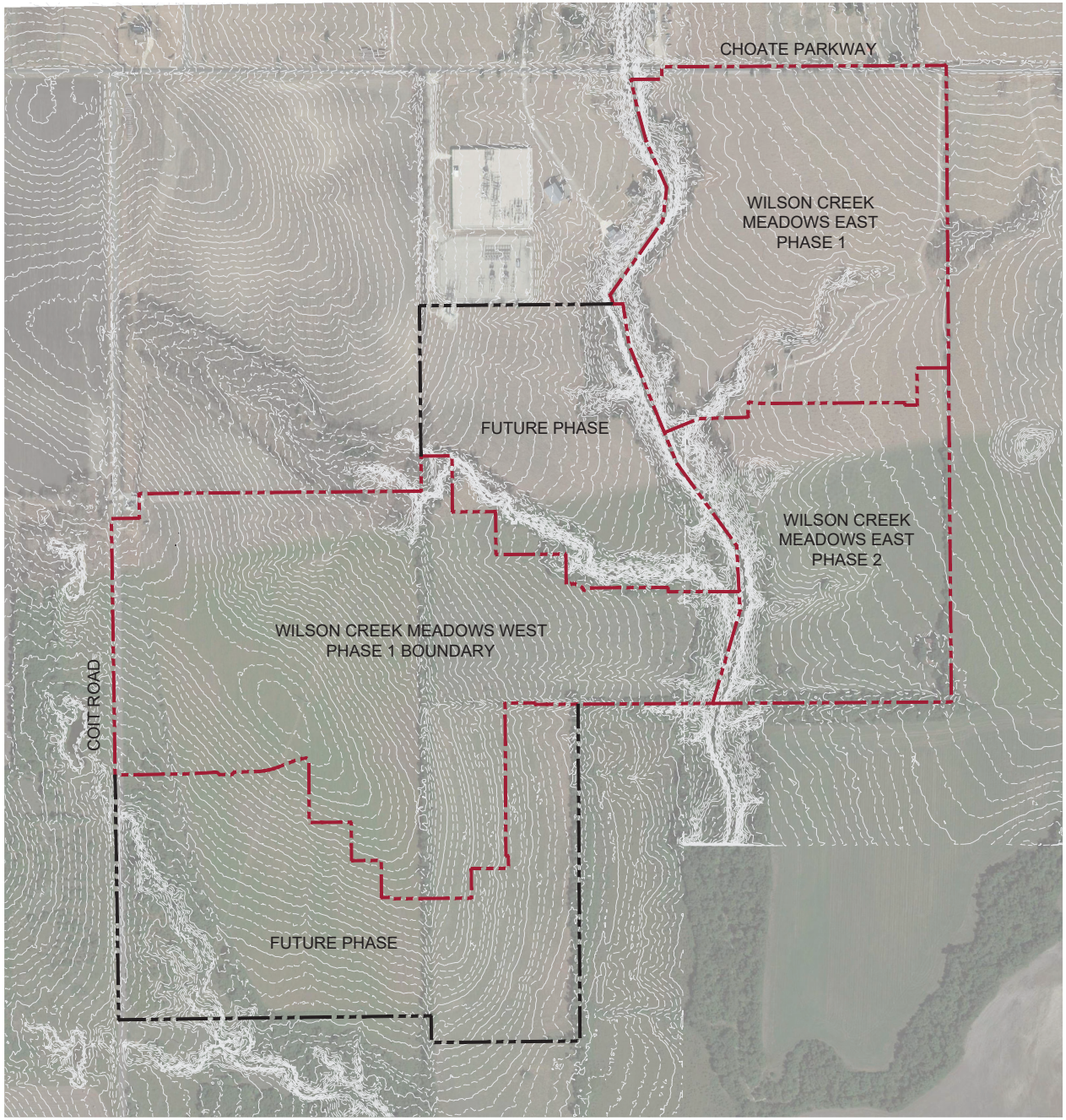
B. PREPAYMENT OF ASSESSMENTS

There have been no Assessment prepayments as of June 30, 2024.

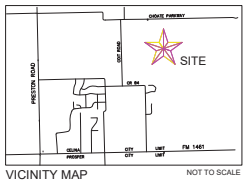
The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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APPENDIX A
PID MAP



GRAPHIC SCALE IN FEET
0 100 200 400
1"= 200' @ 24x36



VICINITY MAP NOT TO SCALE

Wilson Creek Meadows PID

EXHIBIT 1 - BOUNDARY MAP - WILSON CREEK MEADOWS

±80.01 ACRE TRACT LOCATED IN THE JONATHAN WESTOVER SURVEY, ABSTRACT #1030 AND MCKENZIE WILHITE SURVEYS, ABSTRACTS #1008 & #1009, IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS

September 2021

OWNER / APPLICANT:
Celina Ownsby Coit, LLC
Celina Titus, LLC
106 Decker Drive, Suite 310
Irving, TX 75062
P (214) 212-6326
E terry.mitchell@contrastdevelopment.com

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
State of Texas Registration No. F-928
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
P (972) 770-1300
Contact: Matt Duenwald, PE

Kimley»Horn

Plotted By:Hitch, CJ Date:September 01, 2021 08:41:25am File Path:H:\DAL_Civil\063222901-Bates Tract\Civil\Exhibits\PlanSheets\PID Exhibits\Exhibit 1 - Boundary Map - WCM.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

APPENDIX B
PREPAID PARCELS

As of June 30, 2024, there have been no prepayment of Assessments for any Parcel within the whole PID.

APPENDIX C
ASSESSMENT ROLL – IMPROVEMENT AREA #1

APPENDIX C

Improvement Area #1 Assessment Roll Summary - 2024-25

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2024-25 Annual Installment
2845742	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845743	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845744	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845745	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845746	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845747	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845748	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845749	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845750	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845751	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845752	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845753	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845754	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845755	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845756	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845757	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845758	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845759	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845760	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845761	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845762	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845763	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845764	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845765	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845766	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845767	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845768	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845769	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845770	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845771	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845772	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845773	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845774	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845775	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845776	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845777	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845778	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845779	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845780	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845781	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845782	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845783	0.46	3	$14,282	$288.65	$571.27	$60.18	$920.10
2908772	0.46		$14,282	$288.65	$571.27	$60.18	$920.10
2845784	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845785	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845786	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845787	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845788	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845789	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845790	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845791	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845792	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20

APPENDIX C

Improvement Area #1 Assessment Roll Summary - 2024-25

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2024-25 Annual Installment
2845793	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845794	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845795	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845796	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845798	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845799	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845800	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845801	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845802	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845803	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845804	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845805	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845806	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845807	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845808	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845809	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845810	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845811	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845812	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845813	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845814	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845815	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845816	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845817	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845818	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845819	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845820	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845821	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845822	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845823	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845824	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845825	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845826	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845827	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845828	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845829	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845830	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845831	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845832	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845833	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845834	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845835	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845836	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845837	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845838	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845839	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845840	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845841	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845842	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845843	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845844	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2845845	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59

APPENDIX C

Improvement Area #1 Assessment Roll Summary - 2024-25

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2024-25 Annual Installment
2845846	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845847	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845848	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845849	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845850	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845851	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845852	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845853	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845854	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845855	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845856	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845857	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845858	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845859	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845860	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845861	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845862	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845863	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845864	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845865	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2845866	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846033	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846034	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846035	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846036	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846037	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846038	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846039	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846040	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846041	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846042	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846043	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846044	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846045	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846046	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846047	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846048	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846049	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846050	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846051	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846052	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846053	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846054	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846055	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846056	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846057	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846058	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846059	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846060	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846061	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846062	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846063	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20

APPENDIX C

Improvement Area #1 Assessment Roll Summary - 2024-25

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2024-25 Annual Installment
2846064	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846156	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846157	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846158	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846159	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846160	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846161	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846162	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846164	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846165	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846166	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846167	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846168	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846169	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846170	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846171	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846172	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2846173	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846174	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846175	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846176	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846177	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846178	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846179	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846180	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846181	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846182	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846183	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846184	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846185	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846186	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846187	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846188	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846189	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846190	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846192	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846193	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846194	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846195	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846196	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846197	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846198	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846199	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846200	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846201	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846202	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846203	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846204	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846205	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846212	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846213	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846214	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20

APPENDIX C

Improvement Area #1 Assessment Roll Summary - 2024-25

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2024-25 Annual Installment
2846215	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846216	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846217	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846218	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846219	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846221	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846222	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846223	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846224	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846225	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846226	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846227	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846228	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846229	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846230	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846231	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846232	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846233	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846234	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846235	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2846236	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873567	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873569	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873573	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873574	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873575	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873576	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873577	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873578	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873579	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873580	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873581	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873582	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873583	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873584	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873585	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873586	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873587	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873590	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873591	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873592	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873593	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873594	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873595	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873596	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873597	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873598	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873599	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873600	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873601	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873602	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873603	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20

APPENDIX C

Improvement Area #1 Assessment Roll Summary - 2024-25

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2024-25 Annual Installment
2873604	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873605	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873606	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873608	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873609	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873610	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873611	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873612	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873613	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873614	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873615	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873616	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873617	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873618	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873619	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873620	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873621	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2873622	0.96	2	$29,843	$603.14	$1,193.70	$125.75	$1,922.59
2873623	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873624	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873625	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873626	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873627	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873629	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873630	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873631	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873632	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873634	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873635	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873636	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873638	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873639	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873640	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873641	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873642	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873644	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873647	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873648	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873649	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873650	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873651	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873652	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873653	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873654	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873655	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873657	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873658	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873659	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873660	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873661	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873662	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873663	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20

APPENDIX C

Improvement Area #1 Assessment Roll Summary - 2024-25

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2024-25 Annual Installment
2873664	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873665	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873671	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873672	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873673	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873674	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873675	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873676	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873677	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873678	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873679	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873680	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873681	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873682	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873683	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873684	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873685	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873686	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873687	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873688	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873689	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873690	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873693	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873694	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873695	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873696	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873697	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873698	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873699	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873700	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873701	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873702	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873703	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873704	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873705	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873706	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873707	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873708	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873709	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873710	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873711	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873712	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873713	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873714	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873715	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873716	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873717	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873718	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873719	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873720	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873721	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873722	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20

APPENDIX C

Improvement Area #1 Assessment Roll Summary - 2024-25

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2024-25 Annual Installment
2873723	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873724	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873726	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873727	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873728	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873729	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873730	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873731	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873732	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873733	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873734	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873735	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873736	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873737	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873738	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873739	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873740	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873741	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873742	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873743	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873744	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873745	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873746	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873747	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873748	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873749	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873750	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873751	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873752	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873753	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873754	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873755	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873756	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873757	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873758	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873759	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873760	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873761	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873762	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873763	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873764	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873765	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873766	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873767	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873768	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873769	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873770	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873771	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873772	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873773	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873774	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20
2873775	0.92	3	$28,564	$577.29	$1,142.54	$120.36	$1,840.20

APPENDIX C

Improvement Area #1 Assessment Roll Summary - 2024-25

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2024-25 Annual Installment
2873776	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873777	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873778	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873779	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873780	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873781	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873782	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873783	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873784	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873786	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873787	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873788	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873789	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873790	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873791	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873792	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873793	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873794	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873795	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
2873796	1.00	1	$31,122	$628.99	$1,244.86	$131.14	$2,004.99
	405.41		**$12,617,000**	**$255,000.00**	**$504,680.00**	**$53,165.00**	**$812,845.00**

APPENDIX D
ASSESSMENT ROLL – IMPROVEMENT AREA #2

APPENDIX D

Improvement Area #2 Assessment Roll Summary - 2024-25

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2024-25 Annual Installment
2122308	28.25	Various	$693,023	$10,835.08	$38,116.25	$7,111.75	$56,063.08
2137873	136.50	3	$3,348,588	$52,353.56	$184,172.33	$34,362.97	$270,888.86
2855819	36.01	Various	$883,389	$13,811.37	$48,586.42	$9,065.28	$71,463.06
	200.76		**$4,925,000**	**$77,000.00**	**$270,875.00**	**$50,540.00**	**$398,415.00**

APPENDIX E
PID ASSESSMENT NOTICE

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Wilson Creek Meadows Public Improvement District No. 2 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

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

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE WILSON CREEK MEADOWS PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on July 9, 2019, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2019-38R establishing the Wilson Creek Meadows Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Phase #1 of the PID, pursuant to an Ordinance which also approved the Wilson Creek Meadows Public Improvement District Service and Assessment Plan and Assessment Roll, dated as of October 12, 2021 (the "Service and Assessment Plan and Phase #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #2 of the PID, pursuant to Ordinance No. 2023-129 which ordinance also approved the Wilson Creek Meadows Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #2, dated as of December 12, 2023 (the "Updated Service and Assessment Plan and Phase #2 Assessment Roll") [and, together with the Service and Assessment Plan and Phase #1 Assessment Roll, the "Updated Service and Assessment Plan and Assessment Rolls"]; and

WHEREAS, the Updated Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1 Assessment Roll and Phase #2 Assessment Roll attached thereto, update the Updated Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Rolls attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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

SECTION 2. The Wilson Creek Meadows Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _13_____ OF __August_____ 2024.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Life Connected.

Planning
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Madhuri Mohan, Planning Director
CC:	Dusty McAfee, Director of Development Services
Intiated by:	Jonathan Pollard
Date:	August 13, 2024
Re:	PISD Middle School 8 - C-3 Expedited Annexation

Action Requested:
Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 11 acres within the Extraterritorial Jurisdiction (ETJ); generally located north of Frontier Parkway and approximately 400 feet west of Custer Road, within the Extraterritorial Jurisdiction. (PISD Middle School 8 - C-3 Expedited Annexation) (Mohan)

Background Information:
This item is related to the annexation of approximately 11 acres, generally located north of Frontier Parkway and approximately 400 feet west of Custer Road. There is a pre-annexation agreement on the property that, absent development of the property, would expire in August 2030. The applicant is requesting to voluntarily annex the property before the pre-annexation agreement's expiration to provide the appropriate zoning for a future PISD Middle School. Please refer to the attached documents, as well as the associated annexation and zoning items, for further information.

The following three agenda items, including this one, comprise one project on the agenda, per the below:

- Annexation Service Agreement (Consent) - Required for all annexation cases
- **Annexation (Public Hearing) - Voluntary annexation of the subject property**
- Zoning (Public Hearing) - Zoning the property for future development

Legal Review:

This annexation follows a standard template approved by the City Attorney's Office.

Supporting Documents:

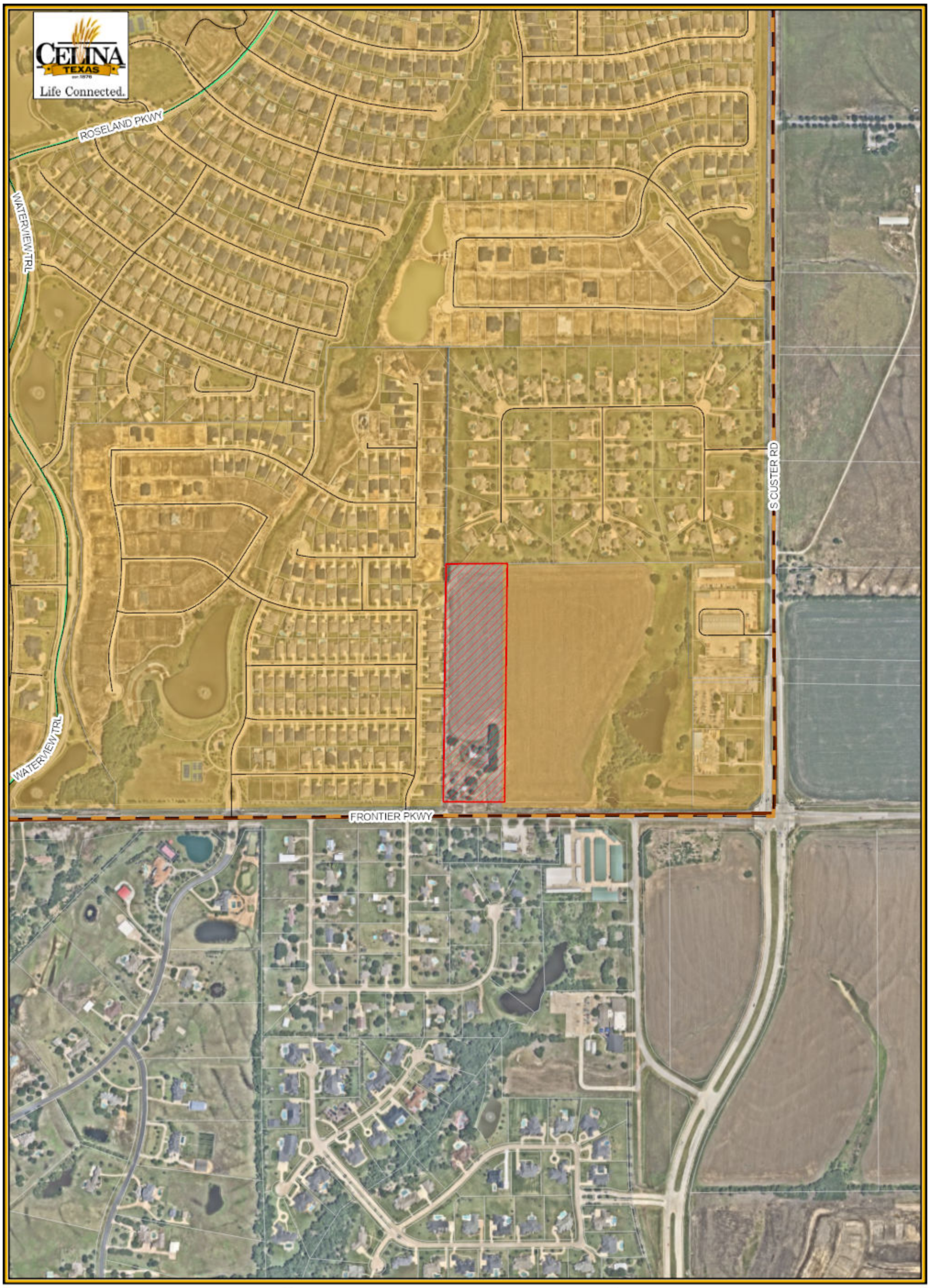
1. Location Map
2. Staff Presenation
3. Draft Ordinance

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.



Legend

- Parcels
- Roads
- City Limits
- Subject Property

PISD Middle School 8 Annex Location Map

City of Celina

6/26/2024

N W E S

0 500 1,000

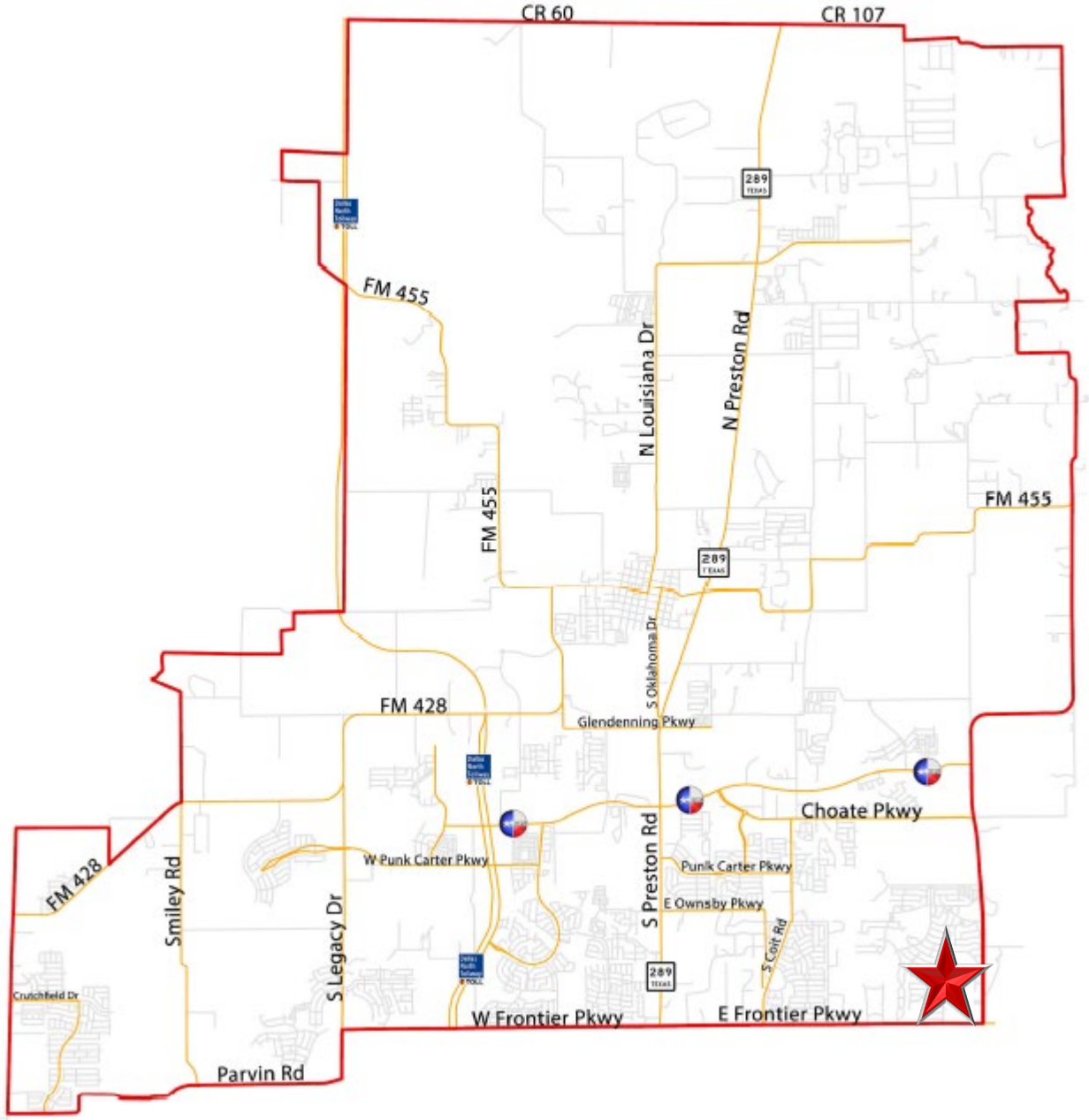
Feet

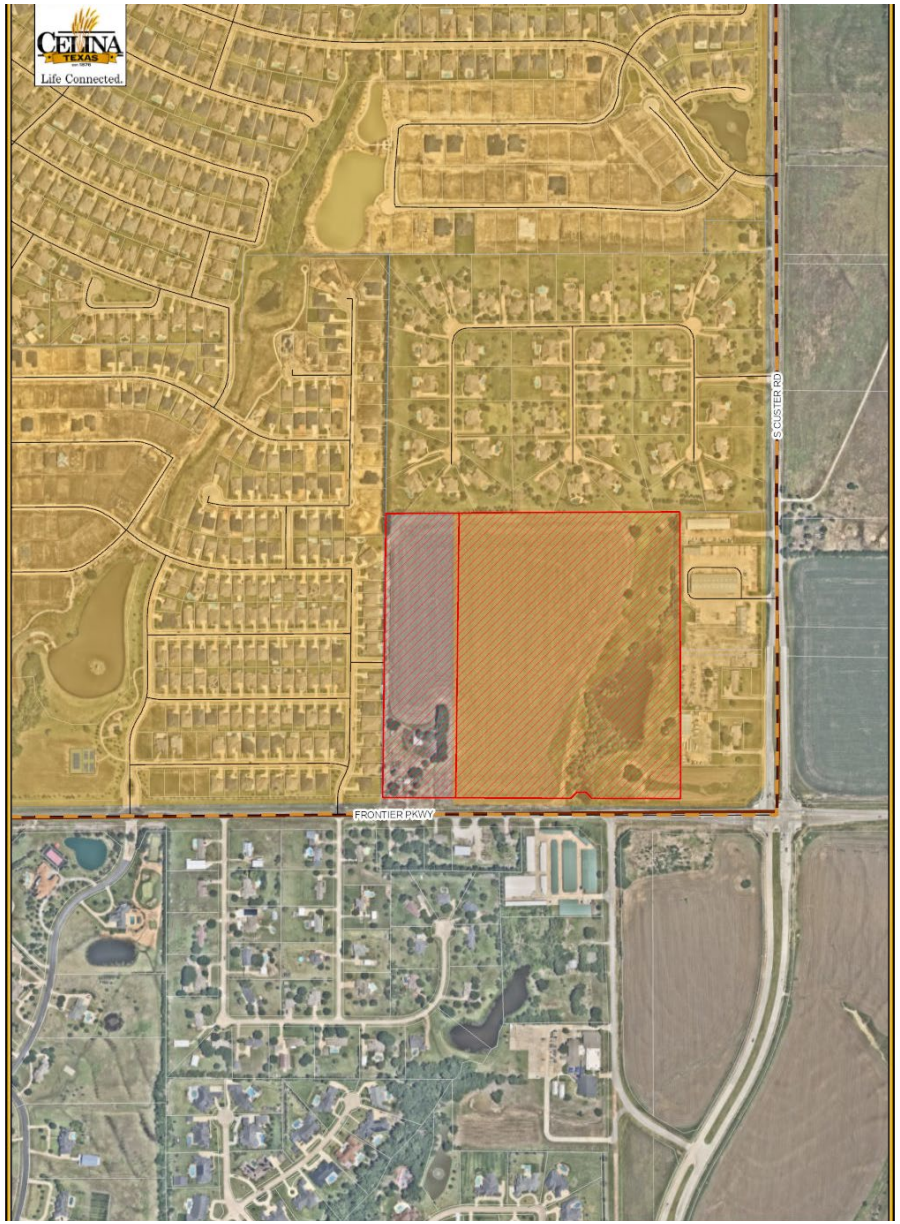
PROSPER ISD MIDDLE SCHOOL #8

Annexation & Zoning

City Council
August 13, 2024




CR 60
CR 107
289
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
S Oklahoma Dr
FM 428
Glendenning Pkwy
Choate Pkwy
W Punk Carter Pkwy
Punk Carter Pkwy
S Preston Rd
E Ownsby Pkwy
FM 428
Smiley Rd
S Legacy Dr
S Colt Rd
289
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd



LOCATION MAP

The subject property is generally located north of Frontier Parkway and approximately 400 feet west of FM 2478 (future Custer Road)

BACKGROUND

- The PISD-owned property is approximately 46 acres and located within both the City Limits and the Extraterritorial Jurisdiction (ETJ)
- Approximately 35 acres is zoned Agricultural (AG) District and is within City Limits
- Approximately 11 acres is within the ETJ
- The request is to zone the entire property to Community Facilities District (CF), which is the appropriate zoning district for public school facilities

POLICY CONSIDERATIONS

- The annexation will bring approximately 11 acres into City limits
- CF is an appropriate zoning designation for public school facilities
- PISD intends to open the school facility in Fall of 2026

P&Z PUBLIC HEARING

- One resident stated that allowing a school in this location will increase the traffic on Frontier Parkway and urged to seek a connection to Custer Road
- Staff shared with the Commission that per State law, public schools can locate in any zoning district
- Frontier Parkway and Custer Road are both TxDoT roadways

RECOMMENDATION

- The Planning & Zoning Commission unanimously recommended approval at its regular meeting in July
- Staff recommends approval as presented

CITY OF CELINA, TEXAS
ORDINANCE NO. 2024-_____
PROSPER ISD – MIDDLE SCHOOL NO. 8

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CELINA, TEXAS, TO WIT: BEING AN APPROXIMATELY 11 ACRE TRACT OF LAND, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND GRAPHICALLY DEPICTED IN EXHIBIT "A", SUCH TRACT IS GENERALLY LOCATED NORTH OF FRONTIER PARKWAY AND APPROXIMATELY 400 FEET WEST OF CUSTER ROAD, AND ALL ADJACENT RIGHTS-OF-WAY; PROVIDING FOR INCORPORATION OF PREMISES, AMENDING OF THE OFFICIAL CITY MAP, AND ACKNOWLEDGING A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF CELINA, TEXAS; PROVIDING CUMULATIVE REPEALER, SEVERABILITY AND SAVINGS CLAUSES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a Home Rule Municipality located in Collin and Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Celina City Charter (the ("City"); and

WHEREAS, following receipt of a request from each owner (the "Owners") of the Property (defined below) requesting annexation, a public hearing was conducted in accordance with Section 43.0673 of the Texas Local Government Code, on the 13th day of August, 2024, in the Celina Council Chambers located at 112 N. Colorado St. in the City of Celina, to consider the annexation of the property being more particularly described and depicted in Exhibit "A", attached hereto and incorporated as if fully set forth herein (the "Property"); and

WHEREAS, any and all required written notices and offers were timely sent to all property owners and others entitled to same; and

WHEREAS, the notices of the public hearings were published in *The Celina Record*, a newspaper of general circulation within the City of Celina, Texas, on the 29th day of July, 2024, such date being not more than twenty (20) days nor less than ten (10) days prior to each public hearing; and

WHEREAS, all required statutory notices pursuant to Chapter 43 of the Texas Local Government Code have been accomplished, including posting on the City's internet website; and

WHEREAS, the City Council of the City of Celina, Texas has determined that the Property is located in the extraterritorial jurisdiction of the City of Celina, Texas; and

WHEREAS, the City Council of the City of Celina, Texas has investigated into, has determined and officially finds that no part of the Property is within the extraterritorial jurisdiction of any other incorporated city or town; and

WHEREAS, to the extent that this Ordinance would cause an unincorporated area to be entirely surrounded by the City of Celina's limits, the City Council has found - and incorporates herein its finding - that surrounding the area is in the public interest; and

WHEREAS, the Owners and the City have entered into a written agreement, with a ten (10) year term, regarding services to be provided for the Property prior to the effective date of annexation of the

Property, the substantive body of which is attached hereto as Exhibit "B", attached hereto and incorporated as if fully set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
OFFICIAL CITY MAP AMENDED

1. The official map and boundaries of the City are hereby amended so as to include the Property and any and all adjacent rights-of-way, and that such territory shall be and is hereby annexed into the corporate limits of the City.
2. The Mayor is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory hereby annexed as required by law.

SECTION 3
ANNEXATION OF AREA

The Property, and any and all adjacent rights-of-way, is hereby annexed into the City, and that the boundary limits of the City be and the same are hereby extended to include the Property and any and all adjacent rights-of-way within the city limits of the City, and the same shall hereafter be included within the territorial limits of the City, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City and they shall be bound by the acts, ordinances, resolutions, and regulations of the City.

SECTION 4
FILING OF ORDINANCE REQUIRED

The City Secretary shall file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of each county in which all or a portion of the Property and any and all adjacent rights-of-way is located, and any other necessary agencies, including the United States Department of Justice.

SECTION 5
EFFECT ON TERRITORY

From and after the passage of this Ordinance, the Property and any and all adjacent rights-of-way shall be a part of the City of Celina, Texas, and subject to the service agreement referenced in the above Premises incorporated by Section 1 of this Ordinance. The inhabitants thereof shall be entitled to all of the rights, privileges and immunities as all other citizens of the City of Celina, Texas, and shall be bound by all of the Ordinances and regulations enacted pursuant to and in conformity with the general laws of the State of Texas.

SECTION 6
CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

SECTION 7
SEVERABILITY

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect. The City Council hereby declares that if there is an error in any call or description in Exhibit "A" preventing any portion of the Property and any and all adjacent rights-of-way from being annexed, the City Council would have annexed all remaining area having correct calls or descriptions and or would have corrected the call or description to include the entire intended area in this annexation.

SECTION 8
ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Celina is hereby directed to engross and enroll this Ordinance by copying the Caption in the minutes of the City Council of the City of Celina and by filing this Ordinance in the Ordinance records of the City.

SECTION 9
EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its date of passage.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this 13th day of August, 2024.

_____
Ryan Tubbs, Mayor
City of Celina, Texas

ATTEST:

_____
Lauren Vaughns, City Secretary
City of Celina, Texas

APPROVED AS TO FORM:

_____
City Attorney
City of Celina, Texas

Exhibit "A"
Property Legal Description and Depiction
Including and any and all adjacent rights-of-way

BEING a 10.926 acre tract of land situated in the Coleman Watson Survey, Abstract Number 945, Collin County, Texas and being all of a called 10.926 acre tract of land to Prosper Independent School District as recorded in Instrument Number 20210707001368370 of the Official Public Records of Collin County, Texas and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod with cap stamped "GEER 4117" found lying on the east line of a called 112.274 acre tract of land to Sunshine Development Group, LTD as recorded in Instrument Number 20150731000953760 of the Official Public Records of Collin County, Texas for the southwest corner of Rolling Meadows Estates, an addition to Collin County, Texas as recorded in Volume N, Page 302 of the Plat Records of Collin County, Texas and for the northwest corner of said 10.926 acre tract;

THENCE North 89 degrees 40 minutes 28 seconds East along the south line of said Rolling Meadows Addition, same being the north line of said 10.926 acre tract and along a wrought iron fence, a distance of 350.04 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of said 10.926 acre tract, same being the northwest corner of a called 34.300 acre tract of land to Prosper Independent School District as recorded in Instrument Number 20210709001386630 of the Official Public Records of Collin County, Texas;

THENCE South 00 degrees 42 minutes 37 seconds West along the east line of said 10.926 acre tract, same being the west line of said 34.300 acre tract, a distance of 1361.53 feet to a 5/8 inch iron rod with pink 1-3/4 inch plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found lying on the north right-of-way line of F.M. 1461, (a variable width right-of-way) for the northeast corner of a tract of land to The State of Texas as recorded in Instrument Number 20210113000083740 of the Official Public Records of Collin County, Texas, from which a 1/2 inch iron rod with cap stamped "GEER 4117" found for the southwest corner of said 34.300 acre tract bears South 00 degrees 42 minutes 37 seconds West, a distance of 37.05 feet;

THENCE North 89 degrees 46 minutes 54 seconds West along the north right-of-way line of said F.M. 1461, same being the north line of said State of Texas tract and the south line of said 10.926 acre tract, a distance of 350.00 feet to a 5/8 inch iron rod with pink 1-3/4 inch plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found lying on the east line of Wellspring Estates Phase 1, an addition to Collin County, Texas as recorded in Instrument Number 20190916010003940 of the Official Public Records of Collin County, Texas for the northwest corner of said State of Texas tract same being the southwest corner of said 10.926 acre tract from which a 1/2 inch iron rod found for the southeast corner of said Wellspring Estates Phase 1, bears South 00 degrees 42 minutes 37 seconds West, a distance of 37.01 feet;

THENCE North 00 degrees 42 minutes 37 seconds East along the west line of said 10.926 acre tract, same being the east line of said Wellspring Estates Phase 1 passing the northeast corner of same at a distance of 1248.29 feet and continuing along the common line of said 112.274 acre tract and said 10.926 acre tract, a distance of 1358.20 feet to the POINT OF BEGINNING containing 475,936 square feet, or 10.926 acres of land.

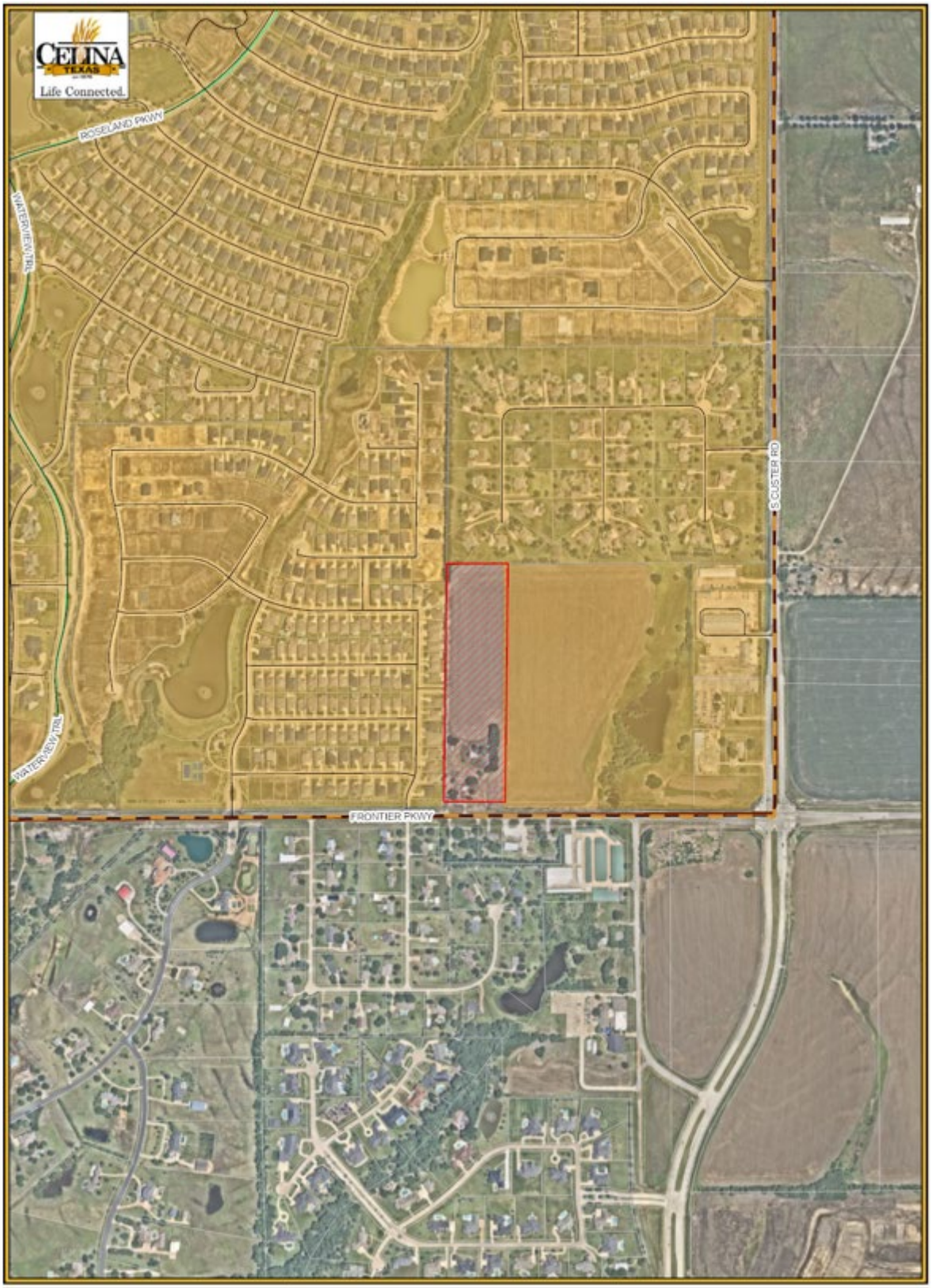

CELINA
TEXAS
Life Connected.
ROSELAND PKWY
WATERVIEW TRL
WATERVIEW TRL
S CUSTER RD
FRONTIER PKWY
Legend
Parcels
Roads
City Limits
Subject Property
PISD Middle School 8 Annex
Location Map
City of Celina
6/26/2024
N
W
E
S
0
500
1,000
Feet

Exhibit "B"
Substance from body of executed Service Agreement for C-3 Annexed Property

A) SERVICE PLAN GENERALLY

1) This service plan has been prepared in accordance with the Texas Local Government Code, Sections 43.021; 43.065 and 43.056(b)-(o). Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Celina in accordance with the following plan. The City of Celina shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density. The provisions of the service plan were made available for public inspection and explained at the two public hearings held by the City Council in accordance with LGC Section 43.056(j).

2) For purposes of this service plan, to "provide" services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services.

B) EMERGENCY SERVICES

1) Police Protection

   a) Police protection from the City of Celina Police Department shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:
      i) Normal patrol and responses;
      ii) Handling of complaints and incident reports;
      iii) Special units, such as traffic enforcement and investigations; and
      iv) Coordination with other public safety support agencies.

   b) As development commences in these areas, sufficient police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of the areas.

   c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the city limits.

2) Fire Protection

   a) The Celina Fire Department will provide emergency and fire prevention services to the annexed area. These services include:
      i) Fire suppression and rescue;
      ii) Pre-hospital medical services including triage, treatment and transport by Advanced Life Support (ALS) fire engines, trucks and ambulances;
      iii) Hazardous materials response and mitigation;
      iv) Emergency prevention and public education efforts;
      v) Technical rescue response; and
      vi) Construction Plan Review and required inspections.

   b) Fire protection from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.

c) As development commences in these areas, sufficient fire protection, including personnel and equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas. It is anticipated that fire stations planned to service areas currently with the City of Celina will be sufficient to serve the annexed area.

d) Upon ultimate development, fire protection will be provided at a level consistent with similarly situated areas within the city limits.

3) Emergency Medical Services

a) The Celina Fire Department will provide emergency and safety services to the annexed area. These services include:
   i) Emergency medical dispatch and pre-arrival First Aid instructions;
   ii) Pre-hospital emergency Advanced Life Support (ALS) response and transport; and
   iii) Medical rescue services.

b) Emergency Medical Services (EMS) from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.

c) As development commences in these areas, sufficient EMS, including personnel and equipment, will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization, and population density of the areas.

d) Upon ultimate development, EMS will be provided at a level consistent with similarly situated areas within the city limits.

C) SOLID WASTE

1) Solid Waste and Recycling Collection Services will be provided to the annexed area immediately upon the effective date of the annexation at a level consistent with current methods and procedures presently provided to similar areas within the City. Private solid waste collection service providers operating in the affected area immediately prior to annexation and currently providing customers with service may continue to provide their existing service for up to two (2) years in accordance with Texas Local Government Code Section 43.056(n).

D) WASTEWATER FACILITIES

1) As development commences in these areas, sanitary sewer mains as defined by the Certificate of Convenience and Necessity (CCN) Number 20764, as issued by the Texas Commission on Environmental Quality (TCEQ) will be extended in accordance with the provisions of the City's codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with applicable City codes, ordinances, regulations and policies. Capacity and extensions shall be provided consistent with the characteristics of topography, land utilization, and population density of the areas. If the annexed area is in the CCN of another provider, wastewater service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new wastewater provider, in time.

2) Sanitary sewer mains and lift stations installed or improved to City standards, and accepted by the City, within the annexed area which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the City Manager or his designee, shall be maintained by the City on the effective date of this ordinance.

3) Operation and maintenance of wastewater facilities in the annexed area that are within the certificated service area of another wastewater utility will be the responsibility of that utility. Operation and maintenance of private wastewater facilities in the annexed area will be the responsibility of the owner.

E) WATER FACILITIES

1) Connections to existing City of Celina water distribution mains for water service as defined by Certificate of Convenience and Necessity (CCN) Number 12667, as issued by the Texas Commission on Environmental Quality (TCEQ) will be provided in accordance with existing City codes, ordinances, regulations and policies. Upon connection to existing distribution mains, water service will be provided at rates established by City ordinance. If the annexed area is in the CCN of another provider, water service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new water provider, in time.

2) As development commences in these areas, water distribution mains will be extended in accordance with City of Celina codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with the City of Celina's codes, ordinances, regulations and policies. Water service extensions and capacity shall be provided consistent with the characteristics of topography, land utilization, and population density of the area.

3) Operation and maintenance of existing water facilities in the annexed area that are within the service area of another water utility will be the responsibility of that utility. Operation and maintenance of private water facilities in the annexed area will be the responsibility of the owner.

F) ROAD AND STREETS

1) Emergency street maintenance shall be provided within the annexed area on the effective date of the applicable ordinance of acceptance. Routine maintenance will be provided within the annexed area and will be scheduled as part of the City's annual program and in accordance with the City's current codes, ordinances, regulations, policies and procedures defined therein and/or as established by the City Council.

2) Any construction or reconstruction will be considered within the annexed area on a City-wide basis and within the context of the City's Capital Improvement Plan and/or yearly fiscal budgetary allotments by the City Council. As development, improvement or construction of streets to City standards commences within this property, the policies of the City of Celina with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion shall apply.

3) Roadway signage and associated posts will be replaced in priority of importance starting with regulatory signs, then warning signs, then informational signs and in conformance with fiscal allotments by the City Council. If a sign remains, it will be reviewed and placed on the City's inventory listed for routine re-placement. All existing signs will be reviewed for applicability and based upon an engineering study. New signs will be installed when necessary and based upon an engineering study.

4) Routine maintenance of road/street markings will be placed on a priority listing and scheduled within the yearly budgetary allotments by the City Council.

5) The City will coordinate any request for improved road and street lighting with the local electric provider. Any and all road and street lighting will be pursuant to the rules, regulations and fees of such electric utility and shall be maintained by the applicable utility company.

G) ENVIRONMENTAL HEALTH, INSPECTIONS AND CODE ENFORCEMENT SERVICES

1) Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal control ordinances, shall be provided within this area sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.

2) Inspection services including the review of building plans, the issuance of permits and the

inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will continue to be provided after the effective date of the annexation ordinance. Existing personnel will be used to provide these services.

3) The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning upon the effective date of the annexation.

4) All inspection services furnished by the City of Celina, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexed ordinance.

5) As development and construction commence in this area, sufficient personnel will be provided to furnish this area the same level of environmental health, inspection and code enforcement services as are furnished throughout the City.

H) PLANNING AND ZONING SERVICES

1) The Planning and zoning jurisdiction of the City will extend to this area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS

1) Residents within the annexed area may utilize all existing park and recreation facilities, on the effective date of this ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.

2) As development commences in the area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from areas being considered for annexation.

J) PUBLICLY OWNED FACILITIES

1) Any publicly owned facility, building, or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall be maintained by the City of Celina on the effective date of the annexation ordinance.

K) OTHER SERVICES

1) Other services that may be provided by the City of Celina, such as municipal and general administration will be made available on the effective date of the annexation. The City of Celina shall provide levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of services, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.

L) UNIFORM LEVEL OF SERVICES IS NOT REQUIRED

1) Nothing in this Service Plan shall require the City of Celina to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for provided different levels of service. The City Council finds and determines that this Service Plan will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation process.

2) The City of Celina's codes, ordinances, regulations and policies that apply throughout the City may be reviewed at City Hall and at http://www.franklinlegal.net/codes.html.

M) TERM

1) This Service Plan shall be valid for a term of ten (10) years. Renewal of the Service Plan shall be at the discretion of the City Council and must be approved by ordinance.

N) AMENDMENTS

1) This Service Plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Council may amend the Service Plan to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances exist pursuant to the LGC or other Texas or Federal laws that make this service plan unworkable, obsolete or unlawful.

Life Connected.

Planning
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Madhuri Mohan, Planning Director
CC:	Dusty McAfee, Director of Development Services, Kimberly Brawner, Assistant City Manager
Intiated by:	Jonathan Pollard
Date:	August 13, 2024
Re:	PISD Middle School 8 – Zoning

Action Requested:
Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 46 acres to Community Facilities District (CF) zoning; generally located north of Frontier Parkway and approximately 400 feet west of Custer Road. (PISD Middle School 8 – Zoning) (Mohan)

Background Information:
This request is to zone approximately 46 acres to Community Facilities District (CF) in order to provide the appropriate zoning for a future PISD Middle School. Please refer to the attached documents, as well as the associated annexation items, for further information.

The following three agenda items, including this one, comprise one project on the agenda, per the below:

- Annexation Service Agreement (Consent) - Required of all annexation cases
- Annexation (Public Hearing) - Voluntary annexation of the subject property
- **Zoning (Public Hearing) - Zoning the property for future development**

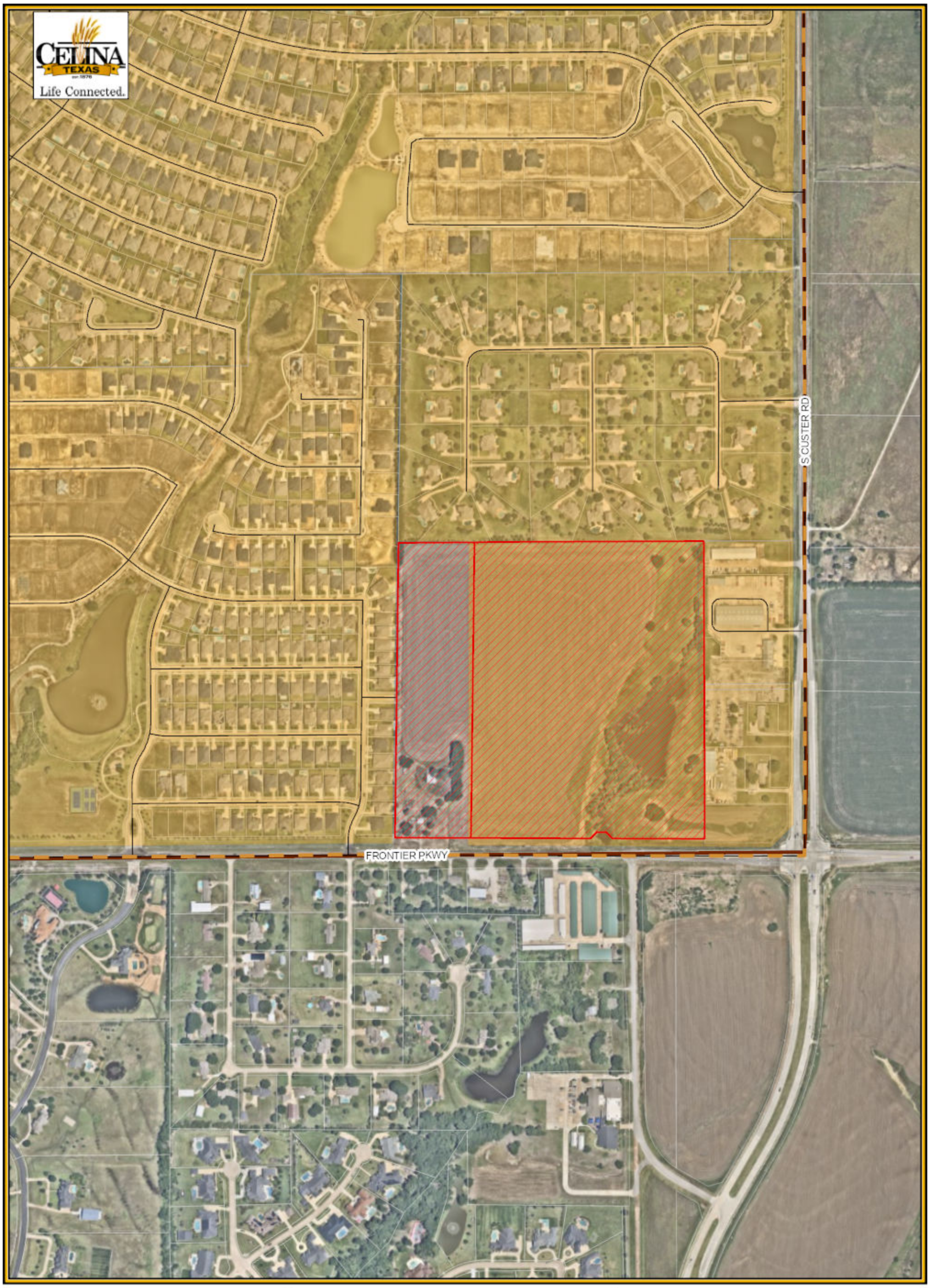
Legal Review:
This zoning ordinance follows a standard template approved by the City Attorney's Office.

Supporting Documents:

1. Location Map
2. Staff Presentation
3. Draft Ordinance

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval as presented.



Legend

- Subject Property
- Parcels
- Roads
- City Limits

PISD Middle School 8 Zoning Location Map

City of Celina

6/26/2024

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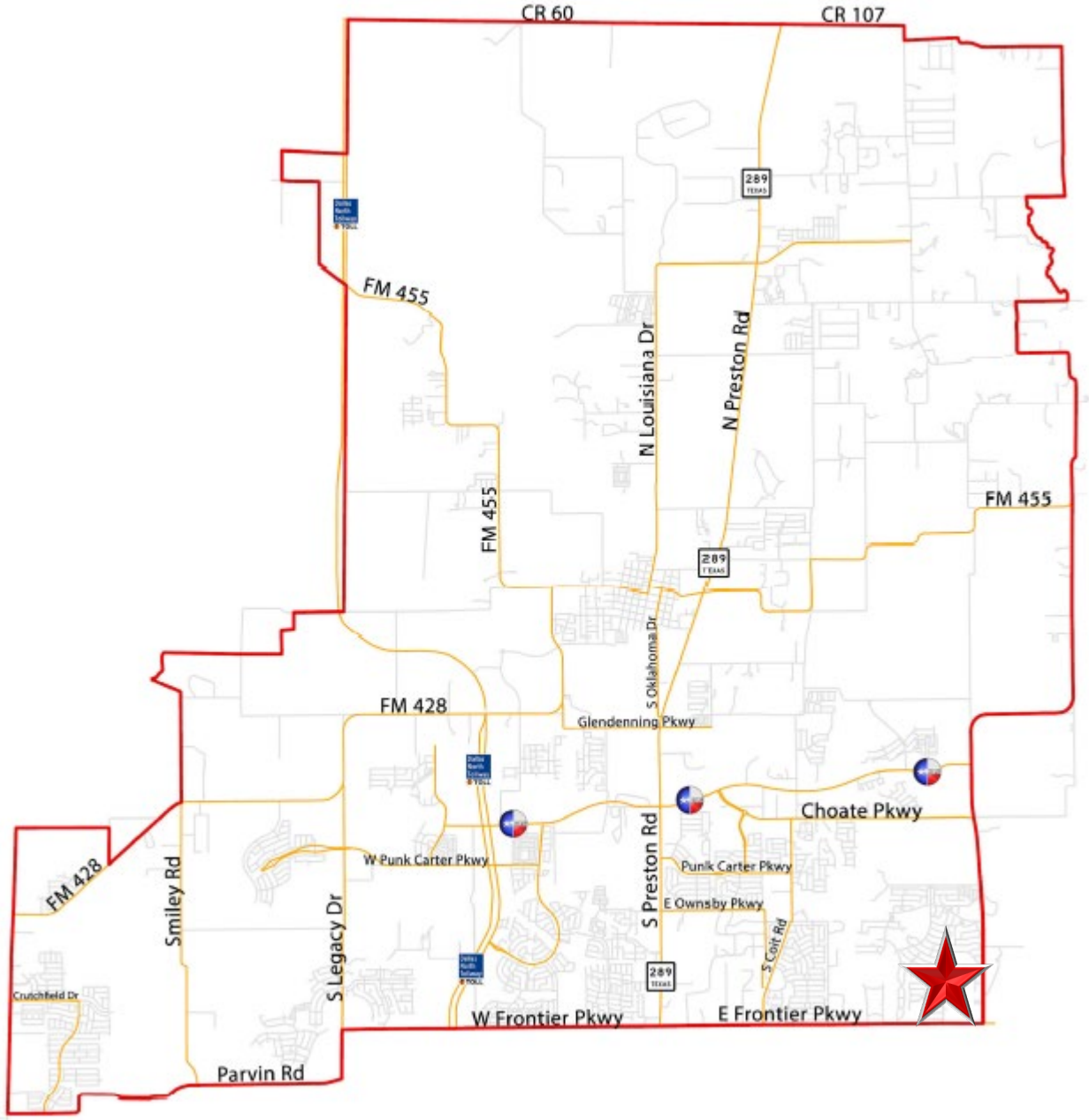
Feet

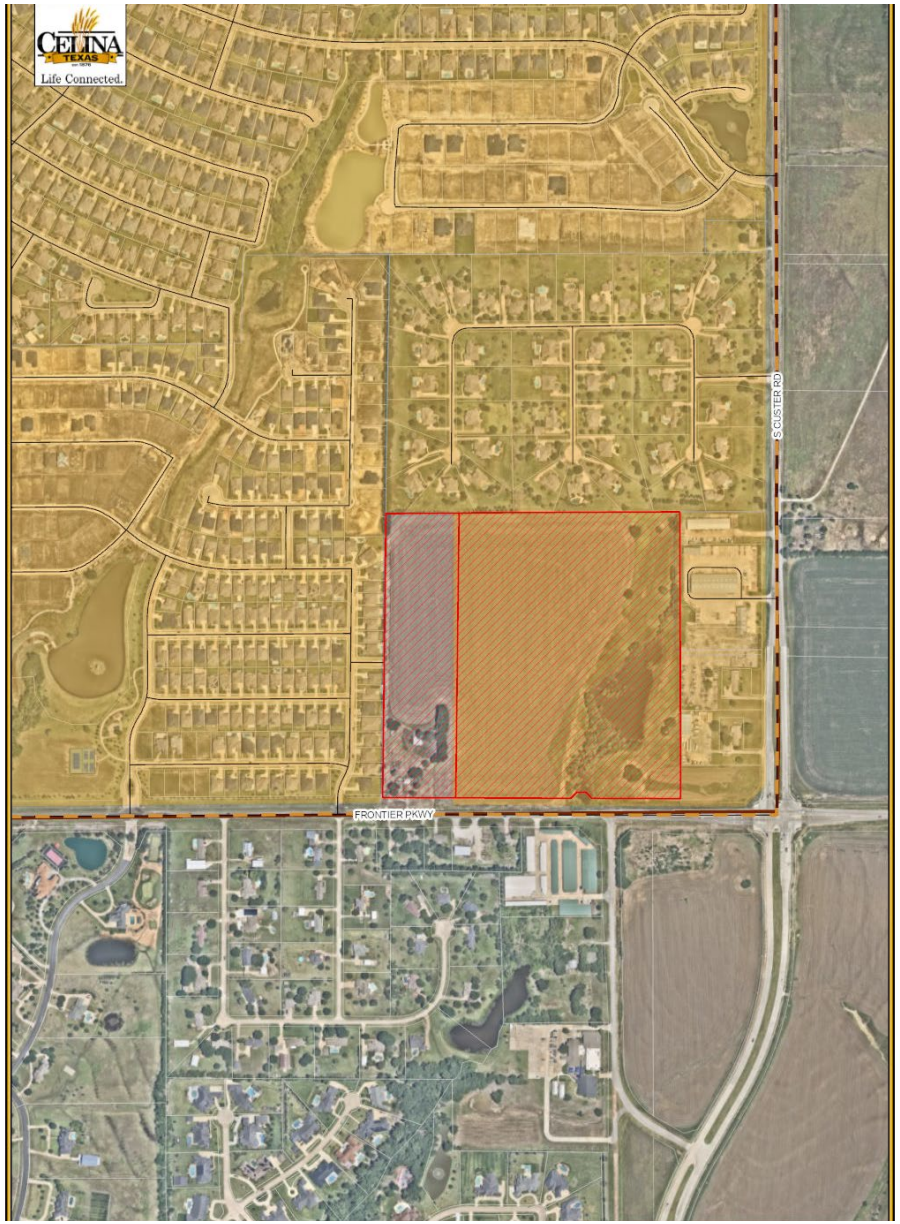
PROSPER ISD MIDDLE SCHOOL #8

Annexation & Zoning

City Council
August 13, 2024




CR 60
CR 107
289
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
S Oklahoma Dr
FM 428
Glendenning Pkwy
Choate Pkwy
W Punk Carter Pkwy
Punk Carter Pkwy
E Ownsby Pkwy
S Preston Rd
FM 428
Smiley Rd
S Legacy Dr
S Colt Rd
289
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd



LOCATION MAP

The subject property is generally located north of Frontier Parkway and approximately 400 feet west of FM 2478 (future Custer Road)

BACKGROUND

- The PISD-owned property is approximately 46 acres and located within both the City Limits and the Extraterritorial Jurisdiction (ETJ)
- Approximately 35 acres is zoned Agricultural (AG) District and is within City Limits
- Approximately 11 acres is within the ETJ
- The request is to zone the entire property to Community Facilities District (CF), which is the appropriate zoning district for public school facilities

POLICY CONSIDERATIONS

- The annexation will bring approximately 11 acres into City limits
- CF is an appropriate zoning designation for public school facilities
- PISD intends to open the school facility in Fall of 2026

P&Z PUBLIC HEARING

- One resident stated that allowing a school in this location will increase the traffic on Frontier Parkway and urged to seek a connection to Custer Road
- Staff shared with the Commission that per State law, public schools can locate in any zoning district
- Frontier Parkway and Custer Road are both TxDoT roadways

RECOMMENDATION

- The Planning & Zoning Commission unanimously recommended approval at its regular meeting in July
- Staff recommends approval as presented

CITY OF CELINA, TEXAS

ORDINANCE 2024-____
PROSPER ISD – MIDDLE SCHOOL NO. 8

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 46 ACRES LOCATED IN THE COLEMAN WATSON SURVEY, ABSTRACT NO. 945, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED NORTH OF FRONTIER PARKWAY AND APPROXIMATELY 400 FEET WEST OF CUSTER ROAD; AS DESCRIBED IN EXHIBIT "A" AND INCORPORATED HEREIN TO BE ZONED COMMUNITY FACILITIES DISTRICT (CF); PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas (the "City Council") is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Section 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" and depicted in Exhibit "B", attached hereto and incorporated as though fully set forth herein (the "Property"); and

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the Celina 2040 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3
AMENDMENT OF ZONING CLASSIFICATION

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended to establish the zoning classification for the Property as Community Facilities District (CF).

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT REGULATIONS

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein, as Community Facilities District (CF).

SECTION 5
REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6
COMPLIANCE REQUIRED

That the property described on Exhibit "A" and depicted in Exhibit "B" hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7
PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars ($2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8
CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in while in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this 13th day of August, 2024.

_____
Ryan Tubbs, Mayor
City of Celina, Texas

ATTEST:

_____
Lauren Vaughns, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

_____
City Attorney
City of Celina, Texas

Exhibit A
Legal Description

BEING a 10.926 acre tract of land situated in the Coleman Watson Survey, Abstract Number 945, Collin County, Texas and being all of a called 10.926 acre tract of land to Prosper Independent School District as recorded in Instrument Number 20210707001368370 of the Official Public Records of Collin County, Texas and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod with cap stamped "GEER 4117" found lying on the east line of a called 112.274 acre tract of land to Sunshine Development Group, LTD as recorded in Instrument Number 20150731000953760 of the Official Public Records of Collin County, Texas for the southwest corner of Rolling Meadows Estates, an addition to Collin County, Texas as recorded in Volume N, Page 302 of the Plat Records of Collin County, Texas and for the northwest corner of said 10.926 acre tract;

THENCE North 89 degrees 40 minutes 28 seconds East along the south line of said Rolling Meadows Addition, same being the north line of said 10.926 acre tract and along a wrought iron fence, a distance of 350.04 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of said 10.926 acre tract, same being the northwest corner of a called 34.300 acre tract of land to Prosper Independent School District as recorded in Instrument Number 20210709001386630 of the Official Public Records of Collin County, Texas;

THENCE South 00 degrees 42 minutes 37 seconds West along the east line of said 10.926 acre tract, same being the west line of said 34.300 acre tract, a distance of 1361.53 feet to a 5/8 inch iron rod with pink 1-3/4 inch plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found lying on the north right-of-way line of F.M. 1461, (a variable width right-of-way) for the northeast corner of a tract of land to The State of Texas as recorded in Instrument Number 20210113000083740 of the Official Public Records of Collin County, Texas, from which a 1/2 inch iron rod with cap stamped "GEER 4117" found for the southwest corner of said 34.300 acre tract bears South 00 degrees 42 minutes 37 seconds West, a distance of 37.05 feet;

THENCE North 89 degrees 46 minutes 54 seconds West along the north right-of-way line of said F.M. 1461, same being the north line of said State of Texas tract and the south line of said 10.926 acre tract, a distance of 350.00 feet to a 5/8 inch iron rod with pink 1-3/4 inch plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found lying on the east line of Wellspring Estates Phase 1, an addition to Collin County, Texas as recorded in Instrument Number 20190916010003940 of the Official Public Records of Collin County, Texas for the northwest corner of said State of Texas tract same being the southwest corner of said 10.926 acre tract from which a 1/2 inch iron rod found for the southeast corner of said Wellspring Estates Phase 1, bears South 00 degrees 42 minutes 37 seconds West, a distance of 37.01 feet;

THENCE North 00 degrees 42 minutes 37 seconds East along the west line of said 10.926 acre tract, same being the east line of said Wellspring Estates Phase 1 passing the northeast corner of same at a distance of 1248.29 feet and continuing along the common line of said 112.274 acre tract and said 10.926 acre tract, a distance of 1358.20 feet to the POINT OF BEGINNING containing 475,936 square feet, or 10.926 acres of land.

&

BEING a 34.300 acre tract of land situated in the Coleman Watson Survey, Abstract Number 945, Collin County, Texas and being all of a called 34.300 acre tract of land to Prosper Independent School District as recorded in Instrument Number 20210709001386630 of the Official Public Records of Collin County, Texas and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod with cap stamped "GEER 4117" found lying on the north right-of-way line of F.M. 1461, (a variable width right-of-way) at the southeast corner of a tract of land to The State of

Texas as recorded in Instrument Number 20210113000083740 of the Official Public Records of Collin County, Texas and being the southwest corner of said 34.300 acre tract;

THENCE North 00 degrees 42 minutes 37 seconds East along the west line of said 34.300 acre tract passing a 5/8 inch iron rod with pink 1-3/4 inch plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found for the northeast corner of said State of Texas tract as recorded in Instrument Number 20210113000083740, same being the southeast corner of a called 10.926 acre tract to Prosper Independent School District as recorded in Instrument Number 202107070013683 of the Official Public Records of Collin County, Texas at a distance of 37.05 feet and continuing a total distance of 1398.58 feet to a 5/8 inch iron rod with cap stamped "TNP" set lying on the south line of Rolling Meadows Estates, an addition to Collin County, Texas as recorded in Volume N, Page 302 of the Plat Records of Collin County, Texas for the northeast corner of said 10.926 acre tract and the northwest corner of said 34.300 acre tract;

THENCE North 89 degrees 40 minutes 28 seconds East along the south line of said Rolling Meadows Estates, same being the north line of said 34.300 acre tract, a distance of 1056.67 feet to a 1/2 inch iron rod with illegible yellow cap found for the northwest corner of Lot 1, Block A, Swanner Addition, an addition to Collin County, Texas as recorded in Instrument Number 20060206010000400 of the Official Public Records of Collin County, Texas, same being the northeast corner of said 34.300 acre tract from which a 1/2 inch iron rod with cap stamped "GEER 4117" found for the southeast corner of said Rolling Meadows Estates bears North 89 degrees 40 minutes 28 seconds East, a distance of 412.50 feet;

THENCE South 00 degrees 09 minutes 47 seconds East along the west line of the following tracts of land: said Lot 1, Block A, Swanner Addition, Lot 1 and Lot 2, Block A Edgemon Addition, an addition to Collin County, Texas as recorded in Instrument Number 20140905010002970 of the Official Public Records of Collin County, Texas, a called 0.237 acre tract of land to MWE Holdings, LLC as recorded in Instrument Number 20170721000961390 of the Official Public Records of Collin County, Texas, a called 2.002 acre tract and a called 2.000 acre tract of land known as Tracts 1 and 3 to MWE Holdings, LLC as recorded in Instrument Number 20170607000738910 of the Official Public Records of Collin County, Texas and a called 1.752 acre tract of land to The NICID Limited Partnership as recorded in Instrument Number 20130125000113620 of the Official Public Records of Collin County, Texas, a distance of 1391.77 feet to a 5/8 inch iron rod with pink 1-3/4 inch plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found lying on the north right-of-way line of said F.M. 1461 for the northeast corner of a tract of land to The State of Texas as recorded in Instrument Number 20181114001407210 of the Official Public Records of Collin County, Texas, same being the northwest corner of a tract of land to The State of Texas as recorded in Instrument Number 20190716000833500 of the Official Public Records of Collin County, Texas and the southeast corner of said 34.300 acre tract;

THENCE South 89 degrees 51 minutes 49 seconds West along the north right-of-way line of said F.M. 1461 same being the north line of said State of Texas tract as recorded in Instrument Number 20181114001407210, and the south line of said 34.300 acre tract a distance of 237.24 feet to a 5/8 inch iron rod with pink 1-3/4 inch plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found for corner;

THENCE South 44 degrees 51 minutes 49 seconds West continuing along the north right-of-way line of said F.M. 1461 same being the west line of said State of Texas tract as recorded in Instrument Number 20181114001407210 and the south line of said 34.300 acre tract, a distance of 21.72 feet to a 5/8 inch iron rod with pink 1-3/4 inch plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found for the southwest corner of said State of Texas tract as recorded in Instrument Number 20181114001407210;

THENCE North 89 degrees 46 minutes 28 seconds West continuing along the north right-of-way line of said F.M. 1461 same being the south line of said 34.300 acre tract, a distance of 825.39 feet to the POINT OF BEGINNING containing 1,494,126 square feet, or 34.300 acres of land.

Exhibit B
Depiction of Property



Life Connected.

Planning
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Madhuri Mohan, Planning Director
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Alexis Barnett
Date:	August 13, 2024
Re:	Public Works Administration Office - C-3 Expedited Annexation

Action Requested:
Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 6 acres within the Extraterritorial Jurisdiction (ETJ); generally located south of County Road 106 and approximately 3,300 feet east of Preston Road, within the Extraterritorial Jurisdiction. (Public Works Administration Office - C-3 Expedited Annexation) (Mohan)

Background Information:
This item is related to the annexation of approximately 6 acres; generally located south of County Road 106 and approximately 3,300 feet east of Preston Road. There is no pre-annexation agreement on the property. The City intends to utilize the property as an expansion of the existing Public Works facility to the east. Please refer to the attached documents, as well as the associated zoning item, for further information.

The following two agenda items, including this one, comprise one project on the agenda, per the below:

- **Annexation (Public Hearing) - Voluntary annexation of the subject property**
- Zoning (Public Hearing) - Zoning the property for future development

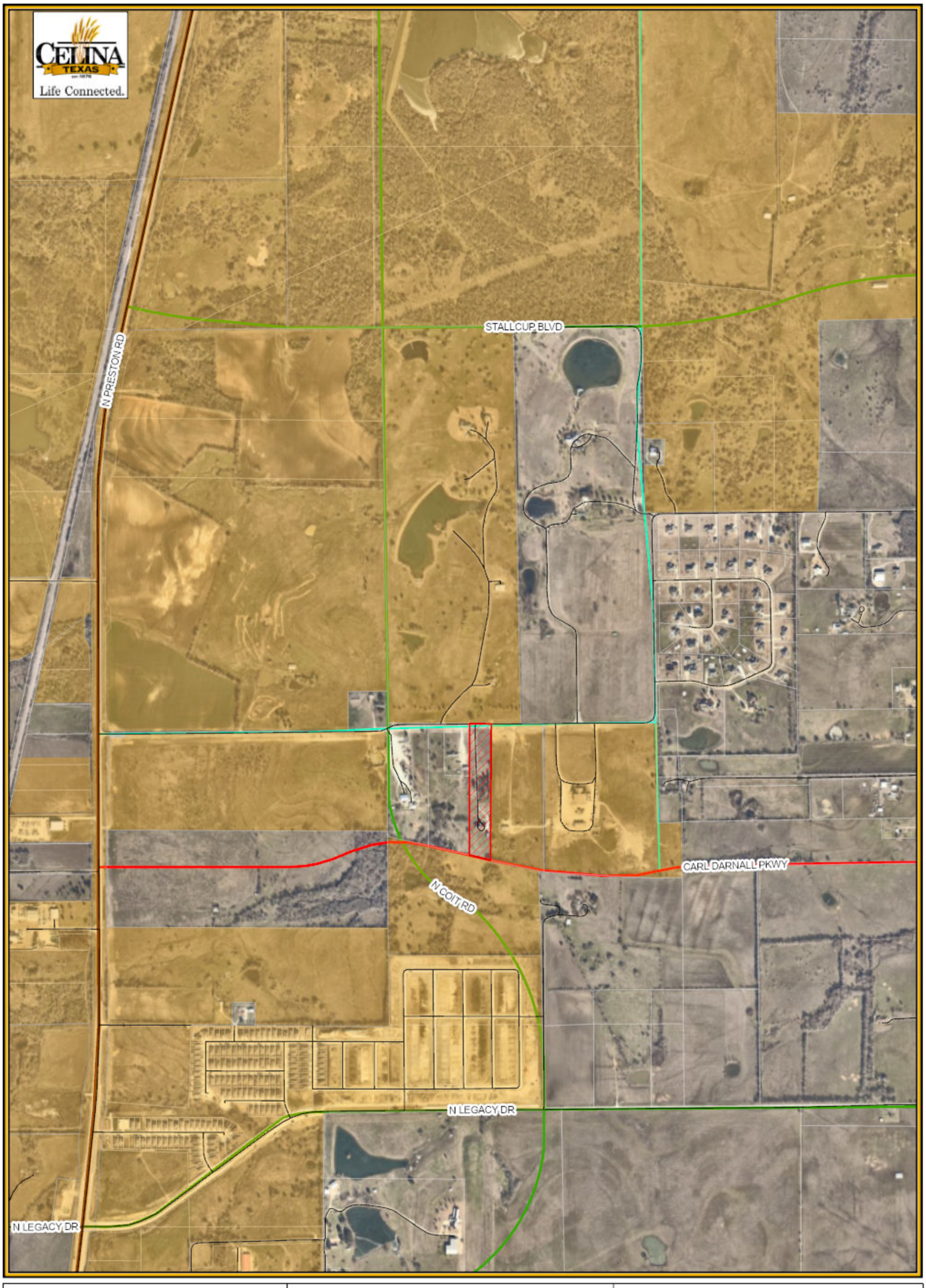
Legal Review:
This annexation ordinance follows a standard template approved by the City Attorney's Office.

Supporting Documents:

1. Location Map
2. Staff Presentation
3. Draft Ordinance

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval as presented.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

Public Works Admin Property Location Map

City of Celina

6/26/2024

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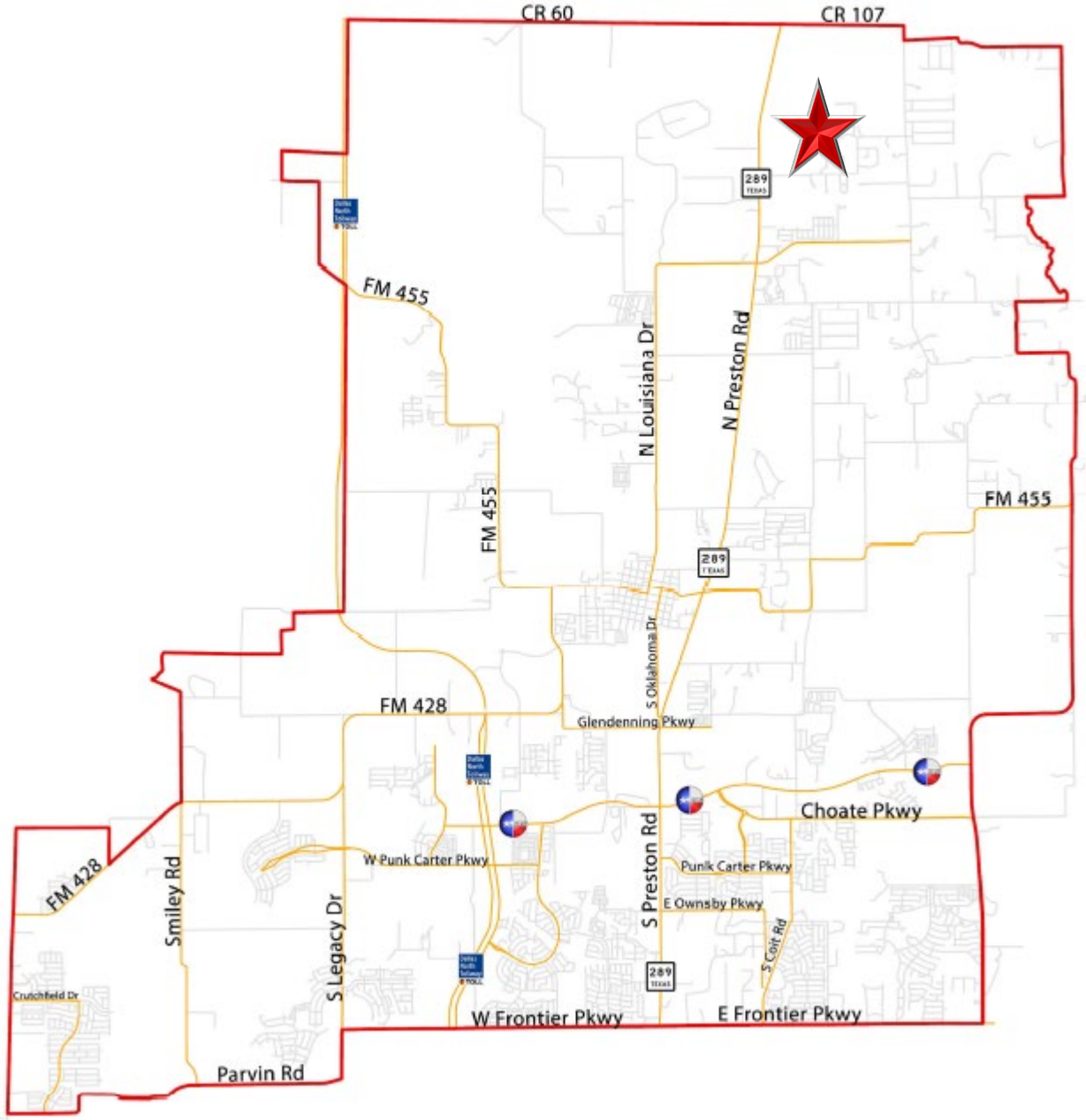
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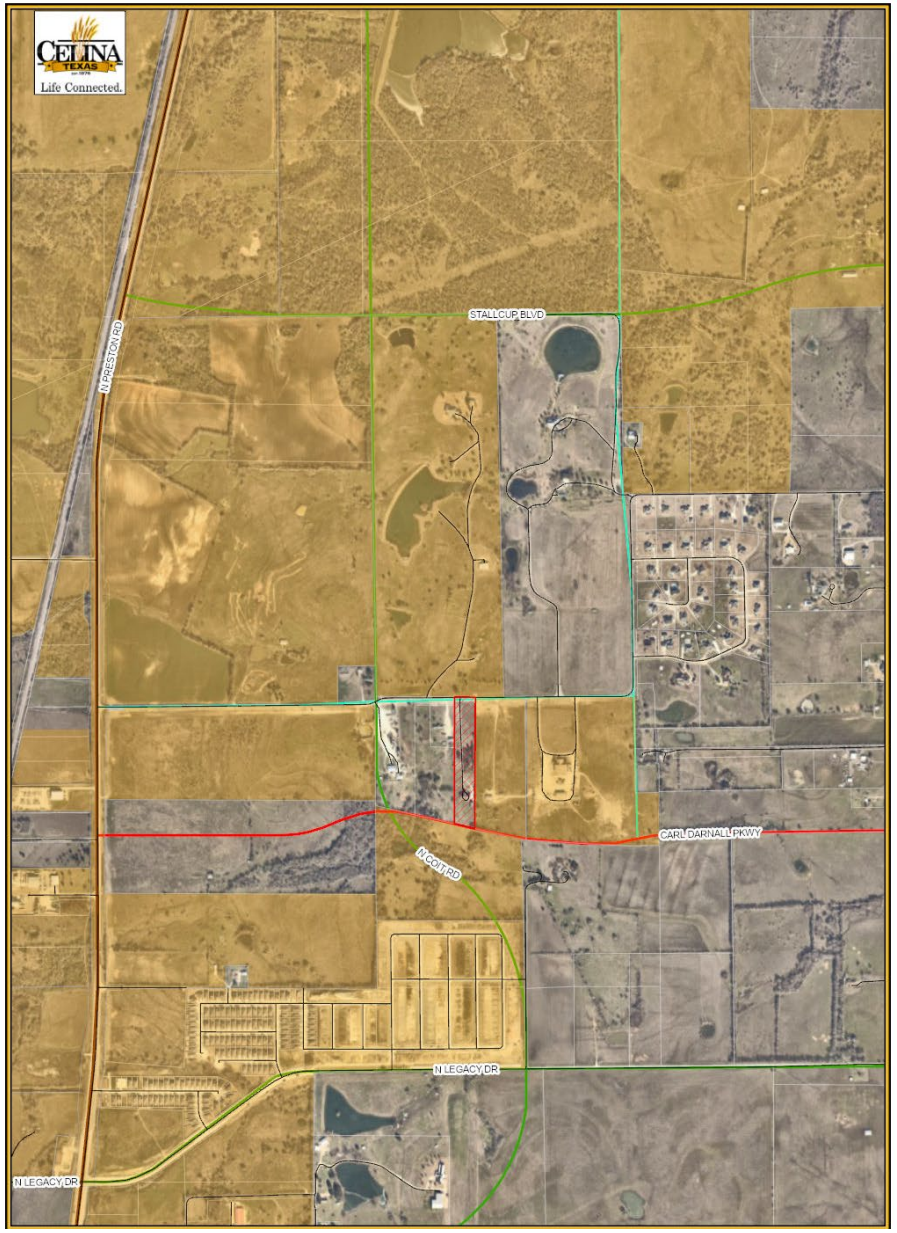
PUBLIC WORKS ADMIN OFFICE

Annexation & Zoning

City Council
August 13, 2024




CR 60
CR 107
289
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
S Oklahoma Dr
FM 428
Glendenning Pkwy
Choate Pkwy
W Punk Carter Pkwy
Punk Carter Pkwy
E Ownsby Pkwy
S Preston Rd
FM 428
Smiley Rd
S Legacy Dr
S Colt Rd
289
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd



LOCATION MAP

The subject property is located south of County Road 106 approximately 3,300 feet east of Preston Road, west of the existing Public Works Service Center

BACKGROUND

- The City-owned property is approximately 6 acres and purchased in February 2024
- Located within the Extraterritorial Jurisdiction (ETJ)
- The proposed zoning is Community Facilities District (CF), which is the appropriate zoning district for municipal facilities
- The City intends to utilize the property as an expansion of the existing Public Works facility to the east

POLICY CONSIDERATIONS

- The annexation and zoning brings 6 acres into City limits
- CF is an appropriate zoning designation for municipal facilities

RECOMMENDATION

- The Planning & Zoning Commission unanimously recommended approval at its regular meeting in July
- There was no public feedback at the public hearing
- Staff recommends approval as presented

CITY OF CELINA, TEXAS
ORDINANCE NO. 2024-_____
PUBLIC WORKS ADMINISTRATION OFFICE ANNEXATION

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CELINA, TEXAS, TO WIT: BEING AN APPROXIMATELY 6 ACRE TRACT OF LAND, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND GRAPHICALLY DEPICTED IN EXHIBIT "A", SUCH TRACT IS GENERALLY LOCATED SOUTH OF COUNTY ROAD 106 AND APPROXIMATELY 3,300 FEET EAST OF PRESTON ROAD, AND ALL ADJACENT RIGHTS-OF-WAY; PROVIDING FOR INCORPORATION OF PREMISES, AMENDING OF THE OFFICIAL CITY MAP, AND ACKNOWLEDGING A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF CELINA, TEXAS; PROVIDING CUMULATIVE REPEALER, SEVERABILITY AND SAVINGS CLAUSES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a Home Rule Municipality located in Collin and Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Celina City Charter (the ("City"); and

WHEREAS, following receipt of a request from each owner (the "Owners") of the Property (defined below) requesting annexation, a public hearing was conducted in accordance with Section 43.0673 of the Texas Local Government Code, on the 13th day of August, 2024, in the Celina Council Chambers located at 112 N. Colorado St. in the City of Celina, to consider the annexation of the property being more particularly described and depicted in Exhibit "A", attached hereto and incorporated as if fully set forth herein (the "Property"); and

WHEREAS, any and all required written notices and offers were timely sent to all property owners and others entitled to same; and

WHEREAS, the notices of the public hearings were published in *The Celina Record*, a newspaper of general circulation within the City of Celina, Texas, on the 29th day of July, 2024, such date being not more than twenty (20) days nor less than ten (10) days prior to each public hearing; and

WHEREAS, all required statutory notices pursuant to Chapter 43 of the Texas Local Government Code have been accomplished, including posting on the City's internet website; and

WHEREAS, the City Council of the City of Celina, Texas has determined that the Property is located in the extraterritorial jurisdiction of the City of Celina, Texas; and

WHEREAS, the City Council of the City of Celina, Texas has investigated into, has determined and officially finds that no part of the Property is within the extraterritorial jurisdiction of any other incorporated city or town; and

WHEREAS, to the extent that this Ordinance would cause an unincorporated area to be entirely surrounded by the City of Celina's limits, the City Council has found - and incorporates herein its finding - that surrounding the area is in the public interest; and

WHEREAS, the Owners and the City have entered into a written agreement, with a ten (10) year term, regarding services to be provided for the Property prior to the effective date of annexation of the

Property, the substantive body of which is attached hereto as Exhibit "B", attached hereto and incorporated as if fully set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
OFFICIAL CITY MAP AMENDED

1. The official map and boundaries of the City are hereby amended so as to include the Property and any and all adjacent rights-of-way, and that such territory shall be and is hereby annexed into the corporate limits of the City.
2. The Mayor is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory hereby annexed as required by law.

SECTION 3
ANNEXATION OF AREA

The Property, and any and all adjacent rights-of-way, is hereby annexed into the City, and that the boundary limits of the City be and the same are hereby extended to include the Property and any and all adjacent rights-of-way within the city limits of the City, and the same shall hereafter be included within the territorial limits of the City, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City and they shall be bound by the acts, ordinances, resolutions, and regulations of the City.

SECTION 4
FILING OF ORDINANCE REQUIRED

The City Secretary shall file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of each county in which all or a portion of the Property and any and all adjacent rights-of-way is located, and any other necessary agencies, including the United States Department of Justice.

SECTION 5
EFFECT ON TERRITORY

From and after the passage of this Ordinance, the Property and any and all adjacent rights-of-way shall be a part of the City of Celina, Texas, and subject to the service agreement referenced in the above Premises incorporated by Section 1 of this Ordinance. The inhabitants thereof shall be entitled to all of the rights, privileges and immunities as all other citizens of the City of Celina, Texas, and shall be bound by all of the Ordinances and regulations enacted pursuant to and in conformity with the general laws of the State of Texas.

SECTION 6
CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

SECTION 7
SEVERABILITY

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect. The City Council hereby declares that if there is an error in any call or description in Exhibit "A" preventing any portion of the Property and any and all adjacent rights-of-way from being annexed, the City Council would have annexed all remaining area having correct calls or descriptions and or would have corrected the call or description to include the entire intended area in this annexation.

SECTION 8
ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Celina is hereby directed to engross and enroll this Ordinance by copying the Caption in the minutes of the City Council of the City of Celina and by filing this Ordinance in the Ordinance records of the City.

SECTION 9
EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its date of passage.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this 13th day of August, 2024.

_____
Ryan Tubbs, Mayor
City of Celina, Texas

ATTEST:

_____
Lauren Vaughns, City Secretary
City of Celina, Texas

APPROVED AS TO FORM:

_____
City Attorney
City of Celina, Texas

Exhibit "A"
Property Legal Description and Depiction
Including and any and all adjacent rights-of-way

Escrow File No.: 3056DF

EXHIBIT "A"

BEING a tract of land situated in the W.W. Shawver Survey, Abstract No. 810, Collin County, Texas, and also being all of a 5.342 acre tract as conveyed to Bobby & Deanna Wiginton and recorded in Instrument No. 20120802000947370, Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped (4613) 1/2" iron rod found for corner in the center line of County Road No. 106, said capped iron rod being at the northwest corner of said 5.342 acre tract, said capped iron rod also being at the northeast corner of a 9.245 acre tract as conveyed to Jerry Scott Henderson and Lori Henderson and recorded in Instrument No. 20080806000958360 of the Official Public Records of Collin County, Texas;

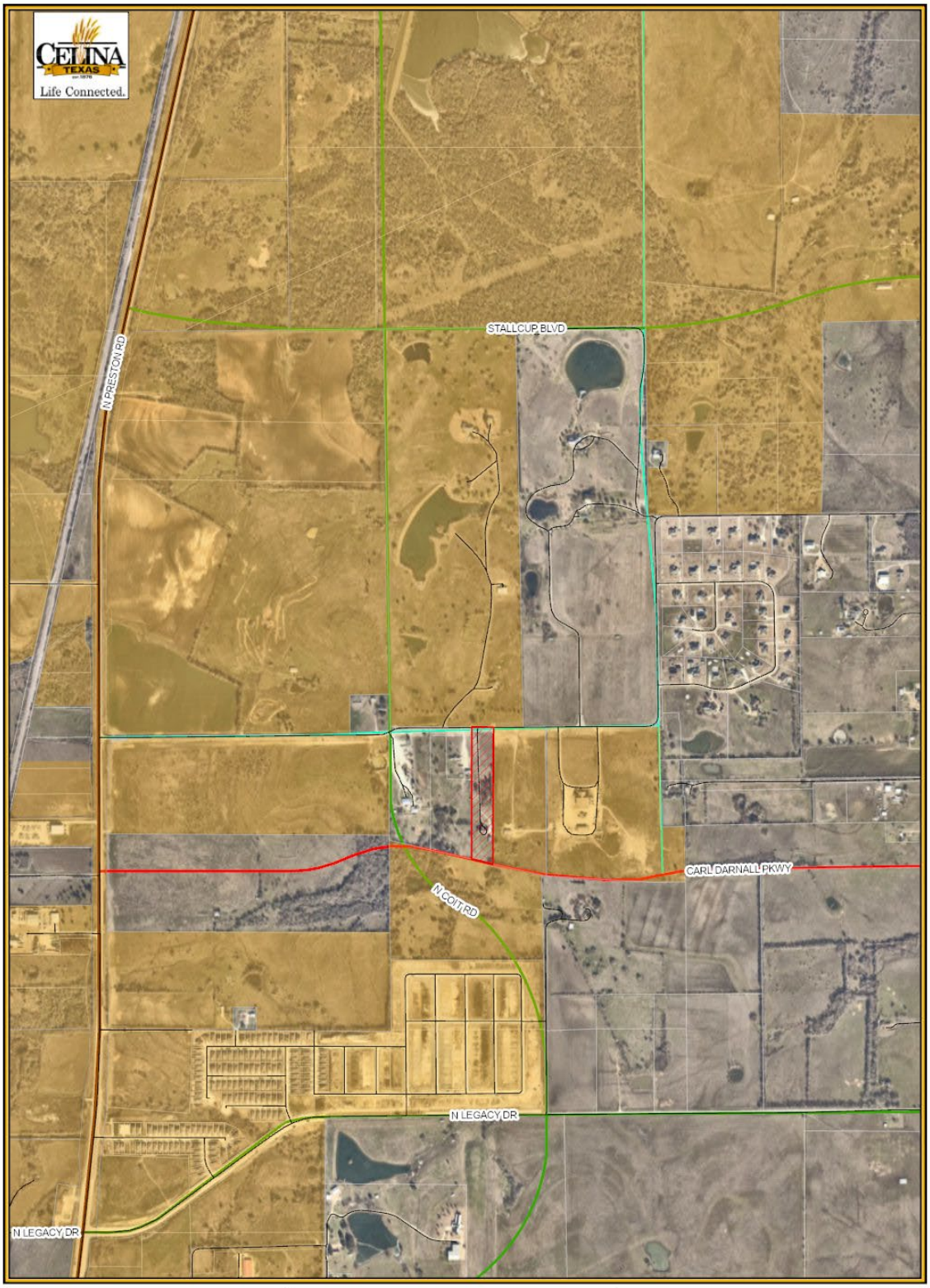
THENCE S 89°32'29" E following the center line of CR. 106 a distance of 190.69' to a capped (4613) 1/2" iron rod found for corner;

THENCE S 00°26'37" W a distance of 1241.28' to a 1/2" iron rod found for corner;

THENCE N 76°36'47" W a distance of 195.98' to a 1/2" iron rod found for corner;

THENCE N 00°27'31" E a distance of 1197.43' to the POINT OF BEGINNING and containing 232,712 square feet or 5.342 acres of land.

NOTE: The company is prohibited from insuring the area or the quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes, and does not override Item 2 of Schedule "B" hereof.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

Public Works Admin Property Location Map
City of Celina
6/26/2024

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Exhibit "B"
Substance from body of executed Service Agreement for C-3 Annexed Property

A) SERVICE PLAN GENERALLY

1) This service plan has been prepared in accordance with the Texas Local Government Code, Sections 43.021; 43.065 and 43.056(b)-(o). Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Celina in accordance with the following plan. The City of Celina shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density. The provisions of the service plan were made available for public inspection and explained at the two public hearings held by the City Council in accordance with LGC Section 43.056(j).

2) For purposes of this service plan, to "provide" services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services.

B) EMERGENCY SERVICES

1) Police Protection

   a) Police protection from the City of Celina Police Department shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:
      i) Normal patrol and responses;
      ii) Handling of complaints and incident reports;
      iii) Special units, such as traffic enforcement and investigations; and
      iv) Coordination with other public safety support agencies.

   b) As development commences in these areas, sufficient police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of the areas.

   c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the city limits.

2) Fire Protection

   a) The Celina Fire Department will provide emergency and fire prevention services to the annexed area. These services include:
      i) Fire suppression and rescue;
      ii) Pre-hospital medical services including triage, treatment and transport by Advanced Life Support (ALS) fire engines, trucks and ambulances;
      iii) Hazardous materials response and mitigation;
      iv) Emergency prevention and public education efforts;
      v) Technical rescue response; and
      vi) Construction Plan Review and required inspections.

   b) Fire protection from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.

   c) As development commences in these areas, sufficient fire protection, including personnel and

equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas. It is anticipated that fire stations planned to service areas currently with the City of Celina will be sufficient to serve the annexed area.

d) Upon ultimate development, fire protection will be provided at a level consistent with similarly situated areas within the city limits.

3) Emergency Medical Services

a) The Celina Fire Department will provide emergency and safety services to the annexed area. These services include:
   i) Emergency medical dispatch and pre-arrival First Aid instructions;
   ii) Pre-hospital emergency Advanced Life Support (ALS) response and transport; and
   iii) Medical rescue services.

b) Emergency Medical Services (EMS) from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.

c) As development commences in these areas, sufficient EMS, including personnel and equipment, will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization, and population density of the areas.

d) Upon ultimate development, EMS will be provided at a level consistent with similarly situated areas within the city limits.

C) SOLID WASTE

1) Solid Waste and Recycling Collection Services will be provided to the annexed area immediately upon the effective date of the annexation at a level consistent with current methods and procedures presently provided to similar areas within the City. Private solid waste collection service providers operating in the affected area immediately prior to annexation and currently providing customers with service may continue to provide their existing service for up to two (2) years in accordance with Texas Local Government Code Section 43.056(n).

D) WASTEWATER FACILITIES

1) As development commences in these areas, sanitary sewer mains as defined by the Certificate of Convenience and Necessity (CCN) Number 20764, as issued by the Texas Commission on Environmental Quality (TCEQ) will be extended in accordance with the provisions of the City's codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with applicable City codes, ordinances, regulations and policies. Capacity and extensions shall be provided consistent with the characteristics of topography, land utilization, and population density of the areas. If the annexed area is in the CCN of another provider, wastewater service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new wastewater provider, in time.

2) Sanitary sewer mains and lift stations installed or improved to City standards, and accepted by the City, within the annexed area which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the City Manager or his designee, shall be maintained by the City on the effective date of this ordinance.

3) Operation and maintenance of wastewater facilities in the annexed area that are within the certificated service area of another wastewater utility will be the responsibility of that utility. Operation and maintenance of private wastewater facilities in the annexed area will be the responsibility of the owner.

E) WATER FACILITIES

1) Connections to existing City of Celina water distribution mains for water service as defined by Certificate of Convenience and Necessity (CCN) Number 12667, as issued by the Texas Commission on Environmental Quality (TCEQ) will be provided in accordance with existing City codes, ordinances, regulations and policies. Upon connection to existing distribution mains, water service will be provided at rates established by City ordinance. If the annexed area is in the CCN of another provider, water service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new water provider, in time.

2) As development commences in these areas, water distribution mains will be extended in accordance with City of Celina codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with the City of Celina's codes, ordinances, regulations and policies. Water service extensions and capacity shall be provided consistent with the characteristics of topography, land utilization, and population density of the area.

3) Operation and maintenance of existing water facilities in the annexed area that are within the service area of another water utility will be the responsibility of that utility. Operation and maintenance of private water facilities in the annexed area will be the responsibility of the owner.

F) ROAD AND STREETS

1) Emergency street maintenance shall be provided within the annexed area on the effective date of the applicable ordinance of acceptance. Routine maintenance will be provided within the annexed area and will be scheduled as part of the City's annual program and in accordance with the City's current codes, ordinances, regulations, policies and procedures defined therein and/or as established by the City Council.

2) Any construction or reconstruction will be considered within the annexed area on a City-wide basis and within the context of the City's Capital Improvement Plan and/or yearly fiscal budgetary allotments by the City Council. As development, improvement or construction of streets to City standards commences within this property, the policies of the City of Celina with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion shall apply.

3) Roadway signage and associated posts will be replaced in priority of importance starting with regulatory signs, then warning signs, then informational signs and in conformance with fiscal allotments by the City Council. If a sign remains, it will be reviewed and placed on the City's inventory listed for routine re-placement. All existing signs will be reviewed for applicability and based upon an engineering study. New signs will be installed when necessary and based upon an engineering study.

4) Routine maintenance of road/street markings will be placed on a priority listing and scheduled within the yearly budgetary allotments by the City Council.

5) The City will coordinate any request for improved road and street lighting with the local electric provider. Any and all road and street lighting will be pursuant to the rules, regulations and fees of such electric utility and shall be maintained by the applicable utility company.

G) ENVIRONMENTAL HEALTH, INSPECTIONS AND CODE ENFORCEMENT SERVICES

1) Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal control ordinances, shall be provided within this area sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.

2) Inspection services including the review of building plans, the issuance of permits and the

inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will continue to be provided after the effective date of the annexation ordinance. Existing personnel will be used to provide these services.

3) The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning upon the effective date of the annexation.

4) All inspection services furnished by the City of Celina, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexed ordinance.

5) As development and construction commence in this area, sufficient personnel will be provided to furnish this area the same level of environmental health, inspection and code enforcement services as are furnished throughout the City.

H) PLANNING AND ZONING SERVICES

1) The Planning and zoning jurisdiction of the City will extend to this area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS

1) Residents within the annexed area may utilize all existing park and recreation facilities, on the effective date of this ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.

2) As development commences in the area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from areas being considered for annexation.

J) PUBLICLY OWNED FACILITIES

1) Any publicly owned facility, building, or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall be maintained by the City of Celina on the effective date of the annexation ordinance.

K) OTHER SERVICES

1) Other services that may be provided by the City of Celina, such as municipal and general administration will be made available on the effective date of the annexation. The City of Celina shall provide levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of services, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.

L) UNIFORM LEVEL OF SERVICES IS NOT REQUIRED

1) Nothing in this Service Plan shall require the City of Celina to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for provided different levels of service. The City Council finds and determines that this Service Plan will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation process.

2) The City of Celina's codes, ordinances, regulations and policies that apply throughout the City may be reviewed at City Hall and at http://www.franklinlegal.net/codes.html.

M) TERM

1) This Service Plan shall be valid for a term of ten (10) years. Renewal of the Service Plan shall be at the discretion of the City Council and must be approved by ordinance.

N) AMENDMENTS

1) This Service Plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Council may amend the Service Plan to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances exist pursuant to the LGC or other Texas or Federal laws that make this service plan unworkable, obsolete or unlawful.

Life Connected.

Planning
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Madhuri Mohan, Planning Director
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Alexis Barnett
Date:	August 13, 2024
Re:	Public Works Administration Office – Zoning

Action Requested:
Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 6 acres to Community Facilities District (CF) zoning; generally located south of County Road 106 and approximately 3,300 feet east of Preston Road. (Public Works Administration Office – Zoning) (Mohan)

Background Information:
This request is to zone approximately 6 acres to Community Facilities District (CF) zoning. The City intends to utilize the property as an expansion of the existing Public Works facility to the east. The CF zoning district is an appropriate zoning designation for municipal facilities and is consistent with the zoning of the existing facility. Please refer to the attached documents, as well as the associated annexation item, for further information.

The following two agenda items, including this one, comprise one project on the agenda, per the below:

- Annexation (Public Hearing) - Voluntary annexation of the subject property
- **Zoning (Public Hearing) - Zoning the property for future development**

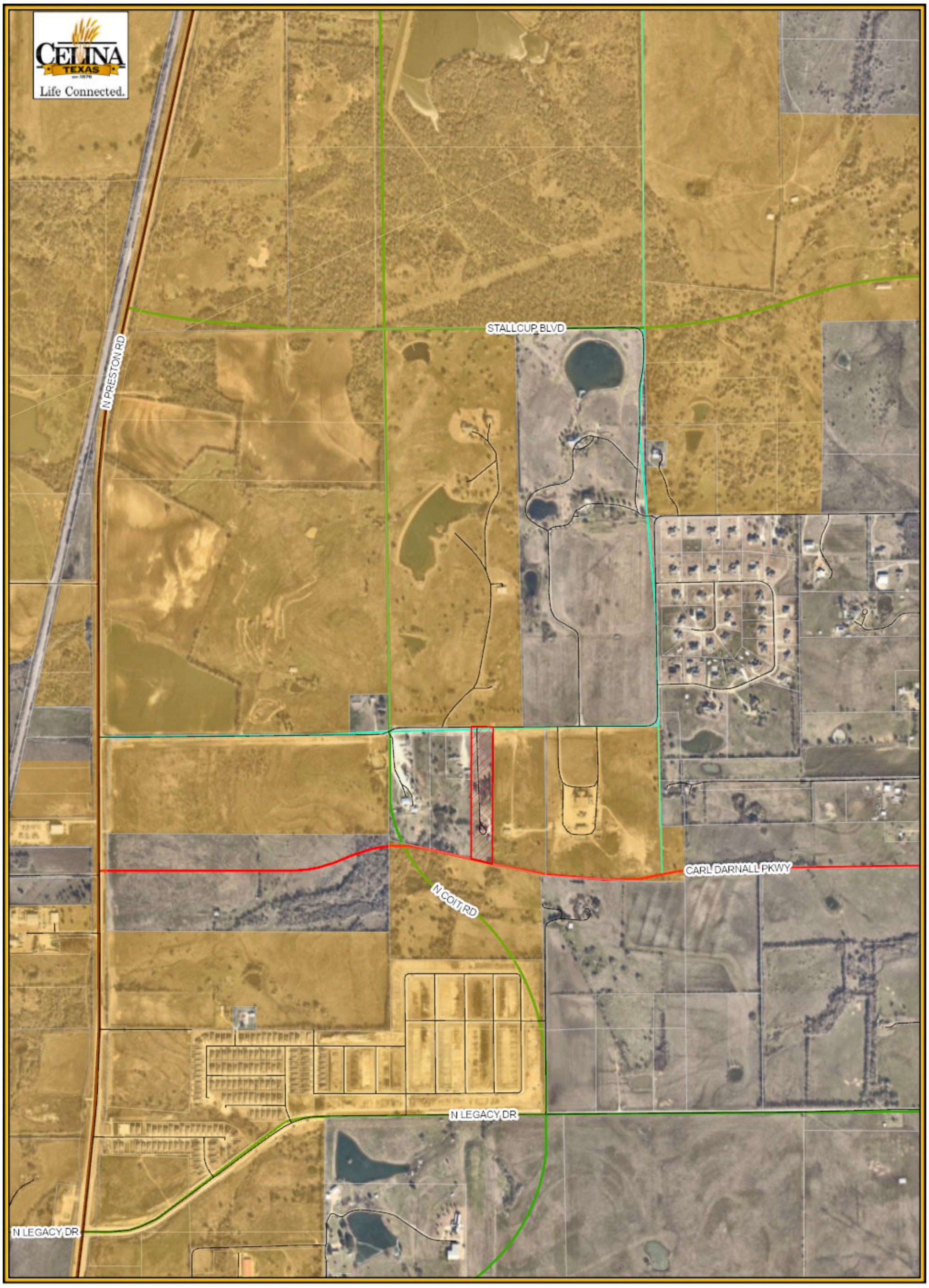
Legal Review:
This zoning ordinance follows a standard template approved by the City Attorney's Office.

Supporting Documents:

1. Location Map
2. Staff Presentation
3. Draft Ordinance

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval as presented.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

Public Works Admin Property Location Map

City of Celina

6/26/2024

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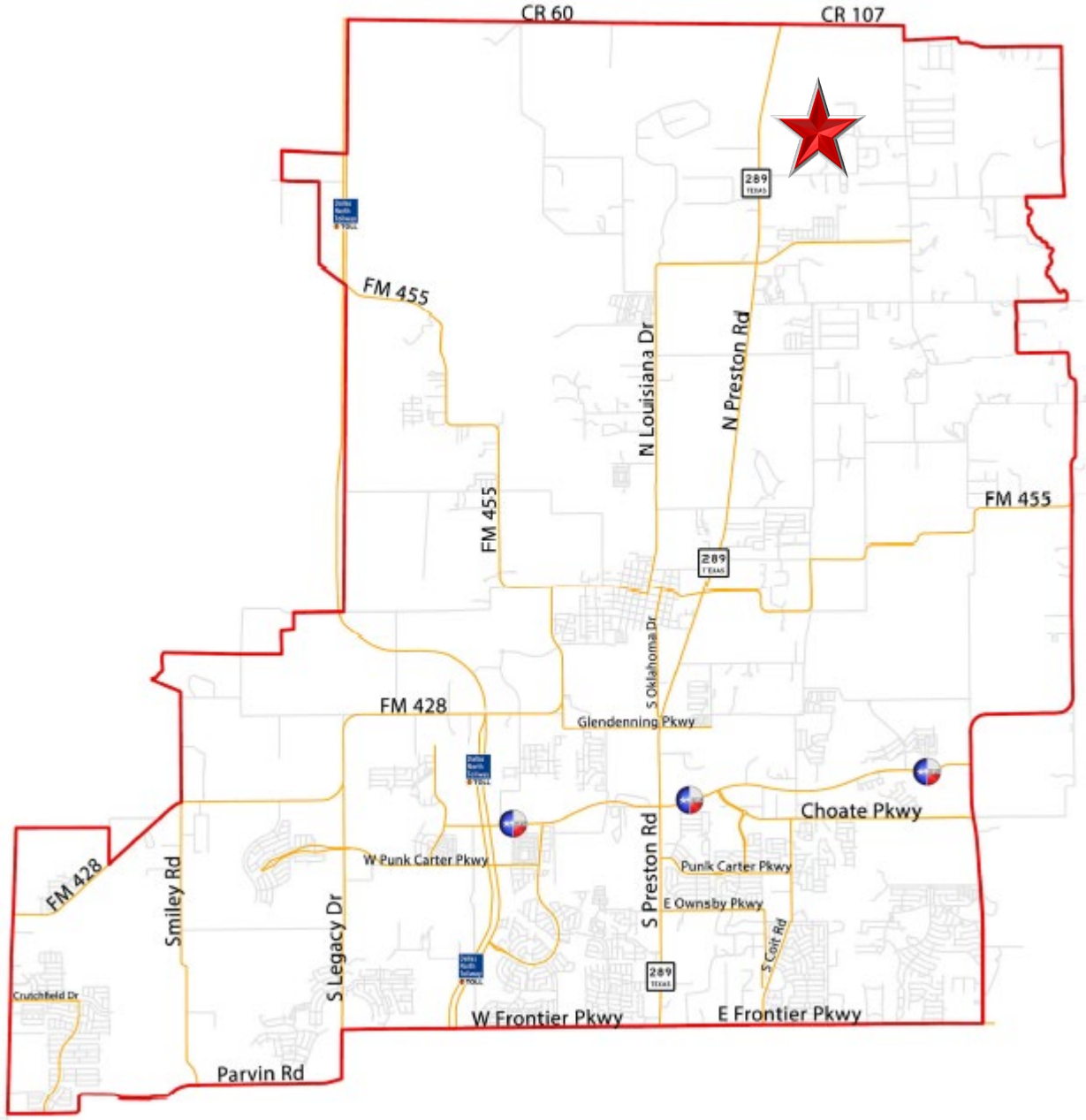
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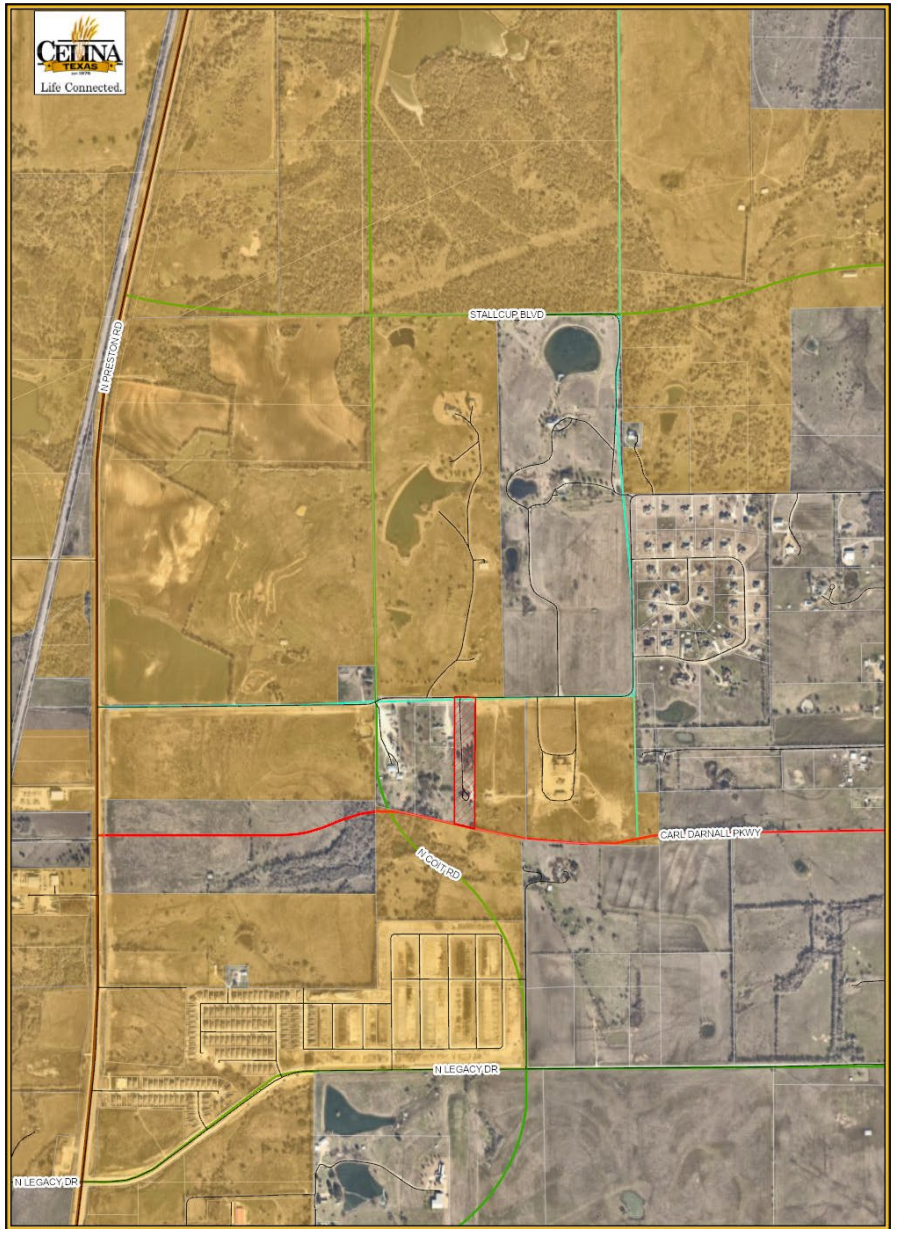
PUBLIC WORKS ADMIN OFFICE

Annexation & Zoning

City Council
August 13, 2024




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Choate Pkwy
W Punk Carter Pkwy
Punk Carter Pkwy
S Preston Rd
E Ownsby Pkwy
FM 428
Smiley Rd
S Legacy Dr
S Colt Rd
289
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd



LOCATION MAP

The subject property is located south of County Road 106 approximately 3,300 feet east of Preston Road, west of the existing Public Works Service Center

BACKGROUND

- The City-owned property is approximately 6 acres and purchased in February 2024
- Located within the Extraterritorial Jurisdiction (ETJ)
- The proposed zoning is Community Facilities District (CF), which is the appropriate zoning district for municipal facilities
- The City intends to utilize the property as an expansion of the existing Public Works facility to the east

POLICY CONSIDERATIONS

- The annexation and zoning brings 6 acres into City limits
- CF is an appropriate zoning designation for municipal facilities

RECOMMENDATION

- The Planning & Zoning Commission unanimously recommended approval at its regular meeting in July
- There was no public feedback at the public hearing
- Staff recommends approval as presented

CITY OF CELINA, TEXAS

ORDINANCE 2024-____
PUBLIC WORKS ADMINISTRATION OFFICE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 6 ACRES LOCATED IN THE W.W. SHAWVER SURVEY, ABSTRACT NO. 810, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED SOUTH OF COUNTY ROAD 106 AND APPROXIMATELY 3,300 FEET EAST OF PRESTON ROAD; AS DESCRIBED IN EXHIBIT "A" AND INCORPORATED HEREIN TO BE ZONED COMMUNITY FACILITIES DISTRICT (CF); PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas (the "City Council") is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Section 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" and depicted in Exhibit "B", attached hereto and incorporated as though fully set forth herein (the "Property"); and

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the Celina 2040 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3
AMENDMENT OF ZONING CLASSIFICATION

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended to establish the zoning classification for the Property as Community Facilities District (CF).

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT REGULATIONS

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein, as Community Facilities District (CF).

SECTION 5
REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6
COMPLIANCE REQUIRED

That the property described on Exhibit "A" and depicted in Exhibit "B" hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7
PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars ($2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8
CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in while in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, this 13th day of August, 2024.

_____
Ryan Tubbs, Mayor
City of Celina, Texas

ATTEST:

_____
Lauren Vaughns, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

_____
City Attorney
City of Celina, Texas

Exhibit A
Legal Description

Escrow File No.: **3056DF**

EXHIBIT "A"

BEING a tract of land situated in the W.W. Shawver Survey, Abstract No. 810, Collin County, Texas, and also being all of a 5.342 acre tract as conveyed to Bobby & Deanna Wiginton and recorded in Instrument No. 20120802000947370, Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped (4613) 1/2" iron rod found for corner in the center line of County Road No. 106, said capped iron rod being at the northwest corner of said 5.342 acre tract, said capped iron rod also being at the northeast corner of a 9.245 acre tract as conveyed to Jerry Scott Henderson and Lori Henderson and recorded in Instrument No. 20080806000958360 of the Official Public Records of Collin County, Texas;

THENCE S 89°32'29" E following the center line of CR. 106 a distance of 190.69' to a capped (4613) 1/2" iron rod found for corner;

THENCE S 00°26'37" W a distance of 1241.28' to a 1/2" iron rod found for corner;

THENCE N 76°36'47" W a distance of 195.98' to a 1/2" iron rod found for corner;

THENCE N 00°27'31" E a distance of 1197.43' to the POINT OF BEGINNING and containing 232,712 square feet or 5.342 acres of land.

NOTE: The company is prohibited from insuring the area or the quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes, and does not override Item 2 of Schedule "B" hereof.

Exhibit B
Depiction of Property



Life Connected.

Planning
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Dusty McAfee, Director of Development Services
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Madhuri Mohan
Date:	August 13, 2024
Re:	G-Bar – Development Agreement

Action Requested:
Conduct a public hearing to consider and act upon a Development Agreement on approximately 157 acres of land; generally located north of future J Fred Smith Parkway and approximately 520 feet east of future Celina Parkway, within the City Limits. (G-Bar – Development Agreement) (McAfee)

Background Information:
This request is for a Development Agreement on approximately 157 acres of land; generally located north of future J Fred Smith Parkway and approximately 520 feet east of future Celina Parkway, within the City Limits. In 2006, the property was zoned Planned Development No. 26, allowing for a mix of uses, including single-family detached homes, townhomes, and multi-family residences. The applicant's proposal downzones the property for approximately 494 single-family lots, removing the option for multi-family and townhome developments. The applicant also seeks approval to amend Cox Lane and County Road 994 (currently 2-lane collectors) from the Thoroughfare Plan based on a Traffic Impact Analysis (TIA). Additionally, the request seeks the City's consent to annex additional property into the existing Uptown MUD, in accordance with the Uptown Development Agreement. Please refer to the attached documents for further information.

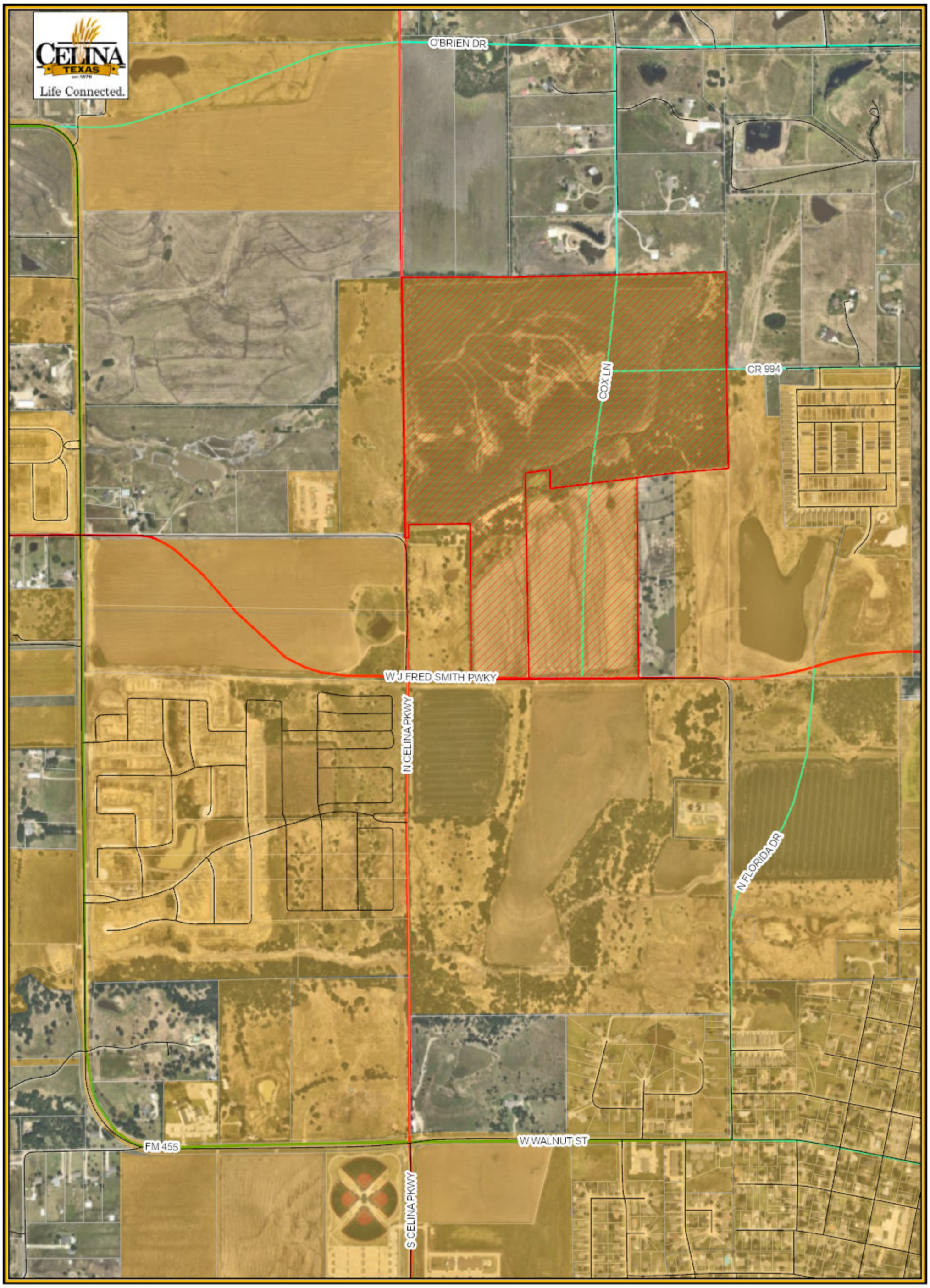
Legal Review:
This item has been reviewed by the City Attorney.

Supporting Documents:
1. Location Map

2. Staff Presentation
3. Development Agreement

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval as presented.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

G-Bar Location Map

City of Celina

6/26/2024

N W E S

0 500 1,000

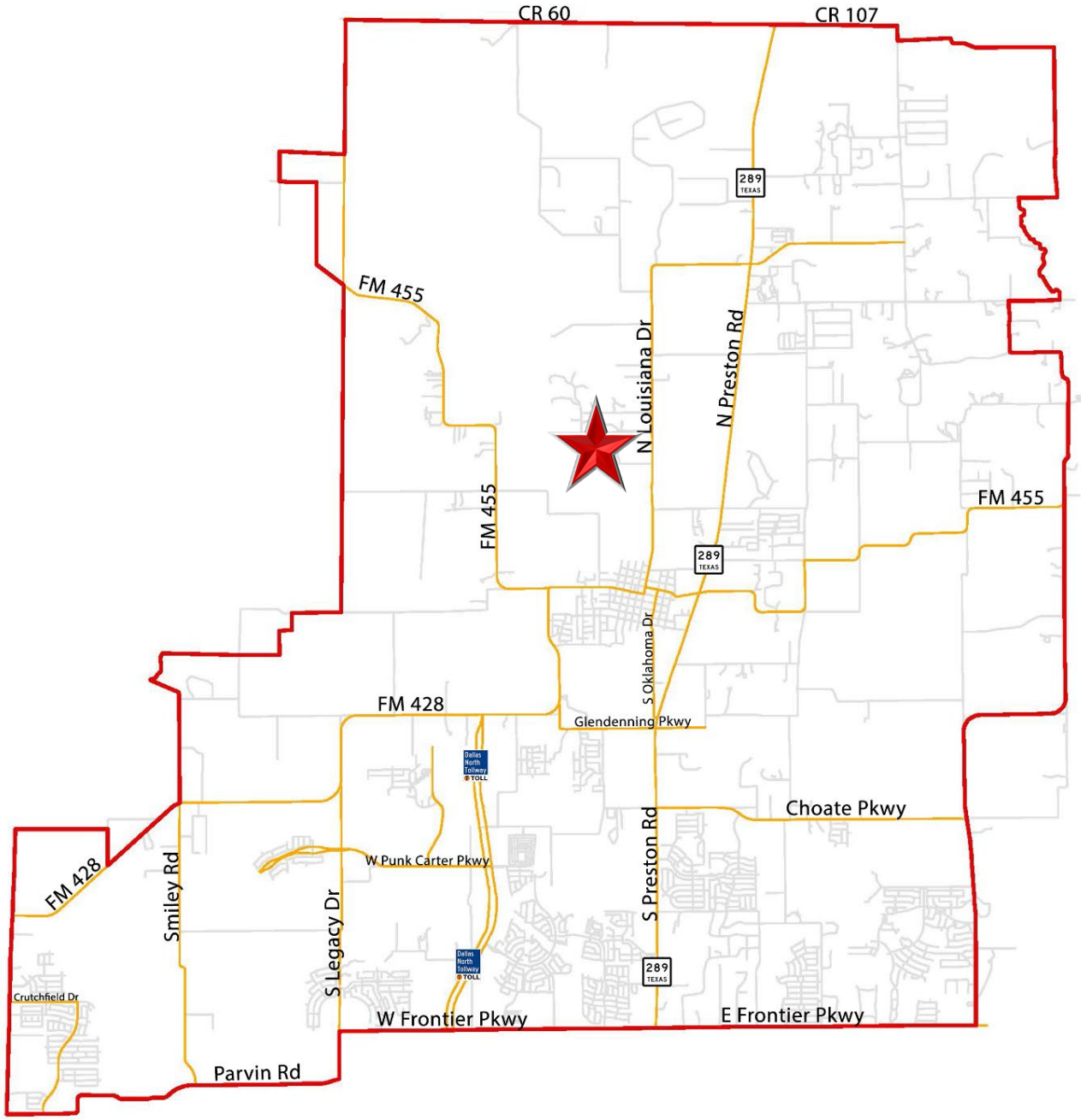
Feet

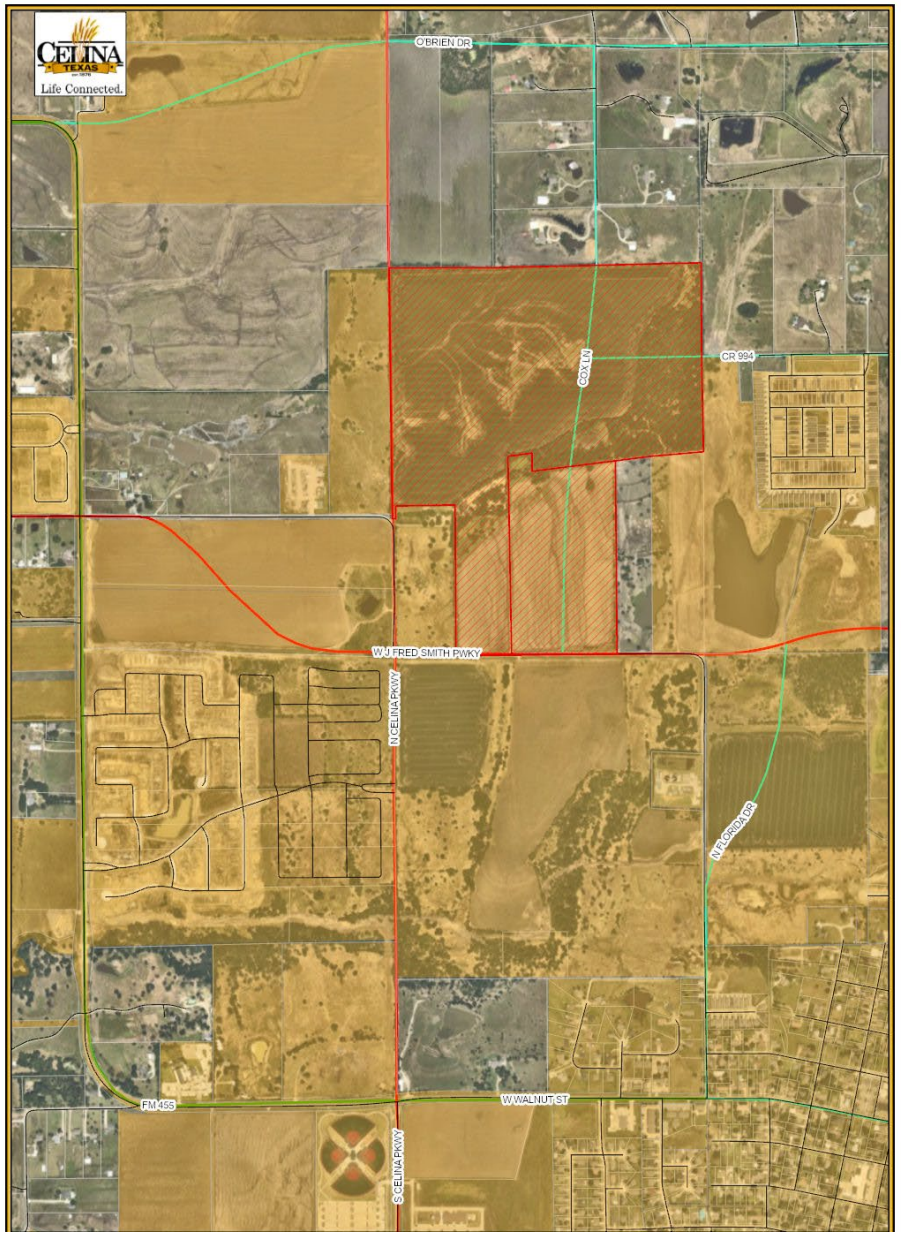
G-BAR

Development Agreement

City Council
August 13, 2024




CR 60
CR 107
289
TEXAS
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
TEXAS
S Oklahoma Dr
FM 428
Glendenning Pkwy
Dallas North Tollway TOLL
Choate Pkwy
S Preston Rd
W Punk Carter Pkwy
FM 428
Smiley Rd
S Legacy Dr
Dallas North Tollway TOLL
289
TEXAS
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd



LOCATION MAP

The subject property is generally located at the northeast corner of future Celina Parkway and future J Fred Smith Parkway, west of The Cottages neighborhood

BACKGROUND

- The subject property is approximately 157 acres and was annexed into City Limits in 2006
- The property is zoned Planned Development No. 26, with a mix of uses, including single-family detached, single-family attached (townhomes), and multi-family
- The request is to outline the future entitlements that will apply to the tract through a Development Agreement

OVERVIEW

- The applicant is proposing to add a new neighborhood to the Uptown master-planned community
- The proposed lot sizes include 50', 60', and 70' wide lots with no alleys
- Existing PD summary:
  - Single-family (96 acres at 4 units per acre = 384 units)
  - Townhome (51.3 acres at 12 units per acre = 615.6 units)
  - Multi-family (4.6 acres at 16 units per acre = 73.6 units)
- Proposed zoning (approximately 494 single-family lots)
- Proposing to amend Cox Lane and CR 994 (currently 2 lane collectors) from the Thoroughfare Plan with Traffic Impact Analysis (TIA)

CONCEPT PLAN

SITE KEY: ± 156.5 ACRES

- SITE BOUNDARY
- FLOODPLAIN
- NATURAL GAS PIPELINE - 50' EASEMENT
- PHASING LINE
- OPEN SPACE: ± 31.0 AC- 20%

SINGLE FAMILY: ±494 LOTS

- 50' X 120': ± 230 LOTS
- 60' X 120': ± 180 LOTS
- 70' X 125': ± 15 LOTS
- 70' X 130': ± 69 LOTS

NORTHERN TRACT: ±276 LOTS

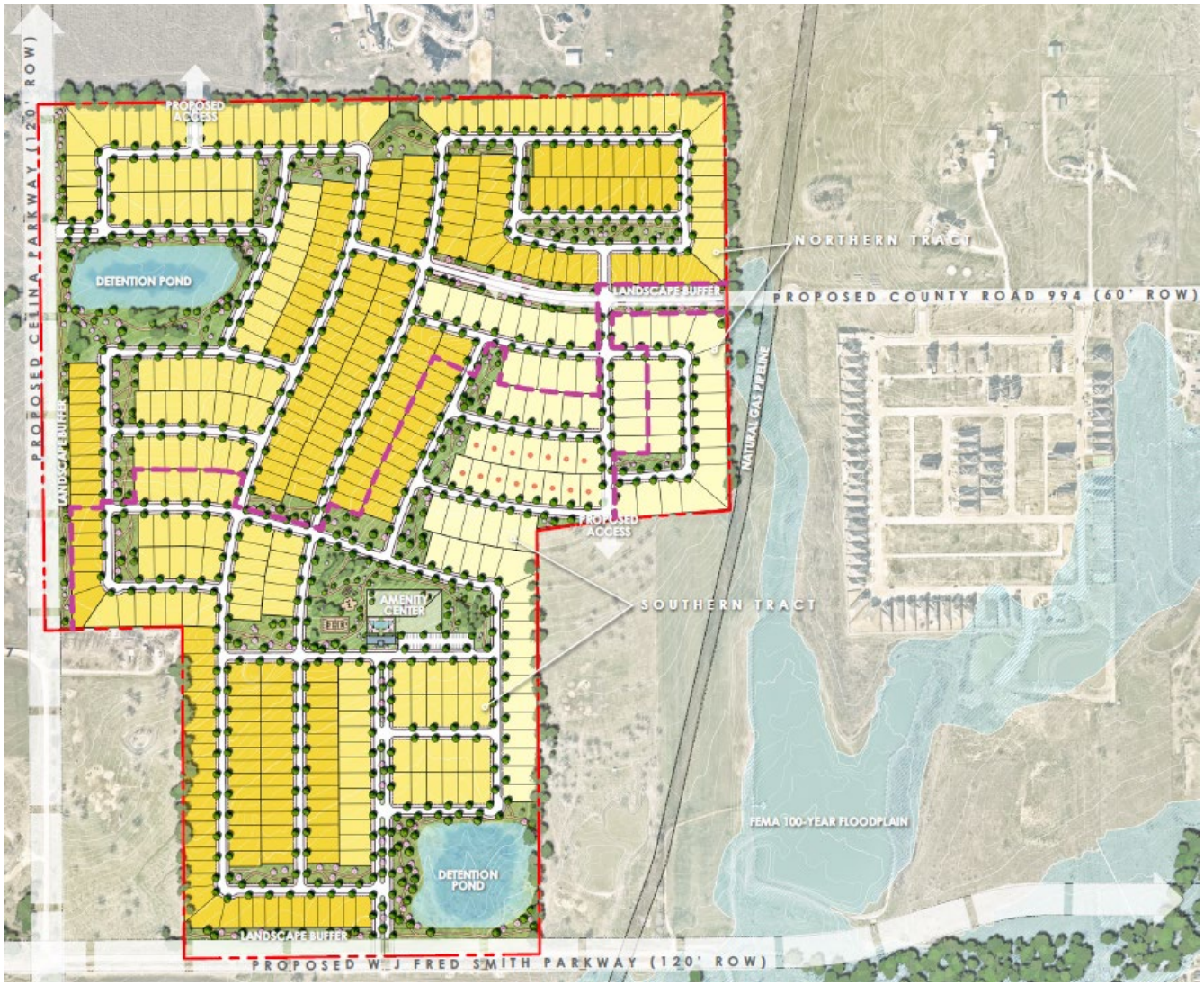
- 50' X 120': ± 132 LOTS
- 60' X 120': ± 109 LOTS
- 70' X 130': ± 35 LOTS

SOUTHERN TRACT: ±218 LOTS

- 50' X 120': ± 98 LOTS
- 60' X 120': ± 71 LOTS
- 70' X 125': ± 15 LOTS
- 70' X 130': ± 34 LOTS

NOTE: CONCEPT PLAN IS SUBJECT TO DRAINAGE STUDY, POND LOCATION AND SIZING TO BE CONFIRMED AT THE TIME OF DEVELOPMENT. CURRENTLY ASSUMED 5% OF EACH DRAINAGE AREA WILL BE DETAINED.

ALL RESIDENTIAL DISTRICTS ARE SUBJECT TO 20% OPEN SPACE WITH A MINIMUM OF 50% OF THAT OPEN SPACE BEING "USABLE OPEN SPACE"



MUD ANNEXATION SUMMARY

- The City previously entered into a Development Agreement for Uptown (567 acres) in January 2021 (with amendments in November 2021, May 2022, and August 2023) for the Uptown MUD No. 1
- With the City's consent, the Texas Legislature created the MUD in 2021
- One condition in the MUD included a requirement for the MUD to obtain City consent prior to annexing additional land
- The request seeks the City's consent to annex additional property into the MUD, per the Concept Plan

POLICY CONSIDERATIONS

- The applicant's proposal downzones the property for single-family uses and eliminates any multi-family and townhome uses
- The proposed neighborhood joins the existing Uptown master planned community
- Cox Lane and CR 994 would be amended on the Master Thoroughfare Plan
- The proposed neighborhood offers a mix of lot sizes along with well-incorporated open space

P&Z PUBLIC HEARING

One resident spoke at the public hearing:

- Noting no opposition to the proposed development
- Support for the proposed MTP amendments & single-family land use
- Questions regarding the timeline of the development and if trees would be preserved
- Concerns regarding drainage and dogs chasing cattle

Staff shared that the City regulates those items and reviews them at time of final engineering design through the plan review and permitting process.

RECOMMENDATION

- The Planning & Zoning Commission unanimously recommended approval at its regular meeting in July
- Staff recommends approval as presented

FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT

This Fourth Amendment to Development Agreement (this "Fourth Amendment") is made and entered into by and between the City of Celina, Texas (the "City") and Uptown Celina Partners L.P., a Texas limited partnership (the "Owner"), to be effective on the date upon which the last of all of the Parties has approved and duly executed this Fourth Amendment (the "Effective Date").

RECITALS

WHEREAS, the City and Rockhill Capital & Investments LLC, a Texas limited liability company ("Rockhill") previously entered into that certain Development Agreement, effective January 14, 2021 recorded in the Official Public Records of Collin County as Instrument No. 20210311000485140 ("Original Development Agreement"), governing the development of approximately 567 acres of land (the "Property"), as described in **Exhibit A** and depicted on **Exhibit B** of the Development Agreement; and

WHEREAS, Rockhill assigned all of its obligations, rights, title and interest in and to the Original Development Agreement to the Owner pursuant to that certain Assignment and Assumption of Development Agreement, effective November 1, 2021; and

WHEREAS, the Owner and the City entered into a First Amendment to Development Agreement, effective November 11, 2021 recorded in the Official Public Records of Collin County as Instrument No. 20211216002537340 (the "First Amendment"); and

WHEREAS, the Owner and the City entered into a Second Amendment to Development Agreement, effective May 10, 2022 recorded in the Official Public Records of Collin County as Instrument No. 2022-2022000086305 (the "Second Amendment"); and

WHEREAS, the Owner and the City entered into a Third Amendment to Development Agreement, effective August 8, 2023 recorded in the Official Public Records of Collin County as Instrument No. 2024-2024000094200 (the "Third Amendment") (the Original Development Agreement, the First Amendment, the Second Amendment and the Third Amendment collectively referred to in this Fourth Amendment as the "Development Agreement"); and

WHEREAS, the Owner, or an affiliated entity under common control and common ownership as the Owner (an "Affiliate") is under contract to purchase the Additional Tracts, as defined below, and desires to add such Additional Tracts to the Development Agreement, as further detailed herein; and

WHEREAS, the Owner and the City now desire to amend the Development Agreement for the purposes set forth in this Fourth Amendment; and

WHEREAS, this Fourth Amendment is entered into pursuant to Section 212.172 of the Texas Local Government Code and other laws and the Owner and the City are proceeding in reliance of the enforceability of this Fourth Amendment.

NOW, THEREFORE, for and in consideration of the mutual covenants of the City and the Owner set forth in this Fourth Amendment and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Owner hereby agree as follows:

AGREEMENT

Section 1. Addition of Additional Tracts to Development Agreement and MUD. An Affiliate is under contract to purchase an approximately 34.224 acre tract and an approximately 121.653 acre tract of land (collectively, the "Additional Tracts"), described in **Exhibit A-3** of this Fourth Amendment. The Owner and the City hereby agree that the Additional Tracts shall, from the Effective Date of this Fourth Amendment, be added to the term "Property" under the Development Agreement and shall be subject to the provisions of the Development Agreement. The City further agrees to consent to the inclusion of the Additional Tracts in the MUD, pursuant to Section 2 of this Fourth Amendment. The City further agrees that, upon the closing of the purchase of the Additional Tracts by an Affiliate or any other purchaser of the Additional Tracts, the Owner may, without the written consent of but upon written notice to the City, partially assign the Development Agreement, as amended, to any such purchaser of the Additional Tracts.

Section 2. City Consent to Annex. The Owner has caused the submission to the City of a Petition for Consent to Annexation, requesting the City's consent to annex the Additional Tracts into the boundaries of the MUD. The City hereby agrees to consent to the inclusion of the Additional Tracts in the MUD by adoption and execution of a consent resolution (the "Annexation Consent Resolution") in the form attached as **Exhibit J-1** to this Fourth Amendment concurrently with the City's approval of this Fourth Amendment.

Section 3. Concept Plan. The City and the Owner hereby agree that the Concept Plan attached as **Exhibit C-1** to this Fourth Amendment shall be the Concept Plan for the Additional Tracts.

Section 4. Zoning of Additional Tracts. The City and the Owner hereby agree that the zoning for the Additional Tracts shall be consistent with the Concept Plan attached hereto as **Exhibit C-1**. Within sixty (60) days of the closing of the purchase of the Additional Tracts by an Affiliate or any other purchaser of the Additional Tracts, the Owner, or its successors and assigns, shall apply for rezoning of the Additional Tracts consistent with this Section 4 and for repeal of Planned Development No. 26.

Section 5. Thoroughfare Plan. The City and the Owner hereby acknowledge that the City's Thoroughfare Plan in effect as of the Effective Date of this Amendment requires (i) a collector road, Cox Lane, and (ii) County Road 994 to extend through the Additional Tracts.

Within thirty (30) days of the Owner providing a Traffic Impact Analysis to the City providing evidence that Cox Lane and County Road 994 are not necessary to extend through the Additional Tracts, the City shall amend its Thoroughfare Plan to remove Cox Lane and County Road 994.

Section 6. Architecture. Notwithstanding anything contained in the Development Agreement, as amended, to the contrary, the City and the Owner hereby agree that the area designated as "SF-R – Single Family Detached" within "Area D" in **Exhibit B** (the "Historic Tract") to the Development Agreement is an architecturally, historically, and culturally significant tract of land and reflects the vision of the City's Downtown Master Plan as the logical extension northward of the historic urban core, and shall abide by the City's architectural standards for downtown, as may be amended.

Section 7. Development Standards. The Development Standards for the Additional Tracts added by this Fourth Amendment are included in **Exhibit D-1**.

Section 8. Special District Financing. Section 7.1(b) of the Development Agreement, as amended, is hereby amended by replacing the first sentence of Section 7.1(b) of the Development Agreement, as amended, with the following:

"(b) The Owner and City agree that the total amount of MUD Bonds shall not exceed Three Hundred Million and No/100 Dollars ($300,000,000.00)."

Section 9. Automatic Termination of Certain Provisions. Notwithstanding anything contained herein to the contrary, if closing on the purchase of the Additional Tracts does not occur by July 31, 2025, or if Owner notifies the City in writing prior to July 31, 2025, that such closing will not occur, then any and all provisions of this Fourth Amendment specifically relating to the Additional Tracts, including but not limited to Sections 1, 2, 3, 4, 5, 7, and 10 herein, shall automatically terminate, be *void ab initio* and shall be of no further force or effect; however, any and all provisions of this Fourth Amendment not specifically relating to the Additional Tracts shall remain in full force and effect.

Section 10. Exhibits. Section 11.12 of the Development Agreement is amended to include the following exhibits, which are attached hereto and incorporated for all purposes:

Exhibit A-3 Legal Description of Additional Tracts Added to Property
Exhibit C-1: Concept Plan for Additional Tracts Added by Fourth Amendment
Exhibit D-1: Development Standards for Additional Tracts Added by Fourth Amendment
Exhibit J-1: Annexation Consent Resolution for Additional Tracts

Section 11. No Other Amendments. Subject to the amendments contained in this Fourth Amendment, all provisions of the Development Agreement remain in full force and effect.

Section 12. Counterparts. This Fourth Amendment may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

Section 13. Defined Terms. Capitalized terms not specifically defined herein shall have the same meaning as set forth in the Development Agreement.

EXECUTED by the City and the Owner on the respective dates stated below.

Date: _____

CITY OF CELINA

By: _____
Ryan Tubbs, Mayor

ATTEST:

By: _____
Lauren Vaughns, City Secretary

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the __ day of _____, 2024, by Sean Terry, the Mayor of the City of Celina, Texas, on behalf of said City.

_____
Notary Public in and for the State of Texas

(SEAL)

OWNER:

UPTOWN CELINA PARTNERS L.P.,
a Texas limited partnership

By: Uptown Celina Partners GP, LLC,
a Texas limited liability company
its general partner

By: _____
Name: Ryan W. Griffin
Title: Manager

STATE OF TEXAS §
§
COUNTY OF Collin §

This instrument was acknowledged before me on the 1st day of August, 2024, by Ryan W. Griffin, Manager of Uptown Celina Partners GP, LLC, a Texas limited liability company, general partner of Uptown Celina Partners L.P., a Texas limited partnership, on behalf of said limited partnership.

TERESA R. WEST
My Notary ID # 11056929
Expires August 22, 2025

_____
Notary Public in and for the State of Texas

(SEAL)

017547.000001\4853-7970-2739.v4

Exhibit A-3
Legal Description of Additional Tracts Added to Property

TRACT 1

A 121.653 ACRE, OR 5,299,184 SQUARE FEET, MORE OR LESS, TRACT OF LAND LOCATED IN THE S.A. & M.G. RAILROAD COMPANY SURVEY, ABSTRACT NO. 877, COLLIN COUNTY, TEXAS, AND BEING ALL OF TRACT IV AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER VOLUME 5850, PAGE 990 OF DEED RECORDS OF COLLIN COUNTY, TEXAS. SAID 121.653 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/4-INCH IRON ROD, CONTROLLING MONUMENT (CM), ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 57, THE EAST LINE OF A CALLED 39.9889 ACRE TRACT OF LAND DESCRIBED IN DEED TO KIM CANNADAY LEE, RECORDED IN VOLUME 4840, PAGE 1743, OF OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF A CALLED 15.319 ACRE TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA, LTD., RECORDED UNDER INSTRUMENT NO. 20140501000426500, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, N 89°35'15" E, DEPARTING SAID WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 57 AND SAID EAST LINE OF THE 39.9889 ACRE TRACT, WITH THE CENTERLINE OF SAID COUNTY ROAD 57 AND THE SOUTH LINE OF SAID 15.319 ACRE TRACT, A DISTANCE OF 517.90 FEET TO A SET MAG NAIL WITH WASHER STAMPED "PAPE-DAWSON" AT THE SOUTHEAST CORNER OF SAID 15.319 ACRE TRACT, FOR THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID CENTERLINE OF COUNTY ROAD 57, WITH THE COMMON LINE OF SAID 15.319 ACRETRACT AND THE HEREIN DESCRIBED TRACT THE FOLLOWING BEARINGS AND DISTANCES:

N 00°13'46" W, A DISTANCE OF 1275.91 FEET TO A FOUND FENCE CORNER POST AT THE NORTHEAST CORNER OF SAID 15.319 ACRE TRACT;

S 89°13'27" W, A DISTANCE OF 504.76 FEET TO A FOUND FENCE CORNER POST AT THE NORTHERNMOST WEST CORNER OF SAID 15.319 ACRE TRACT;

S 00°14'43" E, A DISTANCE OF 107.66 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON" AT AN INTERIOR CORNER OF SAID 15.319 ACRE TRACT;

S 89°15'41" W, A DISTANCE OF 31.30 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON" IN THE EAST LINE OF A CALLED

36.3854 ACRE TRACT OF LAND DESCRIBED IN DEED TO CHERYL DIANNE FOX, RECORDED UNDER INSTRUMENT NO. 20210517000994940, SAID OFFICIAL PUBLIC RECORDS AND A WEST LINE OF THE HEREIN DESCRIBED TRACT, AT THE WESTERNMOST NORTH CORNER OF SAID 15.319 ARE TRACT;

THENCE, N 01°06'10" E, WITH SAID WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 107.57 FEET TO A SET ½" IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON" IN THE EAST LINE OF A CALLED 25.089 ACRE TRACT OF LAND DESCRIBED IN DEED TO ONE LONGHORN LAND I, LP, RECORDED UNDER INSTRUMENT NO. 20220103000004740, SAID OFFICIAL PUBLIC RECORDS;

THENCE, WITH THE COMMON LINE OF SAID 25.089 ACRE TRACT AND THE HEREIN DESCRIBED TRACT THE FOLLOWING BEARINGS AND DISTANCES:

N 00°45'29" W, A DISTANCE OF 653.55 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON";

N 00°25'23" W, A DISTANCE OF 1347.31 FEET TO A FOUND 1/2-INCH IRON ROD (CM) AT THE NORTHEAST CORNER OF SAID 25.089 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 20.141 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE DOUGLAS AND SAUNDRA BARKER LIVING TRUST, RECORDED UNDER INSTRUMENT NO. 20200922001618120, SAID OFFICIAL PUBLIC RECORDS;

THENCE, N 88°43'53" E, WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, AT A DISTANCE OF 885.46 FEET, PASSING A FOUND 1/2-INCH IRON ROD LOCATED 0.53 FEET SOUTH OF PROPERTY LINE, AND BEING THE SOUTHEAST CORNER OF A CALLED 20.118 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE DOUGLAS AND SAUNDRA BARKER LIVING TRUST, RECORDED UNDER INSTRUMENT NO. 20200922001618110, SAID OFFICIAL PUBLIC RECORDS AND THE SOUTHWEST CORNER OF A CALLED 10.000 ACRE TRACT OF LAND DESCRIBED IN DEED TO MICHELE L. THEURER AND THOMAS G. THEURER, RECORDED UNDER INSTRUMENT NO. 20130617000837780, SAID OFFICIAL PUBLIC RECORDS, AT A DISTANCE OF 1766.56 FEET, PASSING A FOUND 1/2-INCH IRON ROD LOCATED 0.29 FEET SOUTH OF PROPERTY LINE, AND BEING AT THE SOUTHEAST CORNER OF SAID THEURER TRACT AND THE SOUTHWEST CORNER OF A CALLED 10.000 ACRE TRACT OF LAND DESCRIBED IN DEED TO MARC J. STEVENS AND DINA STEVENS, RECORDED UNDER INSTRUMENT NO. 20220325000475750, SAID OFFICIAL PUBLIC RECORDS, IN ALL A DISTANCE OF 2648.01 FEET TO A FOUND FENCE CORNER POST (CM) ON THE WEST LINE OF A CALLED 20.130 ACRE TRACT OF LAND DESCRIBED IN DEED TO WEILI SU AND CHIN GONG SU, RECORDED UNDER INSTRUMENT NO. 20130724001038360, SAID OFFICIAL PUBLIC RECORDS, AND BEING THE SOUTHEAST CORNER OF SAID STEVENS TRACT;

THENCE, S 00°48'03" E, WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 1579.29 FEET TO A FOUND FENCE CORNER POST (CM) AT AN INTERIOR CORNER OF A CALLED 52.039 ACRE TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA, LTD., RECORDED UNDER INSTRUMENT NO. 20060815001168150, SAID OFFICIAL PUBLIC RECORDS;

THENCE, S 83°06'48" W, WITH THE COMMON LINE OF SAID 52.039 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 762.58 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON" FOR THE EASTERNMOST NORTH CORNER OF TRACT 2, SURVEYED CONCURRENTLY;

THENCE, WITH THE COMMON LINE OF TRACT 2 AND THE HEREIN DESCRIBED TRACT THE FOLLOWING BEARINGS AND DISTANCES:

S 83°06'48" W, A DISTANCE OF 706.12 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON";

N 00°43'05" W, A DISTANCE OF 155.98 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON";

S 81°23'14" W, A DISTANCE OF 208.35 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON";

S 00°28'28" E, A DISTANCE OF 483.20 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON";

S 00°06'51" E, A DISTANCE OF 1211.04 FEET TO A SET MAG NAIL WITH WASHER STAMPED "PAPE-DAWSON" IN SAID CENTERLINE OF COUNTY ROAD 57, FROM WHICH A FOUND 3/8-INCH IRON ROD FOR THE SOUTHEAST CORNER OF SAID CALLED 52.039 ACRE TRACT OF LAND FROM WHICH BEARS N 89°35'17" E, A DISTANCE OF 1661.47 FEET TO A POINT, N 89°41'51" E, A DISTANCE OF 681.26 FEET;

THENCE, S 89°35'17" W, A DISTANCE OF 452.61 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 121.653 ACRES OF LAND OR 5,299,184 SQUARE FEET, MORE OR LESS.

TRACT 2

A 34.224 ACRE, OR 1,490,806 SQUARE FEET, MORE OR LESS, TRACT OF LAND LOCATED IN THE S.A. & M.G. RAILROAD COMPANY SURVEY, ABSTRACT NO. 877, COLLIN COUNTY, TEXAS, AND BEING ALL OF TRACT VI AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5850, PAGE 1002 OF DEED RECORDS OF

COLLIN COUNTY, TEXAS. SAID 34.224 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/4-INCH IRON ROD, CONTROLLING MONUMENT (CM), ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 57, THE EAST LINE OF A CALLED 39.9889 ACRE TRACT OF LAND DESCRIBED IN DEED TO KIM CANNADAY LEE, RECORDED IN VOLUME 4840, PAGE 1743, OF OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF A CALLED 15.319 ACRE TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA, LTD., RECORDED UNDER INSTRUMENT NO. 20140501000426500, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, N 89°35'15" E, DEPARTING SAID WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 57 AND SAID EAST LINE OF THE 39.9889 ACRE TRACT, WITH THE CENTERLINE OF SAID COUNTY ROAD 57 AND THE SOUTH LINE OF SAID 15.319 ACRE TRACT, AT A DISTANCE OF 517.90 FEET, PASSING A SET MAG NAIL WITH WASHER STAMPED "PAPE-DAWSON" AT THE SOUTHEAST CORNER OF SAID 15.319 ACRE TRACT, FOR THE SOUTHERNMOST WEST CORNER OF TRACT 1, SURVEYED CONCURRENTLY, IN ALL A DISTANCE OF 970.51 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID CENTERLINE OF COUNTY ROAD 57, WITH THE COMMON LINE OF SAID TRACT 1 AND THE HEREIN DESCRIBED TRACT THE FOLLOWING BEARINGS AND DISTANCES:

N 00°06'51" W, A DISTANCE OF 1211.04 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON";

N 00°28'28" W, A DISTANCE OF 483.20 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON";

N 81°23'14" E, A DISTANCE OF 208.35 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON";

S 00°43'05" E, A DISTANCE OF 155.98 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON";

N 83°06'48" E, A DISTANCE OF 706.12 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON" AT THE NORTHWEST CORNER OF A CALLED 11.500 ACRE TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA, LTD., RECORDED UNDER INSTRUMENT NO. 20170705000875630, SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A FOUND FENCE CORNER POST AT AN INTERIOR CORNER OF A CALLED 52.039 ACRE TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA, LTD., RECORDED UNDER INSTRUMENT NO. 20060815001168150, SAID

OFFICIAL PUBLIC RECORDS, FOR AN EXTERIOR CORNER OF SAID TRACT 1, BEARS N 83°06'48" E, A DISTANCE OF 762.58 FEET;

THENCE, WITH THE COMMON LINE OF SAID 11.500 ACRE TRACT AND THE HEREIN DESCRIBED TRACT THE FOLLOWING BEARINGS AND DISTANCES:

S 00°45'24" E, A DISTANCE OF 401.64 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON";

S 00°39'13" E, A DISTANCE OF 456.41 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON";

S 00°28'12" E, A DISTANCE OF 578.35 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON";

S 00°49'40" E, A DISTANCE OF 211.21 FEET TO A SET MAG NAIL WITH WASHER STAMPED "PAPE-DAWSON" IN SAID CENTERLINE OF COUNTY ROAD 57, FROM WHICH A FOUND 3/8-INCH IRON ROD FOR THE SOUTHEAST CORNER OF SAID CALLED 52.039 ACRE TRACT OF LAND FROM WHICH BEARS N 89°35'17" E, A DISTANCE OF 740.58 FEET TO A POINT, N 89°41'51" E, A DISTANCE OF 681.26 FEET;

THENCE, S 89°35'17" W, A DISTANCE OF 920.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.224 ACRES OR 1,490,806 SQUARE FEET OF LAND, MORE OR LESS.

Exhibit C-1

Concept Plan for Additional Tracts Added by Fourth Amendment



017547.000001\4853-7970-2739.v6

Exhibit D-1
Development Standards for Additional Tracts Added by Fourth Amendment

Development of the subject property shall abide by all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as they exist or may be amended.

The property is zoned a Planned Development (PD) with a base zoning of Single-Family Residential Detached District (SF-R) base zoning, with the following modified regulations:

1. The property shall generally develop per the attached Concept Plan.
2. Rear entry alley-loaded garages shall not be required, and front-loading garages are allowed.

	Smallest Lot Size	Medium Lot Size	Largest Lot Size
Min. Width	50'	60'	70'
Lot % (Min/Max)	60% Max.	30% Min.	10% Min.

Exhibit J-1
Annexation Consent Resolution for Additional Tracts

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CELINA, TEXAS, CONSENTING TO THE ADDITION OF CERTAIN LAND INTO UPTOWN MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN COUNTY

WHEREAS, on _____, the City of Celina, Texas (the "City") received a Petition for Consent to Annexation of Land into Uptown Municipal Utility District No. 1 of Collin County (the "Petition") executed by G BAR 7 Ltd., a Texas limited partnership (the "Petitioner"), attached hereto as Exhibit "A"; and

WHEREAS, the Petition seeks to add that certain 155.877-acre tract of land described therein (the "Property") to Uptown Municipal Utility District No. 1 of Collin County (the "District"), the same being located wholly in the corporate limits of the City; and

WHEREAS, Texas Water Code, Section 54.016, provides that no land within the corporate limits of a city shall be included in a district without the written consent of such city; and

WHEREAS, notwithstanding anything to the contrary contained in any agreement relating to the District, whether entered into by Petitioner or any other entity, the City hereby agrees that the maximum aggregate principal amount of bonds issued by the District shall not exceed $275,000,000.00; and

WHEREAS, the City Council desires to give its consent to the addition of the Property to the District; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

Section 1. That the facts set out in the preamble are true and correct and are incorporated herein for all purposes.

Section 2. That the City Council hereby grants its consent to, and the Mayor is instructed to execute such additional documents, if any, as required to evidence the City of Celina's consent to the annexation into the District of the Property described on the attached metes and bounds description located within the corporate limits of the City of Celina and to consent to the issuance of bonds for the construction of a waterworks system, a sanitary sewer system, a storm water drainage system, and roadway system in the maximum aggregate principal amount of $300,000,000 for all property located within the District.

Section 3. The City Council of the City officially finds determines, recites, and declares that a sufficient written notice of the date, hour, place, and subject of this meeting of the City Council was posted at a place convenient to the public and at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, and that this meeting was open to the public as required by law at all times during which this Resolution and the subject matter thereof was discussed, considered, and formally acted upon. The City Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

PASSED AND APPROVED the _____ day of _____, 2024.

_____

Ryan Tubbs, Mayor

ATTEST:

_____

Lauren Vaughns, City Secretary

EXHIBIT "A" to Resolution

Petition

(see following pages)

PETITION FOR CONSENT TO ANNEXATION OF LAND
INTO UPTOWN MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN COUNTY

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

The undersigned, G BAR 7 Ltd., a Texas limited partnership (the "Petitioner"), being the holder of title to a majority in value of the property described in Exhibit "A" attached hereto (the "Property"), respectfully petitions the City of Celina, Texas (the "City") for its consent to the annexation of the Property into Uptown Municipal Utility District No. 1 of Collin County ("District"). In support of this Petition, the Petitioner would show the following:

I.

The Property sought to be added to the District is described by the metes and bounds descriptions in Exhibit "A" attached hereto and made a part hereof for all purposes.

II.

The Property lies wholly within Collin County, Texas, and wholly within the corporate limits of the City.

III.

The Petitioner is the holder of title to a majority in value of the Property as shown by the Collin County Tax Rolls and conveyances of record.

IV.

The District was organized, created and established pursuant to House Bill No. 4627, 87th Texas Legislature, Regular Session, codified at Chapter 7909A Special District Local Laws Code, effective September 1, 2021, and operates pursuant to Chapters 49 and 54, Texas Water Code, as amended. The District is generally empowered and authorized to purchase, construct, acquire, own, operate, maintain, repair, improve, or extend inside and outside its boundaries any and all works, improvements, facilities, plants, equipment, and appliances necessary to accomplish the purposes of its creation.

V.

The general nature of the work to be done by and within the Property at the present time is the construction, maintenance and operation of a waterworks system for domestic purposes; the construction, maintenance and operation of a sanitary sewer collection system; the control, abatement and amendment of the harmful excess of waters and the reclamation and drainage of

overflowed lands within the lands to be included within the District; and the construction of roads and of such additional facilities, systems, plants and enterprises as shall be consistent with the purposes for which the District is organized.

VI.

There is a necessity for the improvements above described because the Property is located within an area that is experiencing substantial and sustained residential growth, is urban in nature and is not supplied with adequate water, sanitary sewer, and drainage facilities and roads. The health and welfare of the future inhabitants of the Property require the acquisition and installation of an adequate waterworks, sanitary sewer, and storm drainage system and roads. The purchase, construction, extension, improvement, maintenance and operation of such waterworks system and storm and sanitary sewer collection and disposal systems and roads will conserve and preserve the natural resources of this State by promoting and protecting the purity and sanitary condition of the State's waters and will promote and protect the public health and welfare of the community; therefore, a public necessity exists for the inclusion of the Property within the District.

VII.

Said proposed improvements are practicable and feasible, in that the terrain of the Property is of such a nature that a waterworks system and sanitary and storm sewer systems and roads can be constructed at a reasonable cost; and said land will be developed for residential purposes in the foreseeable future.

VIII.

A preliminary investigation has been instituted to determine the cost of the project attributable to the Property, and it is now estimated by those filing this Petition, from such information as they have at this time, that the ultimate cost of the development contemplated will be approximately $75,000,000.00.

WHEREFORE, the undersigned respectfully pray that this Petition be granted in all respects and that the City Council of the City of Celina, Texas, adopt a resolution giving its written consent to the addition of the Property to the District.

[SIGNATURES ON THE FOLLOWING PAGES]

RESPECTFULLY SUBMITTED THIS 28th day of May, 2024.

PETITIONER:

G BAR 7, LTD.,
a Texas limited partnership

By: 7G Management, LLC,
a Texas limited liability company
its general partner

By: _____
Name: Rex Glendenning
Title: President

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 28th day of May, 2024, by Rex Glendenning, President of 7G Management, LLC, a Texas limited liability company, general partner of G BAR 7 Ltd., a Texas limited partnership, on behalf of said limited partnership.

(NOTARY SEAL) ALICE D. BUETO NOTARY PUBLIC ID# 1555078 State of Texas Comm. Exp. 07-25-2026

_____
Notary Public in and for the State of Texas

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION

TRACT 1

A 121.653 ACRE, OR 5,299,184 SQUARE FEET, MORE OR LESS, TRACT OF LAND LOCATED IN THE S.A. & M.G. RAILROAD COMPANY SURVEY, ABSTRACT NO. 877, COLLIN COUNTY, TEXAS, AND BEING ALL OF TRACT IV AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER VOLUME 5850, PAGE 990 OF DEED RECORDS OF COLLIN COUNTY, TEXAS. SAID 121.653 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/4-INCH IRON ROD, CONTROLLING MONUMENT (CM), ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 57, THE EAST LINE OF A CALLED 39.9889 ACRE TRACT OF LAND DESCRIBED IN DEED TO KIM CANNADAY LEE, RECORDED IN VOLUME 4840, PAGE 1743, OF OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF A CALLED 15.319 ACRE TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA, LTD., RECORDED UNDER INSTRUMENT NO. 20140501000426500, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, N 89°35'15" E, DEPARTING SAID WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 57 AND SAID EAST LINE OF THE 39.9889 ACRE TRACT, WITH THE CENTERLINE OF SAID COUNTY ROAD 57 AND THE SOUTH LINE OF SAID 15.319 ACRE TRACT, A DISTANCE OF 517.90 FEET TO A SET MAG NAIL WITH WASHER STAMPED "PAPE-DAWSON" AT THE SOUTHEAST CORNER OF SAID 15.319 ACRE TRACT, FOR THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID CENTERLINE OF COUNTY ROAD 57, WITH THE COMMON LINE OF SAID 15.319 ACRETRACT AND THE HEREIN DESCRIBED TRACT THE FOLLOWING BEARINGS AND DISTANCES:

N 00°13'46" W, A DISTANCE OF 1275.91 FEET TO A FOUND FENCE CORNER POST AT THE NORTHEAST CORNER OF SAID 15.319 ACRE TRACT;

S 89°13'27" W, A DISTANCE OF 504.76 FEET TO A FOUND FENCE CORNER POST AT THE NORTHERNMOST WEST CORNER OF SAID 15.319 ACRE TRACT;

S 00°14'43" E, A DISTANCE OF 107.66 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON" AT AN INTERIOR CORNER OF SAID 15.319 ACRE TRACT;

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N 00°28'28" W, A DISTANCE OF 483.20 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON";

N 81°23'14" E, A DISTANCE OF 208.35 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON";

S 00°43'05" E, A DISTANCE OF 155.98 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON";

N 83°06'48" E, A DISTANCE OF 706.12 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON" AT THE NORTHWEST CORNER OF A CALLED 11.500 ACRE TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA, LTD., RECORDED UNDER INSTRUMENT NO. 20170705000875630, SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A FOUND FENCE CORNER POST AT AN INTERIOR CORNER OF A CALLED 52.039 ACRE TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA, LTD., RECORDED UNDER INSTRUMENT NO. 20060815001168150, SAID OFFICIAL PUBLIC RECORDS, FOR AN EXTERIOR CORNER OF SAID TRACT 1, BEARS N 83°06'48" E, A DISTANCE OF 762.58 FEET;

THENCE, WITH THE COMMON LINE OF SAID 11.500 ACRE TRACT AND THE HEREIN DESCRIBED TRACT THE FOLLOWING BEARINGS AND DISTANCES:

S 00°45'24" E, A DISTANCE OF 401.64 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON";

S 00°39'13" E, A DISTANCE OF 456.41 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON";

S 00°28'12" E, A DISTANCE OF 578.35 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON";

S 00°49'40" E, A DISTANCE OF 211.21 FEET TO A SET MAG NAIL WITH WASHER STAMPED "PAPE-DAWSON" IN SAID CENTERLINE OF COUNTY ROAD 57, FROM WHICH A FOUND 3/8-INCH IRON ROD FOR THE SOUTHEAST CORNER OF SAID CALLED 52.039 ACRE TRACT OF LAND FROM WHICH BEARS N 89°35'17" E, A DISTANCE OF 740.58 FEET TO A POINT, N 89°41'51" E, A DISTANCE OF 681.26 FEET;

THENCE, S 89°35'17" W, A DISTANCE OF 920.89 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 34.224 ACRES OR 1,490,806 SQUARE FEET OF LAND, MORE OR LESS.

Life Connected.

Planning
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Dusty McAfee, Director of Development Services
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Madhuri Mohan
Date:	August 13, 2024
Re:	Legacy Branch – Development Agreement

Action Requested:
Conduct a public hearing to consider and act upon a Development Agreement on approximately 107 acres of land; generally located at the northeast corner of Legacy Drive and Clear Creek Parkway, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Legacy Branch – Development Agreement) (McAfee)

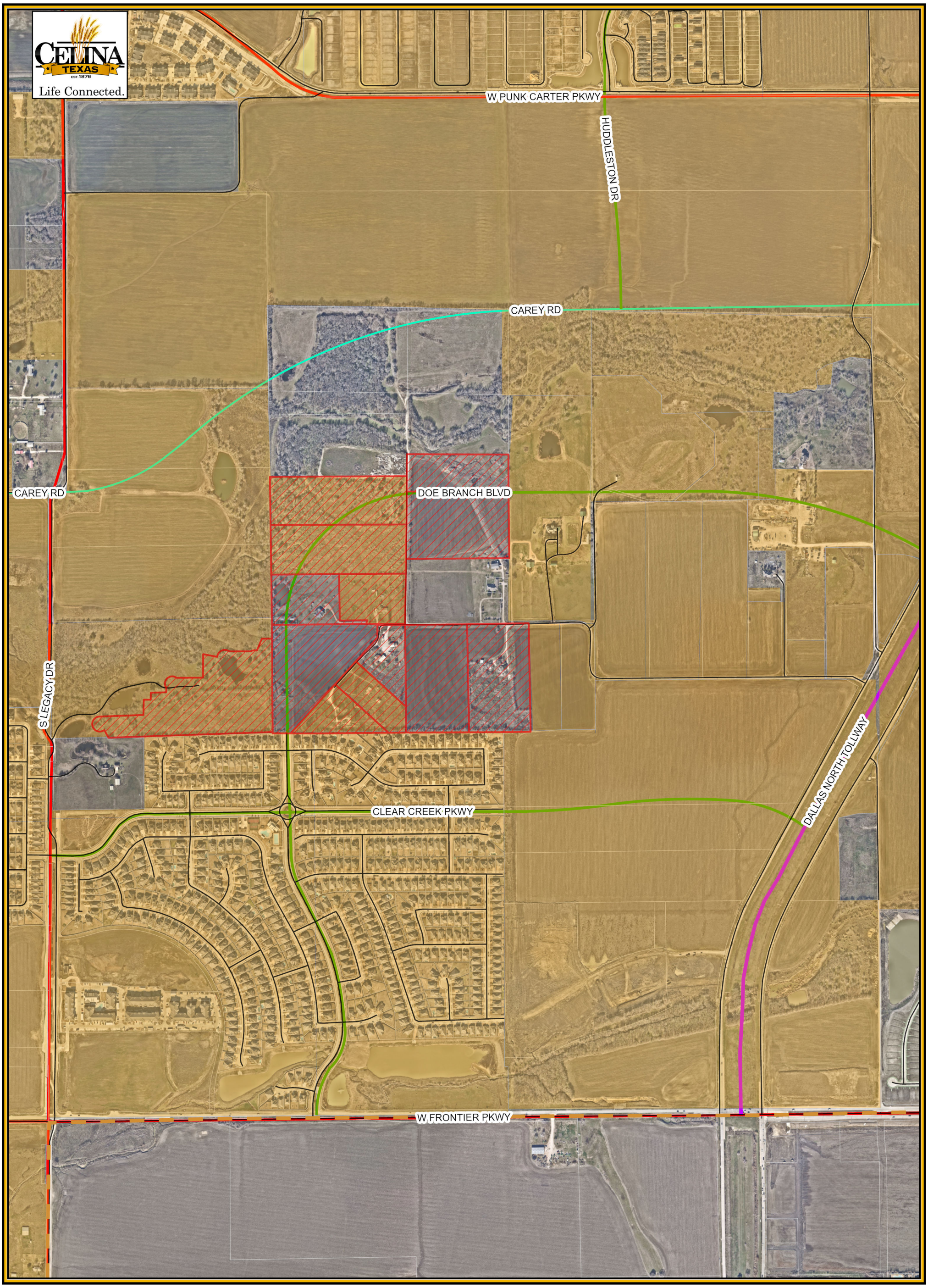
Background Information:
This request is for a Development Agreement on approximately 107 acres of land; generally located at the northeast corner of Legacy Drive and Clear Creek Parkway, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). The applicant is proposing to develop a new single-family neighborhood (with a mix of 50' and 60' wide lots, with the 60' wide lots required adjacent to the Creeks of Legacy neighborhood). A land exchange was necessary to facilitate the proposed neighborhood and better locate City property to meet the goals of the Parks Master Plan. The developer will extend Doe Branch Boulevard from the Creeks of Legacy neighborhood to DNT, per the Master Thoroughfare Plan. Please refer to the attached documents for further information.

Legal Review:
This item has been reviewed by the City Attorney.

Supporting Documents:
1. Location Map
2. Staff Presentation
3. Development Agreement

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval as presented.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

Legacy Branch Location Map

City of Celina

6/6/2024

N
W E
S

0 500 1,000

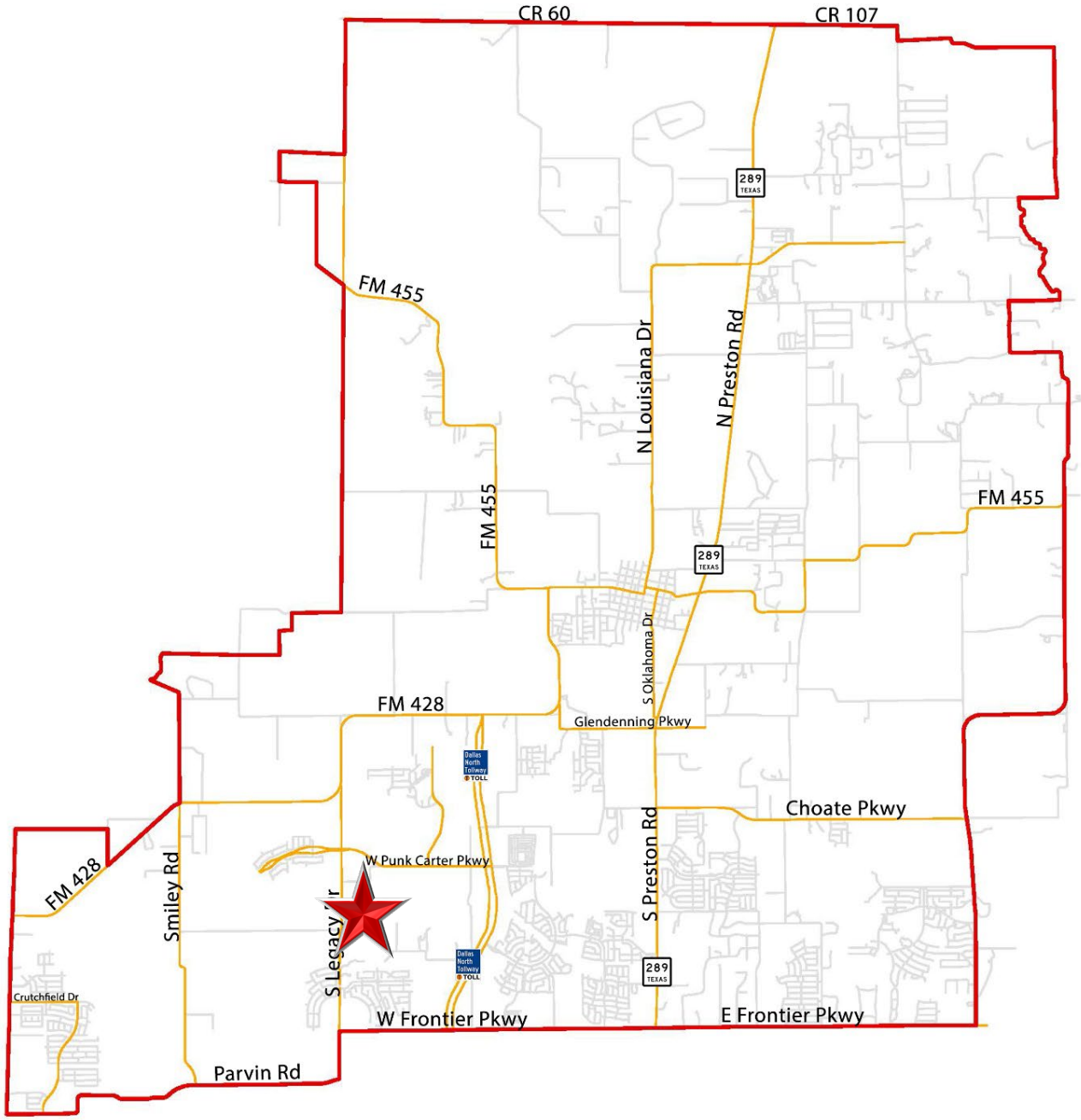
Feet

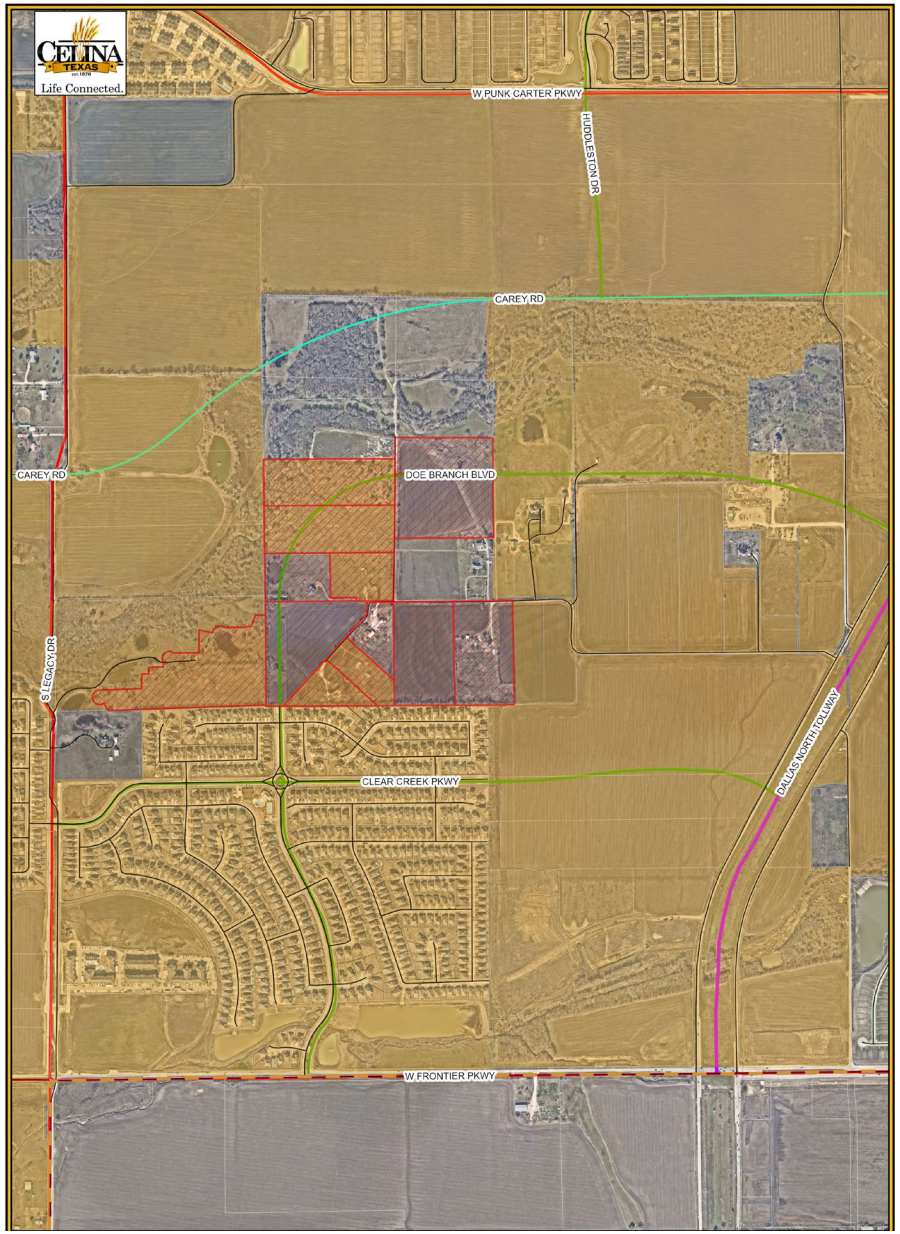
LEGACY BRANCH

Development Agreement

City Council
August 13, 2024




CR 60
CR 107
289
TEXAS
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
TEXAS
S Oklahoma Dr
FM 428
Glendenning Pkwy
Dallas North Tollway TOLL
Choate Pkwy
S Preston Rd
W Punk Carter Pkwy
FM 428
Smiley Rd
S Legacy Dr
Dallas North Tollway TOLL
289
TEXAS
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd



LOCATION MAP

The subject property is generally located along Doe Branch Boulevard, north of the Creeks of Legacy neighborhood

BACKGROUND

- The subject property is approximately 107 acres and within both the City Limits (49 acres) and the Extraterritorial Jurisdiction (ETJ) (58 acres), including land swap areas
- The applicant is proposing to develop a new single-family neighborhood
- The Development Agreement outlines the future annexation and zoning for the property

CONCEPT PLAN

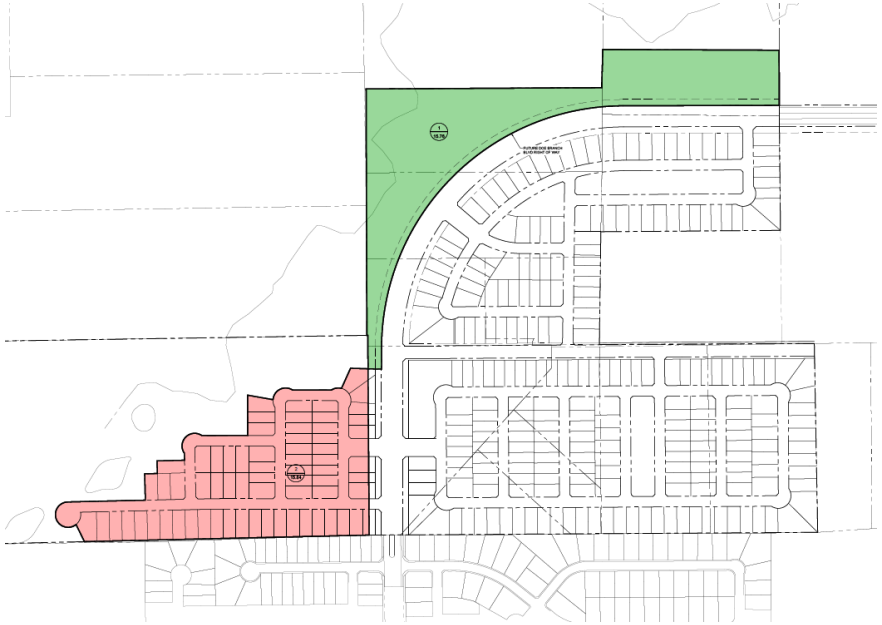


OVERVIEW

- The Development Agreement contemplates single-family uses with a base of Single-Family Residential Detached District (SF-R)
- The following lot mix is proposed:
  - 50' wide lots
  - 60' wide lots (30% minimum)
  - No alleys proposed
- The lots adjacent to the Creeks of Legacy neighborhood are required to be a minimum of 60' wide lots
- No multi-family uses are proposed

OVERVIEW

- The developer will extend Doe Branch from the Creeks of Legacy neighborhood to DNT, per the Master Thoroughfare Plan
- A land exchange was necessary to facilitate the proposed neighborhood and better locate City property



Entity	Acres Given	Floodplain Rec'd
City Land	15.3	5.1
Applicant	15.8	N/A

FINANCIAL SUMMARY

City Contributions:

- City of Celina land: $2,940,000
- Roadway Impact Fee reimbursements: $1,760,000
- Total: $4,700,000

Developer Contributions:

- One Mark Advisors land: $1,510,000
- Doe Branch extension: $4,338,000
- Total: $5,848,000

Key Insight: agreement favors the City by approximately $1,148,000

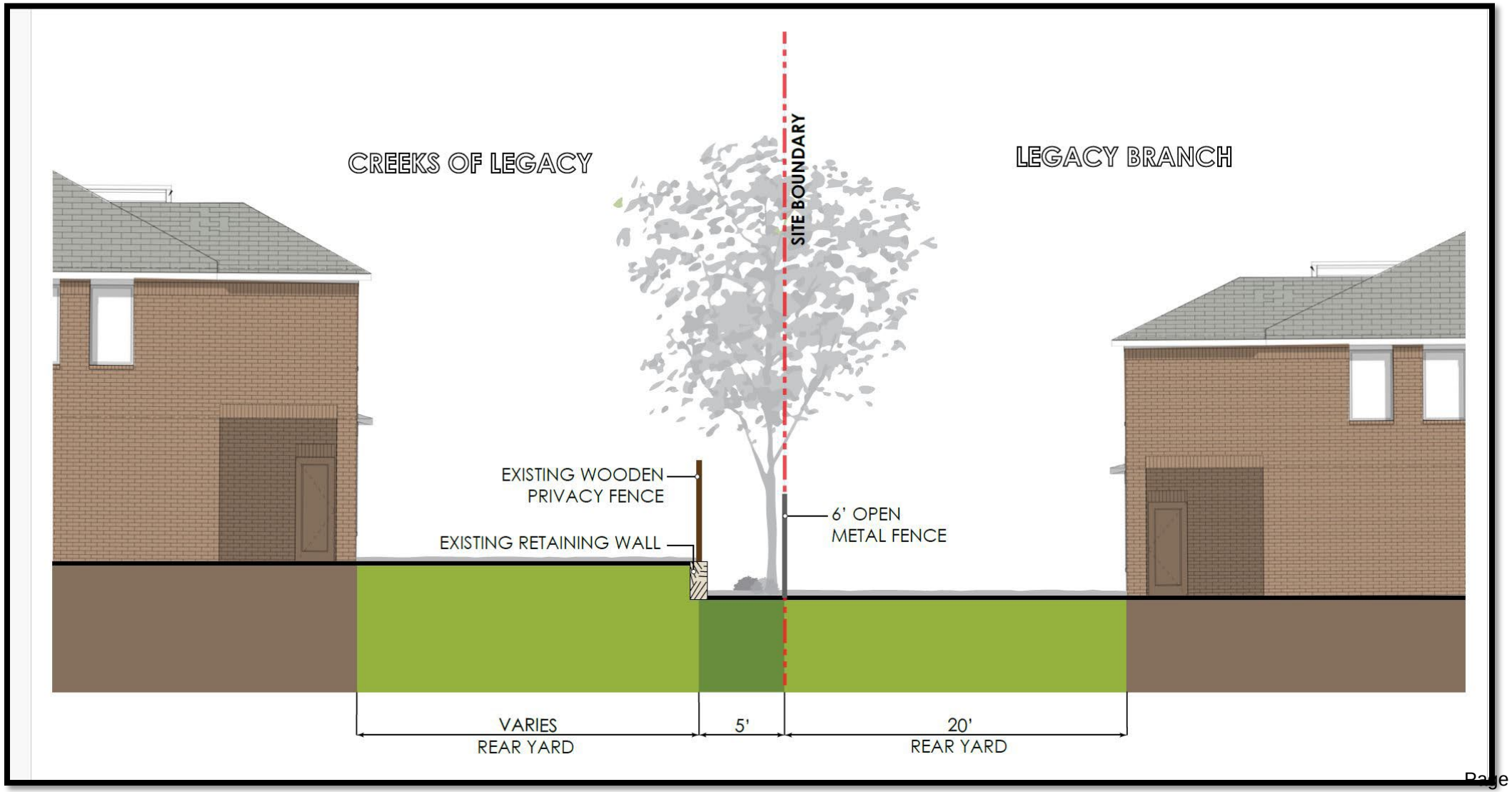
POLICY CONSIDERATIONS

- The DA will bring an additional 58 acres into the City Limits, allowing City standards to apply instead of County regulations
- The extension of Doe Branch Boulevard is a critical connection for the area
- A 12' spine trail is required along the creek
- Proposed neighborhood meeting several key benchmarks within Comprehensive Plan
- Contributes to future linear park corridor (Legacy Park)

P&Z PUBLIC HEARING

- Three residents spoke at the public hearing, with questions regarding the Doe Branch Boulevard alignment, shared property line, and the land swap – none were in opposition
- Staff informed that the Master Thoroughfare Plan (MTP) establishes the general location of arterials and collectors, which are further refined at time of engineering design. If engineering design uncovers that a roadway must shift, then staff would initiate a revision to the MTP, and any agreements impacted would be revised as well. Until then, the MTP governs the general location of the roadways, and staff cannot deviate from those general alignments.

SHARED BOUNDARY



RECOMMENDATION

- The Planning & Zoning Commission unanimously recommended approval at its regular meeting in July
- Staff recommends approval as presented

LEGACY BRANCH DEVELOPMENT AGREEMENT

This Legacy Branch Development Agreement (this "Agreement") is entered into by and between OMA Celina, LLC, a Texas limited liability company (the "Developer") and the City of Celina (the "City"), to be effective on the date upon which the last of all of the Parties has approved and duly executed this Agreement ("Effective Date").

RECITALS

WHEREAS, certain capitalized terms used herein are defined in Article I; and

WHEREAS, the City is a home-rule municipality of the State of Texas located within Denton County and Collin County; and

WHEREAS, the Developer and the City (which are sometimes individually referred to as a "Party" and collectively as the "Parties") desire to enter into this Agreement; and

WHEREAS, on the date the City Council voted to approve this Agreement, Owner owns 90.49 acres of land, 57.50 acres of which lies within the extraterritorial jurisdiction ("ETJ ") of the City and 32.99 acres of land, which lies within the City's corporate limits; together totaling 90.49 acres of land, generally located north of the current terminus of Doe Branch Boulevard, within Collin County, Texas and is described by metes and bounds on **Exhibit A** and depicted in **Exhibit B**, (the "Property"); and

WHEREAS, the Developer intends to develop the Property as a planned development with residential uses (the "Development"); and

WHEREAS, the Parties intend for this Agreement to establish certain restrictions and to impose certain commitments in connection with the development of the Property; and

WHEREAS, the Parties intend for the Property to be developed in a manner consistent with the City's zoning requirements, building material requirements and building code requirements, except as otherwise provided herein; and

WHEREAS, the Parties intend that the Property will be developed in accordance with the concept plan attached hereto as **Exhibit C** (the "Concept Plan"), the development standards attached hereto as **Exhibit D** (the "Development Standards"), and open space improvements attached herein as **Exhibit E**; and

WHEREAS, the Developer intends to construct and/or make financial contributions to certain onsite and/or offsite public improvements to serve the Development; and

WHEREAS, the City holds the certificates of convenience and necessity (the "CCNs") to provide retail water and wastewater service to the Property, and the Parties intend for the City to provide retail water and wastewater service to the Property; and

WHEREAS, subject to any cost participation undertaken by the City for oversizing water or wastewater facilities inside the Property to serve surrounding properties, the Development will

require Developer to build certain onsite infrastructure, including streets and roads; drainage; water, sanitary sewer, and other utility systems; parks, open space, landscaping, and trail systems; and dedicate land for all of the onsite public improvements (collectively, "Onsite Public Improvements" and together with the Roadway Improvements, and Water Improvements (the "Public Infrastructure"); and

WHEREAS, the City has determined that full development of the Property as provided herein will promote local economic development within the City and will stimulate business and commercial activity within the City, which will drive infrastructure investment and job creation, and have a multiplier effect that increases both the City's tax base and utility revenues; and

WHEREAS, the Parties have determined that the Development will increase the quality of housing within the City; and

WHEREAS, the Parties have determined that the financing of the Public Infrastructure necessary for the Development can best be achieved by means of a Public Improvement District (a "PID"), described in Chapter 372, Texas Local Government Code, as amended, entitled the "Public Improvement District Assessment Act" (the "PID Act"), as amended; and

WHEREAS, the Parties have determined to exchange an adjacent 15.396 acre tract, the "Developer Exchange Tract" for an adjacent 15.885 acre tract, the "City Exchange Tract", both described by a metes and bounds description and a depiction in **Exhibit A-1**;

WHEREAS, the City finds that the City Exchange Tract abuts Developer's property, and because it is land that because of its shape, lack of access to public roads, or small area cannot be used independently under its current zoning or under applicable subdivision or other development control ordinances, falls within Texas Local Government Code Section 272.001(b)(1); and

WHEREAS, it is contemplated by the parties that the City Exchange Tract shall become a part of the Property, and shall be subject to this Agreement; and

WHEREAS, the City and the Developer agree that the Development can best proceed pursuant to a development agreement such as this Agreement; and

WHEREAS, the Parties have the authority to enter into this Agreement pursuant to Section 212.171 *et seq* of the Texas Local Government Code and other applicable law; and

WHEREAS, the Parties contemplate that Developer execute and return a petition satisfying all legal requisites for annexation of the Property under Subchapter C-4 of Texas Local Government Code, Chapter 43, as forth in Article VI below.

NOW, THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement and for other good and valuable consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

ARTICLE I
GENERAL TERMS AND DEFINITIONS

1.1 Definitions. Unless the context requires otherwise, the following terms shall have the meanings hereinafter set forth:

Agreement is defined in the introductory paragraph.

Authorized Improvements means improvements authorized by Section 372.003 of the PID Act, and as identified in **Exhibit F**.

Bank Qualified Debt Fee is defined in Section 7.3(a).

Budgeted Costs means the estimated cost for an Authorized Improvements as set forth in **Exhibit F**.

CCNs mean certificates of convenience and necessity.

City is defined in the introductory paragraph.

City Assignee is defined in Section 10.2.

City Council means the city council of the City.

City Regulation(s) means any ordinance, rule, regulation, standard, policy, order, guideline, master plans, or other City-adopted or City-enforced requirement, as amended and adopted by the City for uniform application throughout the corporate limits, and as are applicable to the Development.

Claims is defined in Section 4.2(a).

Concept Plan means the concept plan as shown in **Exhibit C**, as amended in accordance with this Agreement.

Developer is defined in the introductory paragraph.

Developer Assignee is defined in Section 10.1(a).

Development is defined in the Recitals.

Development Standards means the development standards for the Property, which are set forth on **Exhibit D**.

Effective Date is the date in the introductory paragraph.

Eminent Domain Fees are defined in Section 2.5.

End-Buyer is defined in Section 11.1.

ETJ is defined in the Recitals.

Indemnified Party is defined in Section 4.2(a).

Neighborhood Vision Book means the guide regarding open space and outdoor amenities adopted by City Resolution No. 2020-79R, as it may be subsequently amended.

Notice is defined in Section 12.2.

Onsite Public Improvements is defined in the Recitals.

Owner is defined in the Recitals.

Parties means the Developer and the City.

Party means the Developer or the City.

Petition Property is defined in Section 6.1.

PID means a public improvement district created by the City for the benefit of the Property pursuant to the PID Act.

PID Act means Chapter 372, Texas Local Government Code, as amended.

PID Projects is defined in Section 7.1(c).

PID Project Costs is defined in Section 7.1(d).

Property is defined in the Recitals.

Public Infrastructure means water, wastewater, drainage, roadway, and other public infrastructure necessary to serve the full development of the Property, including the Onsite Public Improvements and the Roadway Improvements.

Roadway Improvements is defined in Section 2.1(c).

Water Improvements is defined in Section 2.1(d).

ARTICLE II
PUBLIC INFRASTRUCTURE

2.1 Public Infrastructure.

(a) Standards. Except as otherwise expressly provided for in this Agreement, all Public Infrastructure shall be designed, constructed and installed by the Developer in compliance with the City Regulations Construction and/or installation of Public Infrastructure shall not begin until complete and accurate plans and specifications have been approved by the City. Each contract for construction of Public Infrastructure shall require a two-year maintenance bond following completion of such Public Infrastructure, which bond shall run in favor of the Party responsible for maintenance of the completed Public Infrastructure. To the extent easements or rights-of-way are needed within the Property and/or on the perimeter of the Property, they shall be dedicated by the Developer to the City at no cost to the City. The Public Infrastructure will be installed within

easements granted to the City or in the public right-of-way, however utilities must be in an easement separate from the right-of-way. The size of the Public Infrastructure shall be as finally determined by the City's engineer, however, should the City's engineer determine oversizing is needed to serve property other than the Development, then the City shall pay its proportionate share of such oversizing costs as they become due and payable under the construction contract.

(b) ROW Dedication. The Developer shall, either by plat or by deed as requested by the City, dedicate the right-of-way for thoroughfares, roads, streets, and alleys.

(c) Roadway Improvements by Developer. As required by the City Regulations Developer shall, design and construct the following (the "Roadway Improvements"):

(1) All roadway Onsite Public Improvements required by the City Regulations and needed to serve the Development; and

(2) Developer shall extend Doe Branch Boulevard from the Property to the proposed location of the Dallas North Tollway.

(3) Developer shall construct Private Road 5155 in a manner that it becomes an extension of County Road 970, with a 60-foot right-of-way.

(d) Water Improvements by Developer. As required by the City Regulations Developer shall, at no direct cost to the City, design and construct the water improvements(the "Water Improvements").

(e) Open Space. Open Space shall be provided as shown on the Concept Plan. Amenities in the Open Space shall be provided in accordance with **Exhibit E**. The provision of Open Space with the amenities in the Open Space shall satisfy the City's Open space requirements.

(f) Homeowner Association. The Developer will create, in a manner acceptable to the City, a mandatory home owner association ("HOA"), which HOA shall be required to levy and collect from home owners annual fees in an amount calculated to maintain the open spaces, common areas, right of way irrigation systems, raised medians and other right of way landscaping, detention areas, drainage areas and screening walls within the Property. Common areas including but not limited to all landscaped entrances to the Property and right of way landscaping shall be maintained solely by the HOA. Maintenance of public rights of way by the HOA shall comply with City Regulations and shall be subject to oversight by the City.

2.2 Inspections, Acceptance of Public Infrastructure.

(a) Roadway and Storm Infrastructure. The City shall have the right to inspect, at any time, the construction of all roadway and storm water Public Infrastructure, and any related Public Infrastructure necessary to support the proposed development within the Property, which shall be inspected, designed and constructed in compliance with all statutory and regulatory requirements, including design and construction criteria, and the City Regulations.

(b) Water and Wastewater Infrastructure. The City shall have the right to inspect the construction of all water and wastewater Public Infrastructure at any time, which water and

wastewater shall be inspected, designed and constructed in compliance with all statutory and regulatory requirements, including design and construction criteria, and the City Regulations. The timing of construction of the various components of the water and wastewater Public Infrastructure shall be as required by the City Regulations.

(c) No Release. The City's inspections shall not release the Developer from its responsibility to construct, or ensure the construction of, adequate Public Infrastructure in accordance with approved engineering plans, construction plans, and other approved plans related to the Development provided the City satisfies its obligations under this Agreement.

(d) City Owned. From and after the inspection and acceptance by the City of the Public Infrastructure and any other dedications required under this Agreement, such improvements and dedications shall be owned by the City.

(e) Approval of Plats/Plans. Approval of plats, permits, plans, designs or specifications by the City shall be in accordance with the City Regulations. Approval by the City, the City's engineer or other City employee or representative of any plats, permits, plans, designs or specifications submitted pursuant to this Agreement or pursuant to the City Regulations shall not constitute or be deemed to be a release of the responsibility and liability of the Developer, his engineer, employees, officers or agents for the accuracy and competency of their design and specifications. Further, any such approvals shall not be deemed to be an assumption of such responsibility and liability by the City for any defect in the design and specifications prepared by the Developer or the Developer's engineer, or engineer's officers, agents, servants, or employees, it being the intent of the parties that approval by the City's engineer signifies the City's approval on only the general design concept of the improvements to be constructed. All plats and plans of the Developer related to the Property shall meet the requirements of the applicable City Regulations.

2.3 Eminent Domain. The Developer agrees to use commercially reasonable efforts to obtain all third-party rights-of-way, consents, or easements, if any, required for the Public Infrastructure. If, however, the Developer is unable to obtain such third-party rights-of-way, consents, or easements within ninety (90) days of the Effective Date, the City agrees to take reasonable steps to secure same (subject to City Council authorization after a finding of public necessity) through the use of the City's power of eminent domain. The Developer shall be responsible for funding all reasonable and necessary legal proceeding/litigation costs, attorney's fees and related expenses, and appraiser and expert witness fees (collectively, "Eminent Domain Fees") paid or incurred by the City in the exercise of its eminent domain powers that for any reason are not funded by the proceeds of the PID Bonds and shall, if requested in writing by the City, escrow with a mutually agreed upon escrow agent the City's reasonably estimated Eminent Domain Fees both in advance of the initiations of each eminent domain proceeding and as funds are needed by the City. Provided that the escrow fund remains appropriately funded in accordance with this Agreement, the City will use all reasonable efforts to expedite such condemnation procedures so that the Public Infrastructure can be constructed as soon as reasonably practicable. If the City's Eminent Domain Fees exceed the amount of funds escrowed in accordance with this paragraph, the Developer shall deposit additional funds as requested by the City into the escrow account within ten (10) days after written notice from the City. City is not required to continue pursuing the eminent domain unless and until the Developer deposits addition Eminent Domain

Fees with the City. Any unused escrow funds will be refunded to the Developer with thirty (30) days after any condemnation award or settlement becomes final and non-appealable. Nothing in this subsection is intended to constitute a delegation of the police powers or governmental authority of the City, and the City reserves the right, at all times, to control its proceedings in eminent domain.

2.4 Operation and Maintenance.

(a) Upon inspection, approval, and acceptance of the water and wastewater Public Infrastructure or any portion thereof, the City shall maintain and operate the accepted water and wastewater infrastructure or any accepted portion thereof and provide water and wastewater service to the Property.

(b) Upon inspection, approval, and acceptance of the roadway and storm water Public Infrastructure or any portion thereof, the City shall maintain and operate the roadways and storm water infrastructure or any accepted portion thereof.

(c) Maintenance and operation of open spaces, trails, common areas, right-of-way irrigation systems, right-of-way landscaping, screening walls, detention ponds and any other common improvements or appurtenances is addressed in the Development Standards, and to the extent not addressed shall be maintained and operated by a homeowner's association in accordance with the City Regulations.

ARTICLE III
DEVELOPMENT REGULATIONS

3.1 Compliance with City Standards.

(a) Development of the Property shall be subject to the applicable City Regulations. In the event of a conflict between this Agreement and the City Regulations, the Parties agree that this Agreement shall control, with the exception of approved zoning for the Property.

(b) The Parties agree the Concept Plan was created by the Developer for illustrating the boundary, lot mix and general layout of the Development. Any amendment to the Concept Plan shall be considered an amendment to this Agreement and shall replace the attached Concept Plan and become a part of this Agreement. The City Manager of the City may administratively approve any amendments to the Concept Plan that the City Manager deems in his reasonable discretion to be minor in nature. If the City Manager deems an amendment to not be minor in nature, the Concept Plan may be amended as set forth in the City Regulations.

3.2 Plat. The Concept Plan shall serve as the approved Preliminary Plat for the Property. City may require analysis or modeling of engineering issues prior to approval of final plat. The Developer may submit a final plat for all or any portion of the Property. Any final plat shall be in general conformance with the Concept Plan, including any amendments. The

processing and content of all plats must adhere to the City Regulations, as they may be expressly altered by this Agreement.

3.3 Vested Rights. This Agreement shall constitute a "permit" under Chapter 245 of the Texas Local Government Code that is deemed filed with the City on the date upon which the last of all of the Parties has approved and duly executed this Agreement. The Developer does not, by entering into this Agreement, waive any rights or obligations arising under Chapter 245 of the Texas Local Government Code. Upon an administratively complete application for a final plat for any portion of the Property, Developer may claim vested rights as to the portion of the Property contained in the final plat based upon ordinances in effect at the time of final plat application, except to the extent such claim would cause the City's building material regulations in the zoning ordinance or in other City ordinances to be inapplicable.

3.4 Building Codes, Fire Codes and Building Materials. *As consideration for the impact fees being reduced for the Property, Developer has consented to and requested, and the Parties agree, that* ***Exhibit D****, the City-adopted building codes and local amendments as subsequently amended, the City-adopted fire codes and local amendments as subsequently amended, and the City's building material regulations contained in the zoning ordinance and in other City ordinances, all as subsequently amended, to apply to the Property, and voluntarily agrees to burden the Property with their applicability, despite Texas Government Code Chapter 3000, effective September 1, 2019, as it presently exists or may be subsequently amended. The Parties further acknowledge and agree that the terms, provisions, covenants, and agreements contained in, or referenced in, this paragraph are covenants that touch and concern the Property and that it is the intent of the Parties that such terms, provisions, covenants, and agreements shall run with the Property and shall be binding upon the Parties hereto, their successors and assigns, and all subsequent owners of the Property. Should any amendment to the building material regulations contained in the zoning ordinance and in other city ordinances be held to be invalid by a court of competent jurisdiction, the Parties agree that the building material regulations in effect on August 1, 2019 shall then touch and concern the Property and be binding upon the Property.*

3.5 Internet and Gas Lines. Simultaneously with the construction of water Public Infrastructure, the Developer shall install within public rights-of-way or public easements high-speed internet infrastructure (either fiber or a future technology approved by the City) and gas lines to the perimeter of each lot. The high-speed internet infrastructure/fiber and gas lines shall be adequately sized to serve the intended use of the lot, with the high-speed internet infrastructure/fiber being capable of transmitting high-speed internet of at least 1 gig per second. Once installed, the Developer shall have no obligation to own, maintain or upgrade such high-speed internet infrastructure or gas lines.

ARTICLE IV
DEVELOPMENT PROCESS AND CHARGES

4.1 Capital Recovery Fees.

(a) Residential Fees Altered. The Property shall be subject to those fees and charges due and payable to the City in connection with the Development that are charged pursuant to City

Regulations to other developments located in the corporate limits of the City, including, but not limited to, pro rata fees, impact fees for water, sewer and roadways and other capital recovery fees. All capital recovery fees applicable to individual lots will be due and payable at the time building permits are issued for each lot.

(b) Park Fees in Lieu of Dedication. Park fees in lieu of dedication shall be paid at time of platting.

4.2 Land Exchange. The Parties shall exchange the Developer Exchange Tract to the City for the City Exchange Tract. The City Exchange Tract is land that is difficult to develop under its current zoning or under applicable subdivision or other development control ordinances because of its shape, and it abuts the Property, therefore Texas Local Government Code Section 272.001(b)(1) is applicable. The exchange of land will occur within 30 days of the Effective Date. The Warranty Deed used to convey the tracts shall be as provided for in **Exhibit G** and shall be executed by the City within five days of the Effective Date.

4.3 INDEMNIFICATION AND HOLD HARMLESS.

(a) THE DEVELOPER AND ITS SUCCESSORS AND ASSIGNS SHALL INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICIALS, EMPLOYEES, OFFICERS, REPRESENTATIVES AND AGENTS (EACH AN "INDEMNIFIED PARTY"), FROM AND AGAINST ALL ACTIONS, DAMAGES, CLAIMS, LOSSES OR EXPENSE OF EVERY TYPE AND DESCRIPTION TO WHICH THEY MAY BE SUBJECTED OR PUT: (I) BY REASON OF, OR RESULTING FROM THE BREACH OF ANY PROVISION OF THIS AGREEMENT BY THE DEVELOPER; (II) THE NEGLIGENT DESIGN, ENGINEERING AND/OR CONSTRUCTION BY THE DEVELOPER OR ANY ARCHITECT, ENGINEER OR CONTRACTOR HIRED BY THE DEVELOPER OF ANY OF THE PUBLIC INFRASTRUCTURE ACQUIRED FROM THE DEVELOPER HEREUNDER; (III) THE DEVELOPER'S NONPAYMENT UNDER CONTRACTS BETWEEN THE DEVELOPER AND ITS CONSULTANTS, ENGINEERS, ADVISORS, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS IN THE PROVISION AND/OR CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE; (IV) ANY CLAIMS OF PERSONS EMPLOYED BY THE DEVELOPER OR ITS AGENTS TO CONSTRUCT THE PUBLIC INFRASTRUCTURE; OR (V) ANY CLAIMS AND SUITS OF THIRD PARTIES, INCLUDING BUT NOT LIMITED TO DEVELOPER'S RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEES, AND/OR TRUSTEES, REGARDING OR RELATED TO THE PUBLIC INFRASTRUCTURE OR ANY AGREEMENT OR RESPONSIBILITY REGARDING THE PUBLIC INFRASTRUCTURE, INCLUDING CLAIMS AND CAUSES OF ACTION WHICH MAY ARISE OUT OF THE PARTIAL NEGLIGENCE OF AN INDEMNIFIED PARTY (THE "CLAIMS"). NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OR SOLE NEGLIGENCE OF ANY INDEMNIFIED PARTY. DEVELOPER IS EXPRESSLY REQUIRED TO DEFEND CITY AGAINST ALL SUCH CLAIMS, AND CITY IS REQUIRED TO REASONABLY COOPERATE AND ASSIST DEVELOPER IN PROVIDING SUCH DEFENSE.

(b) **IN ITS REASONABLE DISCRETION, CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY DEVELOPER IN FULFILLING ITS OBLIGATIONS HEREUNDER TO DEFEND AND INDEMNIFY THE INDEMNIFIED PARTIES, UNLESS SUCH RIGHT IS**

EXPRESSLY WAIVED BY CITY IN WRITING. THE INDEMNIFIED PARTIES RESERVE THE RIGHT TO PROVIDE A PORTION OR ALL OF THEIR/ITS OWN DEFENSE, AT THEIR/ITS SOLE COST; HOWEVER, INDEMNIFIED PARTIES ARE UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY AN INDEMNIFIED PARTY IS NOT TO BE CONSTRUED AS A WAIVER OF DEVELOPER'S OBLIGATION TO DEFEND INDEMNIFIED PARTIES OR AS A WAIVER OF DEVELOPER'S OBLIGATION TO INDEMNIFY INDEMNIFIED PARTIES PURSUANT TO THIS AGREEMENT. DEVELOPER SHALL RETAIN CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN BUSINESS DAYS OF WRITTEN NOTICE FROM AN INDEMNIFIED PARTY THAT IT IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF DEVELOPER FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, INDEMNIFIED PARTIES SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON THEIR OWN BEHALF, AND DEVELOPER SHALL BE LIABLE FOR ALL REASONABLE COSTS INCURRED BY INDEMNIFIED PARTIES. THE CITY AGREES, UNLESS ADVISED BY DEFENSE COUNSEL TO THE CONTRARY, TO ASSERT ITS IMMUNITY FROM LIABILITY AND IMMUNITY FROM SUIT AND/OR OTHER AVAILABLE AFFIRMATIVE DEFENSES

(c) **THIS SECTION 4.3 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.**

(d) THE PARTIES AGREE AND STIPULATE THAT THIS INDEMNIFICATION AND THE EXPRESS NEGLIGENCE TEXT COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT, AND IS VALID AND ENFORCEABLE AGAINST THE DEVELOPER.

4.4 **THE DEVELOPER'S ACKNOWLEDGEMENT OF THE CITY'S COMPLIANCE WITH FEDERAL AND STATE CONSTITUTIONS, STATUTES AND CASE LAW AND FEDERAL, STATE AND LOCAL ORDINANCES, RULES AND REGULATIONS/DEVELOPERS' WAIVER AND RELEASE OF CLAIMS FOR OBLIGATIONS EXPRESSLY SET FORTH IN THIS AGREEMENT.**

(a) THE DEVELOPER ACKNOWLEDGES AND AGREES THAT, PROVIDED THERE ARE NO CITY DEFAULTS UNDER THIS AGREEMENT:

(I) THE PUBLIC INFRASTRUCTURE EXPRESSLY SET FORTH IN THIS AGREEMENT TO BE CONSTRUCTED UNDER THIS AGREEMENT, AND THE FEES TO BE IMPOSED BY THE CITY PURSUANT TO THIS AGREEMENT, REGARDING THE PROPERTY, IN WHOLE OR IN PART, DO NOT CONSTITUTE A:

(A) TAKING UNDER THE TEXAS OR UNITED STATES CONSTITUTION;

(B) VIOLATION OF THE TEXAS LOCAL GOVERNMENT CODE, AS IT EXISTS OR MAY BE AMENDED; AND/OR

(C) NUISANCE.

(II) THE AMOUNT OF THE DEVELOPER'S FINANCIAL AND INFRASTRUCTURE CONTRIBUTION FOR THE PUBLIC INFRASTRUCTURE EXPRESSLY SET FORTH IN THIS AGREEMENT IS ROUGHLY PROPORTIONAL TO THE DEMAND THAT THE DEVELOPER'S ANTICIPATED IMPROVEMENTS AND DEVELOPER'S DEVELOPMENT OF THE PROPERTY PLACES ON THE CITY'S INFRASTRUCTURE.

(III) THE DEVELOPER HEREBY AGREES, STIPULATES AND ACKNOWLEDGES THAT: (A) ANY PROPERTY WHICH IT CONVEYS TO THE CITY OR ACQUIRES FOR THE CITY PURSUANT TO THIS AGREEMENT IS ROUGHLY PROPORTIONAL TO THE BENEFIT RECEIVED BY THE DEVELOPER FOR SUCH LAND, AND THE DEVELOPER HEREBY WAIVES ANY CLAIM THEREFOR THAT IT MAY HAVE; AND (B) ALL PREREQUISITES TO SUCH DETERMINATION OF ROUGH PROPORTIONALITY HAVE BEEN MET, AND ANY VALUE RECEIVED BY THE CITY RELATIVE TO SAID CONVEYANCE IS RELATED BOTH IN NATURE AND EXTENT TO THE IMPACT OF THE DEVELOPMENT OF THE PROPERTY ON THE CITY'S INFRASTRUCTURE. THE DEVELOPER FURTHER AGREES TO WAIVE AND RELEASE ALL CLAIMS IT MAY HAVE AGAINST THE CITY UNDER THIS AGREEMENT RELATED TO ANY AND ALL: (A) CLAIMS OR CAUSES OF ACTION BASED ON ILLEGAL OR EXCESSIVE EXACTIONS; AND (B) ROUGH PROPORTIONALITY AND INDIVIDUAL DETERMINATION REQUIREMENTS MANDATED BY THE UNITED STATES SUPREME COURT IN *DOLAN V. CITY OF TIGARD*, 512 U.S. 374 (1994), AND ITS PROGENY, AS WELL AS ANY OTHER REQUIREMENTS OF A NEXUS BETWEEN DEVELOPMENT CONDITIONS AND THE PROJECTED IMPACT OF THE PUBLIC INFRASTRUCTURE.

(b) THIS SECTION 4.4 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

ARTICLE V
TERM

The term of this Agreement shall be for a period of twenty (20) years after the Effective Date, except that Section 3.4, plus all provisions referenced in Section 3.4, of this Agreement are covenants that touch and concern the Property and shall run with the Property following the termination of this Agreement. The Parties may extend the term of this Agreement if they execute an agreement in writing.

ARTICLE VI
ANNEXATION AND POST-ANNEXATION MATTERS

6.1 Annexation. Within thirty (30) days of being requested to do so by the City, Developer agrees to (a) submit a voluntary annexation petition for the ETJ Property. Developer agrees to execute and supply any and all instruments and/or other documentation necessary for the City to annex the ETJ Property into the City's corporate limits. The City may annex the ETJ Property upon the City's approval of the civil construction plans for all or a portion of the Property. This Agreement constitutes the service plan agreement for providing City services to the ETJ Property. If the City is unable to complete the annexation of the Petition Property for any reason, including but not limited to procedural error or legal challenge, Developer shall execute another voluntary annexation petition for the Petition Property and/or ETJ Property, within ten (10) days of being requested to do so. Developer acknowledges and agrees that:

(a) this Section 6.1 was a material inducement for the City to enter into this Agreement with Developer and to create a PID;

(b) Developer is not required to enter into this Agreement;

(c) the annexation procedures described in this Agreement require Developer's consent, and by entering into this Agreement, Developer hereby voluntarily provides such consent; and

(d) with this Agreement and the provisions contained herein, City has provided to Developer the written disclosure required by Section 212.172(b-1) of the Texas Local Government Code.

6.2 Zoning of Property. While the Parties expressly acknowledge that the Property will be voluntarily annexed in accordance with Section 6.1 of this Agreement, the Parties agree that the Concept Plan, Development Standards and the applicable provisions of this Agreement memorialize the plan for development of the Property as provided for in Section 212.172 of the Texas Local Government Code and other applicable law. The City shall consider zoning the Property consistent with the Concept Plan, Development Standards and applicable provisions of this Agreement contemporaneously with the annexation of the Property. Through this Agreement, the Developer expressly consents and agrees to the zoning of the Property consistent with and as contemplated by this section. In the event of a conflict between this Agreement and the City Regulations, the Parties agree that this Agreement shall control over the ETJ Property until the ETJ Property is annexed, at which time the approved zoning shall control subject to the vested rights described herein. The Developer agrees that nothing in this Agreement shall prevent **Exhibit D,** Section 3.4 of this Agreement, and the City Regulations, including but not limited to zoning, from being enforced against an End-Buyer.

ARTICLE VII
INFRASTRUCTURE FINANCING

7.1 PID Financing. The City proposes to create the PID, to fund, in part, the Public Infrastructure that will confer a special benefit upon the Property. As soon as reasonably practicable following a request by the Developer, and provided the City's financial advisor confirms the bonds meet the below requirements and are marketable to third party institutional investors, the City agrees to issue PID Bonds, subject to City Council approval.

(a) A PID creation petition for the Property has been submitted by the Developer to the City.

(b) PID funding of certain Public Infrastructure as authorized by the PID Act, including but not limited to local streets, water, sewer and storm drainage improvements and appurtenances providing special benefit to a development phases and/or planning area, will include, to the maximum extent authorized by State law, and only as requested by the Developer, one or more of the following: (i) annual payments by the City to the Developer of PID assessments not pledged to the repayment of PID Bonds; (ii) the issuance by the City of PID Bonds secured by PID assessments and/or other security, with a total overall minimum value to lien ratio of 3 to 1 (unless the City, in its sole discretion approves a lower value to lien ratio) assuming that the Public Infrastructure to be financed by the PID as well as other infrastructure for which completion guarantees have been provided are in place as of the date of valuation; (iii) the issuance by the City of other bonds secured by PID assessments and/or other security; or (iv) any other method

approved by the Parties. The total amount of PID Bonds secured by assessments from the Property shall not exceed the amount stated in the PID creation petition which amount shall not exceed $40,000,000.00.

(c) The Public Infrastructure to be funded by the PID will be described in the PID Service and Assessment Plan, which Public Infrastructure is described in this Agreement and confers a special benefit on the Property (the "PID Projects").

(d) The total estimated cost of the PID Projects (the "PID Project Costs") will be as stated in the PID Service and Assessment Plan, as amended. The PID Project Costs will include the cost of two-year maintenance bonds for the PID Projects.

(e) The Developer determines the PID Project Costs, and the City will prepare a Service and Assessment Plan for the PID. After the City approves the final PID Project Costs, prepares a proposed assessment roll based thereon, and files the Service and Assessment Plan and proposed assessment roll with the Secretary for the City for public inspection, the City will levy special assessments against the Property.

(f) The City shall review and update the Service and Assessment Plan consistent with the requirements of Section 372.013(b) of the PID Act. As needed for consistency with the updated Service and Assessment Plan and consistent with the requirements of Sections 372.019 and 372.020 of the PID Act, the City shall make supplemental assessments, reassessments or new assessments such that assessments reflect the updated PID Project Costs. Concurrent with the levy of PID assessments and as needed to implement the Service and Assessment Plan, the City and the Developer will enter into a PID reimbursement agreement that provides for the Developer's construction of certain PID Projects and the City's reimbursement to the Developer of certain PID Project Costs.

(g) The City will use its reasonable efforts to issue one or more series of PID Bonds secured, in whole or in part, by assessments levied against benefited property within the PID. PID Bonds may also be secured by any other revenue authorized by the PID Act or other State law and approved by the City Council of the City. The net proceeds from the sale of PID Bonds (i.e., net of costs and expenses of issuance and amounts for debt service reserves and capitalized interest) will be used to pay PID Project Costs. Notwithstanding the foregoing, the obligation of the City to issue PID Bonds is conditioned upon there being a total overall minimum value to lien ratio of 3 to 1 (unless the City, in its sole discretion approves a lower value to lien ratio) assuming that the Public Infrastructure to be financed by the PID as well as other infrastructure for which completion guarantees have been provided are in place as of the date of the fair market valuation as determined by an appraisal and the adequacy of the bond security and the financial obligation of the Developer to pay the amount, if any, by which PID Project Costs exceed the net proceeds from the sale of PID Bonds and the amount, if any, of cost overruns. The City will require the Developer to secure its obligation to pay such deficit by providing a hold back of a portion of the PID Bond proceeds not supported by the total overall 3 to 1 value to lien ratio and/or the deposit of cash to the trust estate for the shortfall. In certain limited circumstances, a performance bond, a letter of credit, or other security acceptable to the City prior to the issuance of the PID Bonds may be considered. The net proceeds from the sale of the PID Bonds will be deposited in and disbursed from a

construction fund created and administered pursuant to the indenture under which the PID Bonds are issued.

7.2 Cost Overrun. In advance of letting a contract for the Authorized Improvements, the Developer shall confirm that the cost for construction of such Authorized Improvements is generally consistent with the Budgeted Cost provided on **Exhibit F**, as amended from time to time. If the total cost of the Authorized Improvements (or segment or section thereof) exceeds the Budgeted Cost for such Authorized Improvement (or segment or section thereof) (a "Cost Overrun"), the Developer shall be solely responsible for the remainder of the costs of the Authorized Improvements (or segment or section thereof), except as provided for in Section 7.3 below.

7.3 Cost Underrun. Upon the final acceptance by City of an Authorized Improvement (or segment or section thereof) and payment of all outstanding invoices by Developer for such Authorized Improvement (or segment or section thereof), if the actual cost of such Authorized Improvement (or segment or section thereof) is less than the Budgeted Cost (a "Cost Underrun"), any remaining Budgeted Cost may be available to pay Cost Overruns on any other Authorized Improvement. If, upon completion of the Authorized Improvements in any improvement category, there are funds remaining in any improvement categories, those funds can then be used to reimburse the Developer for any qualifying costs of the Authorized Improvements that have not been previously paid.

7.4 Costs for Non-Bank Qualified Bonds.

(a) If in any calendar year the City issues bonds, notes or other obligations as approved by the City Council for any given year in question that would constitute a qualified tax-exempt obligation but for the issuance of the PID Bonds or other bonds, notes or other obligations supporting public improvements for non-City owned development projects or City owned projects financed for a direct benefit to the non-City owned development projects, including either bonds authorized by Texas Tax Code Chapter 311 or bonds authorized by the PID Act, then the Developer shall pay to the City a fee (the "Bank Qualified Debt Fee") to compensate the City for the debt service savings the City would have achieved had the debt issued by the City been able to be classified as a qualified tax-exempt obligation provided that all other developers or owners benefitting from the City issuing debt are similarly burdened with an obligation to compensate the City. The Bank Qualified Debt Fee of the Developer and all other developers or owners on whose behalf the City issues debt, will be calculated as follows:

> The net present value (calculated based on the Internal Revenue Service bond yield) of the debt service savings that would have accrued to the City had it been able to issue qualified tax-exempt obligation debt multiplied by a fraction, the numerator of which is the amount of debt issued by the City for any particular owner or developer (including the Developer, as applicable) and the denominator of which is the total debt issued by the City for the benefit of all owners or developers (including the Developer, as applicable).

(b) To the extent any developer(s) or owner(s) (including the Developer, as applicable) has (have) paid the Bank Qualified Debt Fee for any particular calendar year, any such Bank

Qualified Debt Fee paid subsequently by a developer or owner (including the Developer, as applicable) to the City applicable to the same calendar year shall be reimbursed by the City to the developer(s) or owner(s) (including the Developer, as applicable) as necessary so as to put all developers and owners so paying for the same calendar year in the required payment proportion as set forth above, said reimbursement to be made by the City within ten (10) business days after its receipt of such subsequent payments of the Bank Qualified Debt Fee.

(c) If in any calendar year the City issues PID Bonds on its own account that exceed the amount that would otherwise qualify the City for the issuance of bank qualified debt, or if the City fails to charge the Bank Qualified Debt Fee to any other developer or owner on whose behalf the City has issued debt and fails to cure such oversight, then no Bank Qualified Debt Fee shall be due under this provision and if any Bank Qualified Debt Fee had already been paid to the City under this provision, then such Bank Qualified Debt Fee shall be reimbursed promptly to the Developer from lawfully available and otherwise unencumbered funds.

7.4 PID Notices. When selling any of the Property after the PID is created, the Developer shall provide notices in a form required by and in compliance with Title 2, Chapter 5 of the Texas Property Code, as amended, to anyone who purchases property within the PID and shall notify the purchaser: (a) that the property is located in the PID; (b) that the City has issued or may issue PID bonds; (c) that the City has levied or may levy PID assessments; (d) of the unpaid reimbursement amount of the PID assessment against the Property; (e) of the estimated annual installments if PID assessments are not paid in full; and (f) of the estimated duration of the PID assessment and annual installments. Further, the Developer shall contractually require builders selling homes to continuously post a notice of the PID assessments in a conspicuous location in each model home and provide an explanation of the PID assessments in written brochures and promotional materials given to each prospective purchaser. This section applies to all owners of all or any portion of the Property

ARTICLE VIII
EVENTS OF DEFAULT; REMEDIES

8.1 Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given in writing (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time to be determined based on the nature of the alleged failure, but in no event more than 30 days after written notice of the alleged failure has been given). Notwithstanding the foregoing, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured and within such 30-day period gives written notice to the non-defaulting Party of the details of why the cure will take longer than 30 days with a statement of how many days are needed to cure.

8.2 Remedies. If a Party is in default, the aggrieved Party may, at its option and without prejudice to any other right or remedy under this Agreement, seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act, or

actions for specific performance, mandamus, or injunctive relief. NOTWITHSTANDING THE FOREGOING, HOWEVER, NO DEFAULT UNDER THIS AGREEMENT SHALL ENTITLE THE AGGRIEVED PARTY TO TERMINATE THIS AGREEMENT OR LIMIT THE TERM OF THIS AGREEMENT.

ARTICLE IX
ASSIGNMENT AND ENCUMBRANCE

9.1 Assignment by Developer to Successors.

(a) The Developer has the right (from time to time without the consent of the City, but upon prior written notice to the City) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the Developer under this Agreement, to any person or entity (a "Developer Assignee") that (i) is or will become an owner of any portion of the Property or (ii) is controlled by or under common control by the Developer and becomes an owner of any portion of the Property, provided that the Developer is not in breach of this Agreement at the time of such assignment. A Developer Assignee is considered the "Developer" and a "Party," under this Agreement for purposes of the obligations, rights, title, and interest assigned to the Developer Assignee. Notice of each proposed assignment to a Developer Assignee shall be provided to the City at least fifteen (15) days prior to the effective date of the assignment, which notice shall include a copy of the proposed assignment document together with the name, address, telephone number, and e-mail address (if available) of a contact person representing the Developer Assignee. Any receivables due under this Agreement may be assigned by the developer upon written notice to the City pursuant to Section 11.2 of this Agreement.

(b) Each assignment shall be in writing executed by the Developer and the Developer Assignee and shall obligate the Developer Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each fully executed assignment to a Developer Assignee shall be provided to all Parties within fifteen (15) days after execution. From and after such assignment, the City agrees to look solely to the Developer Assignee for the performance of all obligations assigned to the Developer Assignee and agrees that the Developer shall be released from subsequently performing the assigned obligations and from any liability that results from the Developer Assignee's failure to perform the assigned obligations; provided, however, if a copy of the assignment is not received by the City within 15 days after execution, Developer shall not be released until the City receives such copy of the assignment.

(c) No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment unless the City approves the release in writing.

(d) The Developer shall maintain written records of all assignments made to Developer Assignees, including a copy of each executed assignment and the Developer Assignee's Notice information as required by this Agreement, and, upon written request from another Party, shall provide a copy of such records to the requesting person or entity.

9.2 Assignment by the City. The City has the right (from time to time without the consent of another Party, but upon prior written Notice to each other Party) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the City under this Agreement, to any agency, authority, or political subdivision of the state (a "City Assignee"). Notice of each proposed assignment to a City Assignee shall be provided to each other Party at least 15 days prior to the effective date of the assignment, which Notice shall include a copy of the proposed assignment document together with the name, address, telephone number, and e-mail address of a contact person representing the City Assignee who the other Party may contact for additional information. Each assignment shall be in writing executed by the City and the City Assignee and shall obligate the City Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each fully executed assignment to a City Assignee shall be provided to all Parties within 15 days after execution. From and after such assignment, all Parties agree to look solely to the City Assignee for the performance of all obligations assigned to the City Assignee and agrees that the City shall be released from subsequently performing the assigned obligations and from any liability that results from the City Assignee's failure to perform the assigned obligations; provided, however, if a copy of the assignment is not received by the other Parties within 15 days after execution, the City shall not be released until the other Parties receive such copy of the assignment. No assignment by the City shall release the City from any liability that resulted from an act or omission by the City that occurred prior to the effective date of the assignment unless the other Parties approve the release in writing. The City shall maintain written records of all assignments made by the City to City Assignees, including a copy of each executed assignment and the City Assignee's Notice information as required by this Agreement, and, upon written request from another Party, shall provide a copy of such records to the requesting person or entity.

9.3 Collateral Assignments. The Developer and Developer Assignees have the right, from time to time, to collaterally assign, pledge, grant a lien or security interest in, or otherwise encumber any of their respective rights, title, or interest under this Agreement for the benefit of their respective lenders without the consent of, but with prompt written Notice to, the City. The collateral assignment, pledge, grant of lien or security interest, or other encumbrance shall not, however, obligate any lender to perform any obligations or incur any liability under this Agreement unless the lender agrees in writing to perform such obligations or incur such liability. Provided the City has been given a copy of the documents creating the lender's interest, including Notice information for the lender, then that lender shall have the right, but not the obligation, to cure any default under this Agreement and shall be given a reasonable time to do so in addition to the cure periods otherwise provided to the defaulting Party by this Agreement; and the City agrees to accept a cure offered by the lender as if offered by the defaulting Party. A lender is not a Party to this Agreement unless this Agreement is amended, with the consent of the lender, to add the lender as a Party. Notwithstanding the foregoing, however, this Agreement shall continue to bind the Property and shall survive any transfer, conveyance, or assignment occasioned by the exercise of foreclosure or other rights by a lender, whether judicial or non-judicial. Any purchaser from or successor owner through a lender of any portion of the Property shall be bound by this Agreement and shall not be entitled to the rights and benefits of this Agreement with respect to the acquired portion of the Property until all defaults under this Agreement with respect to the acquired portion of the Property have been cured.

9.4 Transfer of Warranties. Any Public Infrastructure that are transferred to the City shall be accompanied by all applicable third-party bonds and warranties related to construction and maintenance of such Public Infrastructure.

9.5 Assignees as Parties. An assignee authorized in accordance with this Agreement and for which notice of assignment has been provided in accordance with this Agreement shall be considered a "Party" for the purposes of this Agreement. With the exception of the End-Buyer of a lot within the Property, any person or entity upon becoming an owner of land or upon obtaining an ownership interest in any part of the Property shall be deemed to be a "Developer" and have all of the obligations of the Developer as set forth in this Agreement and all related documents to the extent of said ownership or ownership interest.

9.6 No Third-Party Beneficiaries. This Agreement only inures to the benefit of, and may only be enforced by, the Parties. No other person or entity shall have any right, title, or interest under this Agreement or otherwise be deemed to be a third-party beneficiary of this Agreement.

ARTICLE X
RECORDATION AND ESTOPPEL CERTIFICATES

10.1 Binding Obligations. This Agreement and all amendments hereto (including amendments to the Concept Plan as allowed in this Agreement) and assignments hereof shall be recorded in the deed records of each county within which the Property is located. This Agreement binds and constitutes a covenant running with the Property. Upon the Effective Date, this Agreement shall be binding upon the Parties and their successors and assigns permitted by this Agreement and forms a part of any other requirements for Development within the Property. This Agreement, when recorded on or after the Effective Date, shall be binding upon the Parties and their successors and assigns as permitted by this Agreement and upon the Property; however, this Agreement shall not be binding upon, and shall not constitute any encumbrance to title as to, any end-buyer/homebuyer, a term including, among others, developers, homebuilders, builders, tenants, users, and occupants/owners, of a fully developed and improved lot (an "End-Buyer") and shall not negate the End-Buyer's obligation to comply with the City's Regulations, including but not limited to zoning ordinances, as they currently exist or may be amended.

10.2 Estoppel Certificates. From time to time upon written request of the Developer, if needed to facilitate a sale of all or a portion of the Property or a loan secured by all or a portion of the Property, the City will execute a written estoppel certificate in a form and substance satisfactory to the City, to its reasonable knowledge and belief, identifying any obligations of the Developer under this Agreement that are in default. The Developer shall pay the City $1,000 at the time of the Developer's request for an estoppel certificate for each request in excess of one per calendar year.

ARTICLE XI
ADDITIONAL PROVISIONS

11.1 Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this

Agreement; (c) are legislative findings of the City Council of the City; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

11.2 Notices. Any notice, payment or instrument required or permitted by this Agreement to be given or delivered to any Party shall be deemed to have been received when personally delivered or 72 hours following deposit of the same in any United States Post Office, registered or certified mail, postage prepaid, addressed as follows ("Notice"):

To the City:	Attn: City Manager City of Celina 142 North Ohio Celina, TX 75009 TEL: (972) 382-2682
With a copy to:	Attn: Julie Fort Messer Fort, PLLC 6371 Preston Road, Suite 200 Frisco, Texas 75034 TEL: (972) 668-6400
To the Developer:	Attn: Cameron Castaldo OMA Celina, LLC 5151 Headquarters Drive, Suite 165 Plano Texas 75024
With a copy to:	Robert Miklos Ferguson Braswell Fraser Kubasta 2500 Dallas Parkway, Suite 600 Plano, Texas 75063

Any Party may change its address or addresses for delivery of notice by delivering written notice of such change of address to the other Party.

11.3 Interpretation. The Parties acknowledge that each has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for nor against any Party, regardless of which Party originally drafted the provision.

11.4 Time. In this Agreement, time is of the essence and compliance with the times for performance herein is required.

11.5 Authority and Enforceability. The City represents and warrants that this Agreement has been approved by official action by the City Council of the City in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been duly authorized to do so. The Developer represents and warrants that this Agreement has been approved by appropriate action of the Developer, and that the individual executing this Agreement on behalf of the Developer has been duly authorized to do so. Each Party respectively acknowledges and agrees that this Agreement is binding upon such Party and is enforceable against such Party, in accordance with its terms and conditions and to the extent provided by law.

11.6 Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the subject matter of this Agreement. This Agreement shall not be modified or amended except in writing signed by the Parties.

11.7 Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible and upon mutual agreement of the Parties, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

11.8 Applicable Law; Venue. This Agreement is entered into pursuant to, and is to be construed and enforced in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in Collin County. Exclusive venue for any action to enforce or construe this Agreement shall be in Collin County District Court.

11.9 Non-Waiver. Any failure by a Party to insist upon strict performance by the other Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

11.10 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

11.11 Further Documents. The Parties agree that at any time after execution of this Agreement, they will, upon request of another Party, execute and deliver such further documents and do such further acts and things as the other Party may reasonably request in order to effectuate the terms of this Agreement. This provision shall not be construed as limiting or otherwise hindering the legislative discretion of the City Council seated at the time that this Agreement is executed or any future City Council.

11.12 Exhibits. The following exhibits are attached to this Agreement and are incorporated herein for all purposes:

Exhibit A	Legal Description of the Property
Exhibit A-1	The Exchange Tracts
Exhibit B	Depiction of the Property
Exhibit C	Concept Plan
Exhibit D	Development Standards
Exhibit E	Open Space Improvements
Exhibit F	Cost Estimates
Exhibit G	General Warranty Deed

11.13 Governmental Powers; Waivers of Immunity. By its execution of this Agreement, the City does not waive or surrender any of its respective governmental powers, immunities, or rights except as provided in this section. The Parties acknowledge that the City waives its sovereign immunity as to suit solely for the purpose of adjudicating a claim under this Agreement. This is an agreement for the provision of goods or services to the City under Section 271.151 et seq. of the Texas Local Government Code.

11.14 Force Majeure. Each Party shall use good faith, due diligence and reasonable care in the performance of its respective obligations under this Agreement, and time shall be of the essence in such performance; however, in the event a Party is unable, due to force majeure, to perform its obligations under this Agreement, then the obligations affected by the force majeure shall be temporarily suspended. Within three (3) business days after the occurrence of a force majeure event, the Party claiming the right to temporarily suspend its performance, shall give notice to all the Parties, including a detailed explanation of the force majeure and a description of the action that will be taken to remedy the force majeure and resume full performance at the earliest possible time. A Party that fails to provide timely notice of an event of force majeure will be deemed to be able to resume full performance within thirty (30) days of such event. The term "force majeure" shall include events or circumstances that are not within the reasonable control of Party whose performance is suspended and that could not have been avoided by such Party with the good faith exercise of good faith, due diligence and reasonable care.

11.15 Amendments. This Agreement cannot be modified, amended, or otherwise varied, except in writing signed by the City and the Developer expressly amending the terms of this Agreement.

11.16 Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is hereby acknowledged.

11.17 Form 1295 Certificate. The Developer represents that it has complied with Texas Government Code, Section 2252.908 and in connection therewith, the Developer has completed a Texas Ethics Commission Form 1295 Certificate generated by the Texas Ethics Commission's electronic filing system in accordance with the rules promulgated by the Texas Ethics Commission. The Developer further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to the City at the time of delivery of an

executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate. The Parties agree that, except for the information identifying the City and the contract identification number, the City is not responsible for the information contained in the Form 1295 completed by the Developer. The information contained in the From 1295 completed by the Developer has been provided solely by the Developer and the City has not verified such information.

11.18 Anti-Boycott Verification. No Boycott Israel. To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Section 2271.002, Texas Government Code, the Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. The foregoing verification is made solely to enable the City to comply with such Section and to the extent such Section does not contravene applicable Federal law. As used in the foregoing verification, 'boycott Israel,' a term defined in Section 2271.001, Texas Government Code, by reference to Section 808.001(1), Texas Government Code, means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. The Developer understands 'affiliate' to mean an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit.

11.19 Not a Listed Company. The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website: https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf, https://comptroller.texas.gov/purchasing/docs/iran-list.pdf, or https://comptroller.texas.gov/purchasing/docs/fto-list.pdf. The foregoing representation is made solely to enable the City to comply with Section 2252.152, Texas Government Code, and to the extent such Section does not contravene applicable Federal law and excludes the Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. As used in this Section, the Developer understands 'affiliate' to mean an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 133(f), 17 C.F.R. § 230.133(f), and exists to make a profit.

11.20 Verification Regarding Energy Company Boycotts. To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Section 2274.002 (as added by Senate Bill 13 in the 87th Texas Legislature, Regular Session), Texas Government Code, as amended, the Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. The foregoing verification is made solely to enable the City to comply with such Section and to the extent such Section does not contravene applicable Texas or federal law. As used in the foregoing

verification, "boycott energy companies," a term defined in Section 2274.001(1), Texas Government Code (as enacted by such Senate Bill) by reference to Section 809.001, Texas Government Code (also as enacted by such Senate Bill), shall mean, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by (A) above. As used in this Section, the Developer understands 'affiliate' to mean an entity that controls, is controlled by, or is under common Developer within the meaning of SEC Rule 133(f), 17 C.F.R. § 230.133(f), and exists to make a profit.

11.21 Verification Regarding Discrimination Against Firearm Entity or Trade Association. To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Section 2274.002 (as added by Senate Bill 19 in the 87th Texas Legislature, Regular Session), Texas Government Code, as amended, the Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. The foregoing verification is made solely to enable the City to comply with such Section and to the extent such Section does not contravene applicable Texas or federal law. As used in the foregoing verification and the following definitions:

(i) 'discriminate against a firearm entity or firearm trade association,' a term defined in Section 2274.001(3), Texas Government Code (as enacted by such Senate Bill), (A) means, with respect to the firearm entity or firearm trade association, to (i) refuse to engage in the trade of any goods or services with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, (ii) refrain from continuing an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, or (iii) terminate an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association and (B) does not include (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories and (ii) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or (bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association;

(ii) 'firearm entity,' a term defined in Section 2274.001(6), Texas Government Code (as enacted by such Senate Bill), means a manufacturer, distributor, wholesaler, supplier, or retailer of firearms (defined in Section 2274.001(4), Texas Government Code, as enacted by such Senate Bill, as weapons that expel projectiles by the action of explosive or expanding gases), firearm accessories (defined in Section 2274.001(5), Texas Government Code, as enacted by such Senate Bill, as devices specifically designed or adapted to enable an individual to wear, carry, store, or

mount a firearm on the individual or on a conveyance and items used in conjunction with or mounted on a firearm that are not essential to the basic function of the firearm, including detachable firearm magazines), or ammunition (defined in Section 2274.001(1), Texas Government Code, as enacted by such Senate Bill, as a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile) or a sport shooting range (defined in Section 250.001, Texas Local Government Code, as a business establishment, private club, or association that operates an area for the discharge or other use of firearms for silhouette, skeet, trap, black powder, target, self-defense, or similar recreational shooting); and

(iii) 'firearm trade association,' a term defined in Section 2274.001(7), Texas Government Code (as enacted by such Senate Bill), means any person, corporation, unincorporated association, federation, business league, or business organization that (i) is not organized or operated for profit (and none of the net earnings of which inures to the benefit of any private shareholder or individual), (ii) has two or more firearm entities as members, and (iii) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code as used in this Section, the Developer understands 'affiliate' to mean an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 133(f), 17 C.F.R. § 230.133(f), and exists to make a profit.

[signatures on following pages]

EXECUTED by the City and the Developer on the respective dates stated below after approval of the City Council of the City on _____, 2024.

Date: _____ **CITY OF CELINA**

By: _____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the ____ day of _____, 2024, by Ryan Tubbs, the Mayor of the City of Celina, Texas, on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

_____
Name printed or typed

Commission Expires:_____

DEVELOPER:

_____
_____

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
§
COUNTY OF___ §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, on _____, 2024, personally appeared _____, _____ of _____, a _____company and acknowledged that he executed the foregoing document on behalf of said limited liability company.

_____
Notary Public in and for the State of Texas

EXHIBIT A
DESCRIPTION OF THE PROPERTY

90.975 Acres

BEING all of tract of land situated in the William Davenport Survey, Abstract No. 262 and the P.F. Hutcherson Survey, Abstract No. 408, City of Celina, Collin County, Texas, being a portion of a called 39.965 acre tract of land described in the deed to City of Celina, recorded in Instrument No. 20201123002091340, Official Public Records of Collin County, Texas, a portion of a called 6.000 acre tract of land described as Tract 1 in the deed to Maram 10.28 acre tract of land described in the deed to Sri Lakshmi Ganapathi Venrtures LLC, recorded in Instrument No. 2022000169876, said Official Public Records, a portion of a called 10.26 acre tract of land described as Tract 1 in the deed to Jaimaruthi Ventures LLC, recorded in Instrument No. 20210603001131110, said Official Public Records, a portion of a called 5.492 acre tract of land described in the deed to Jaimaruthi Ventures, recorded in Instrument No. 20210604001133580, said Official Public Records, all of a called 4.997 acre tract of land described in the deed to Jaimaruthi Ventures, LLC, recorded in Instrument No. 20211116002341380, said Official Public Records, a portion of a called 11.18 acre tract of land described in the deed to DoeBranch2DNT LLC, recorded in Instrument No. 20210708001376160, said Official Public Records, all of a called 3.721 acre tract of land described in the deed to Srianjaneya LLC, recorded in Instrument No. 2022000133149, said Official Public Records, all of a called 3.728 acre tract of land escribed in the deed to Srianjaneya LLC, recorded in Instrument No. 20210210000284450, said Official Public Records, all of a called 3.731 acre tract of land described in the deed to Srianjaneya LLC, recorded in Instrument No. 20210210000284500, said Official Public Records, all of a called 10.31 acre tract of land described in the deed to Srianjaneya LLC, recorded in Instrument No. 20210209000282540, said Official Public Records and all of a called 10.34 acre tract of land described in the deed to Srianjaneya LLC, recorded in Instrument No. 20210210000283420, said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch rod with a cap found in the northerly line of a called 117.4541 acre tract described in the deed to 117 Farm on Tollway LTD, recorded in Instrument No. 20050701000885120, said Official Public Records, for the southeast corner of said 10.34 acre tract, common to the southwest corner of a called 5.169 acre tract of land described in the deed to David Tittle, recorded in Instrument No. 20001002001067160, said Official Public Records;

THENCE South 89°08'39" West, with the southerly line of said 10.34 acre tract and the northerly line of said 117.4541 acre tract, a distance of 211.93 feet to a 1/2-inch iron rod found for an angle point in the southerly line of said 10.34 acre tract, common to the northwest corner of said 117.4541 acre tract and the northeast corner of Creeks of Legacy, Phase 1A, an addition to the City of Celina, Texas, according to the plat thereof recorded in Instrument No. 20160310010000990, Plat Records of Collin County, Texas;

THENCE South 89°46'06" West, with the southerly lines of said 10.34 acre tract, said 10.31 acre tract and the northerly line of said Creeks of Legacy, Phase 1A, a distance of 804.96 feet to a 1/2-iron rod with a cap found for the southwest corner of said 10.31 acre tract, common to the southeast corner of said 3.728 acre tract and an angle point in the northerly line of said Creeks of Legacy, Phase 1A;

THENCE South 89°26'03" West, with the southerly line of said 3.728 acre tract and continuing with the northerly line of said Creeks of Legacy, Phase 1A, passing a 1/2-inch iron rod found for the southwest corner of said 3.728 acre tract, common to the southeast corner of said 3.731 acre tract at a distance of 145.65 feet, continuing on said course with the southerly line of said 3.731 acre tract, a total distance of 753.64 feet to a 1/2-inch iron rod with a cap stamped “RPLS 6677” (hereinafter referred to as capped iron rod set) for an angle point in the southerly line of said 3.731 acre tract, common to an angle point in northerly line of said Creeks of Legacy, Phase 1A;

THENCE North 89°51'34" West, with the southerly lines of said 3.731 acre tract and said 11.18 acre tract, a distance of 348.60 feet to a 1-inch iron rod found for the southwest corner of said 11.18 acre tract, common to the southeast corner of said 39.965 acre tract and an angle point in the northerly line of said Creeks of Legacy, Phase 1A;

EXHIBIT A - continued
DESCRIPTION OF THE PROPERTY

THENCE South 88°14'33" West, with the southerly line of said 39.965 acre tract and continuing with the northerly line of said Creeks of Legacy, Phase 1A, passing a 5/8-inch iron rod found for the northwest corner of said Creeks of Legacy, Phase 1A, common to the northeast corner of a called 10.27 acre tract of land described in the deed to Carl P. Parrish and Dale Parrish, recorded in Instrument No. 20030114000082680, said Official Public Records, at a distance of 1,062.31 feet, continuing on said course, a total distance of 1,342.47 feet to a capped iron rod set for corner;

THENCE severing said 39.965 acre tract, said 11.18 acre tract, said 5.492 acre tract, said 10.26 acre tract, said 6.000 acre tract, the following courses:

1. North 25°59'39" West, a distance of 100.66 feet to a capped iron rod set at the beginning of a non-tangential curve to the right;

2. Northerly along said curve having a radius of 60.00 feet, a delta angle of 217°33’30”, an arc length of 227.83 feet, a chord bearing North 20°05’51” West and chord distance of 113.61 feet to a capped iron rod set at the end of said curve;

3. North 88°40'54" East, a distance of 367.73 feet to a capped iron rod set for corner;

4. North 01°19'06" West, a distance of 125.00 feet to a capped iron rod set for corner;

5. North 88°40'54" East, a distance of 60.00 feet to a capped iron rod set for corner;

6. North 01°19'06" West, a distance of 60.00 feet to a capped iron rod set for corner;

7. North 88°40'54" East, a distance of 130.00 feet to a capped iron rod set for corner;

8. North 01°19'06" West, a distance of 33.18 feet to a capped iron rod set at the beginning of a non-tangential curve to the right;

9. Northeasterly along said curve having a radius of 60.00 feet, a delta angle of 158°25’59”, an arc length of 165.91 feet, a chord bearing of North 44°20’27” East and chord distance of 117.88 feet to a capped iron rod set at the end of said curve;

10. North 90°00'00" East, a distance of 218.20 feet to a capped iron rod set for corner;

11. North 00°00'00" East, a distance of 190.89 feet to a capped iron rod set for corner;

12. South 79°53'40" East, a distance of 122.06 feet to a capped iron rod set at the beginning of a non-tangential curve to the right;

13. Northeasterly along said curve having a radius of 60.00 feet, a delta angle of 119°16’52”, a chord bearing of North 63°55’01” East and chord distance of 103.54 feet to a capped iron rod set at the end of said curve;

14. North 90°00'00" East, a distance of 183.67 feet to a capped iron rod set at the beginning of a non-tangential curve to the right;

15. Easterly along said curve having a radius of 60.00 feet, a delta angle of 47°52’15”, an arc length of 50.13 feet, a chord bearing of North 80°22’41” East and chord distance of 48.68 feet to a capped iron rod set at the end of said curve;

EXHIBIT A - continued
DESCRIPTION OF THE PROPERTY

16. North 24°21'42" East, a distance of 104.44 feet to a capped iron rod set for corner;

17. South 88°16'51" East, a distance of 117.14 feet to a capped iron rod set for corner;

18. North 90°00'00" East, a distance of 30.00 feet to a capped iron rod set for corner;

19. North 00°00'00" East, a distance of 97.54 feet to the beginning of a tangential curve to the right;

20. Northeasterly along said curve having a radius of 1,150.00 feet, a delta angle of 89°51’31”, an arc length of 1,803.58 feet, a chord bearing of North 44°55’45” East and a chord distance of 1,624.34 feet to a capped iron rod set at the end of said curve;

21. North 89°51'31" East, a distance of 739.28 feet to a capped iron rod set in the easterly line of said 6.000 acre tract and the westerly line of a called 41.00 acre tract of land described in the deed to Don McKenzie and wife, Karla McKenzie, recorded in Instrument No. 19950321000190820, said Official Public Records;

THENCE South 00°06'34" West, with the easterly line of said 6.000 acre tract and the westerly line of said 41.00 acre tract, a distance of 48.69 feet to a 1/2-inch iron rod found for the southeast corner of said 6.000 acre tract, common to the northeast corner of said 10.368 acre tract;

THENCE South 00°30'44" East, with the easterly line of said 10.368 acre tract and continuing with the westerly line of said 41.00 acre tract, a distance of 534.08 feet to a 1/2-inch iron rod found for the southeast corner of said 10.368 acre tract, common to the northeast corner of a called 10.96 acre tract of land described in the deed to The Mayfield Family Revocable Trust, recorded in Instrument No. 20220221000287240, said Official Pubic Records;

THENCE South 89°37'46" West, with the southerly line of said 10.368 acre tract and the northerly line of said 10.96 acre tract, passing a 1/2-inch iron rod found on the easterly side of Private Road 5156 at a distance of 821.64 feet, continuing on said course, a total distance of 852.20 feet to a capped iron rod set in said Private Road 5156 and in the easterly line of said 10.26 acre tract for the southwest corner of said 10.368 acre tract, common to the northwest corner of said 10.96 acre tract;

THENCE South 00°49'36" West, in said Private Road 5156 with the easterly line of said 10.26 acre tract and the westerly line of said 10.96 acre tract, a distance of 142.36 feet to a 5/8-inch iron rod found for the southeast corner of said 10.26 acre tract, common to the northeast corner of said 4.997 acre tract;

THENCE South 00°48'31" West, continuing in said Private Road 5156 with the easterly line of said 4.997 acre tract and continuing with the westerly line of said 10.96 acre tract, a distance of 413.54 feet to a 1/2-inch iron rod with a cap found at the intersection of said Private Road 5156 and Private Road 5155 for the southeast corner of said 4.997 acre tract, common to the northeast corner of said 3.721 acre tract, the northwest corner of said 10.31 acre tract and the southwest corner of said 10.96 acre tract;

THENCE North 89°37'24" East, in said Private Road 5155 with the northerly lines of said 10.31 acre tract and said 10.34 acre tract, a distance of 1,016.40 feet to a 1/2-inch iron rod found for the northeast corner of said 10.34 acre tract;

THENCE South 00°33'13" East, with the easterly line of said 10.34 acre tract, a distance of 885.17 feet to the POINT OF BEGINNING and enclosing 90.975 acres (3,962,858 square feet) of land, more or less.

EXHIBIT A-1
THE EXCHANGE TRACTS

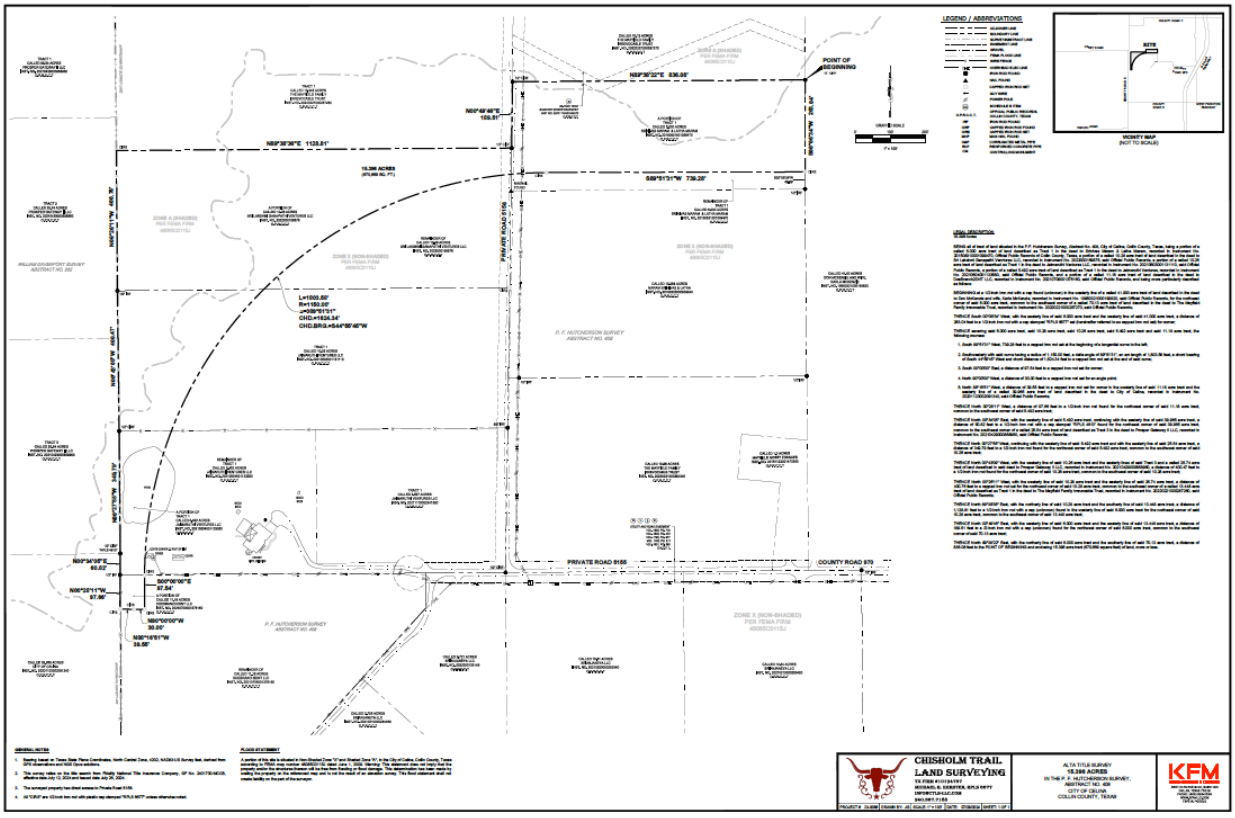


EXHIBIT A-1
THE EXCHANGE TRACTS
(CONTINUED)

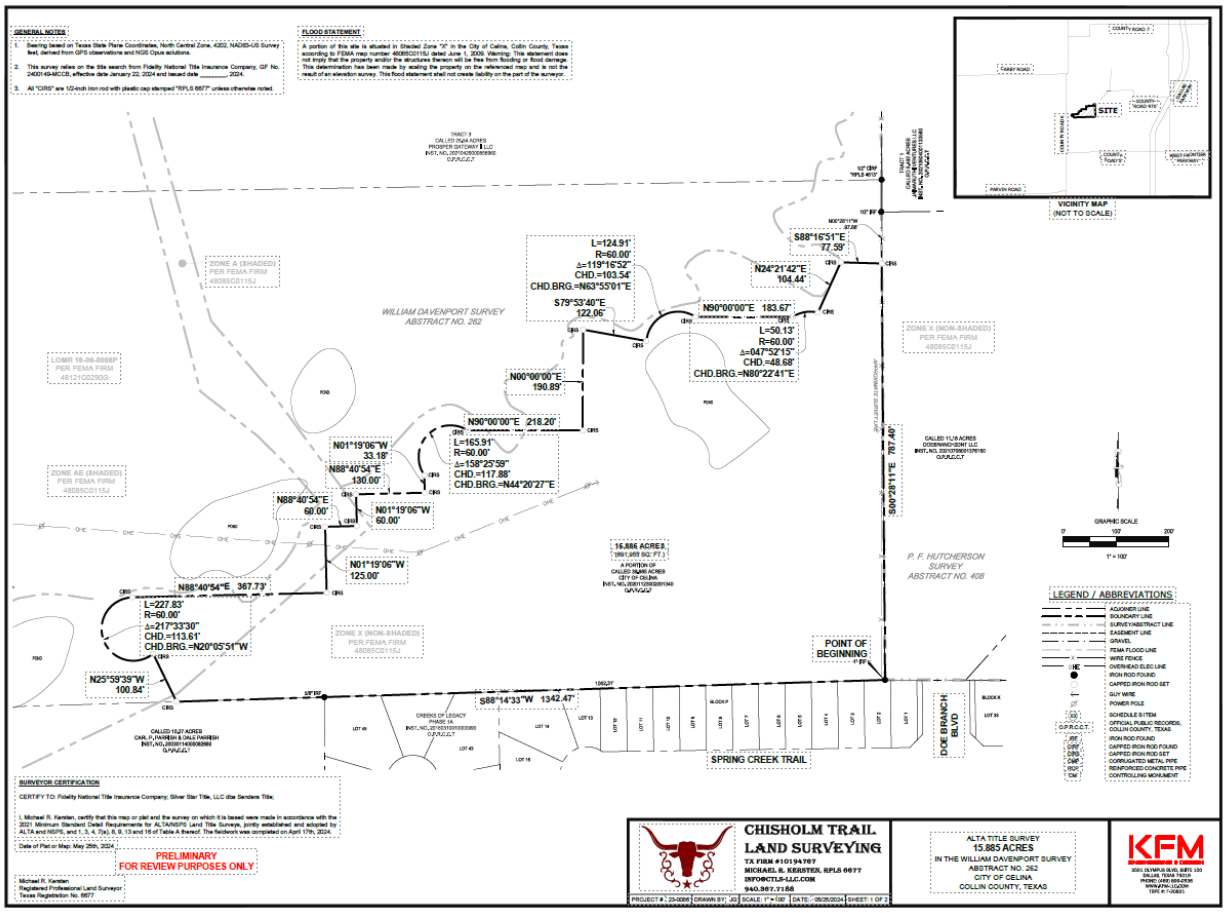
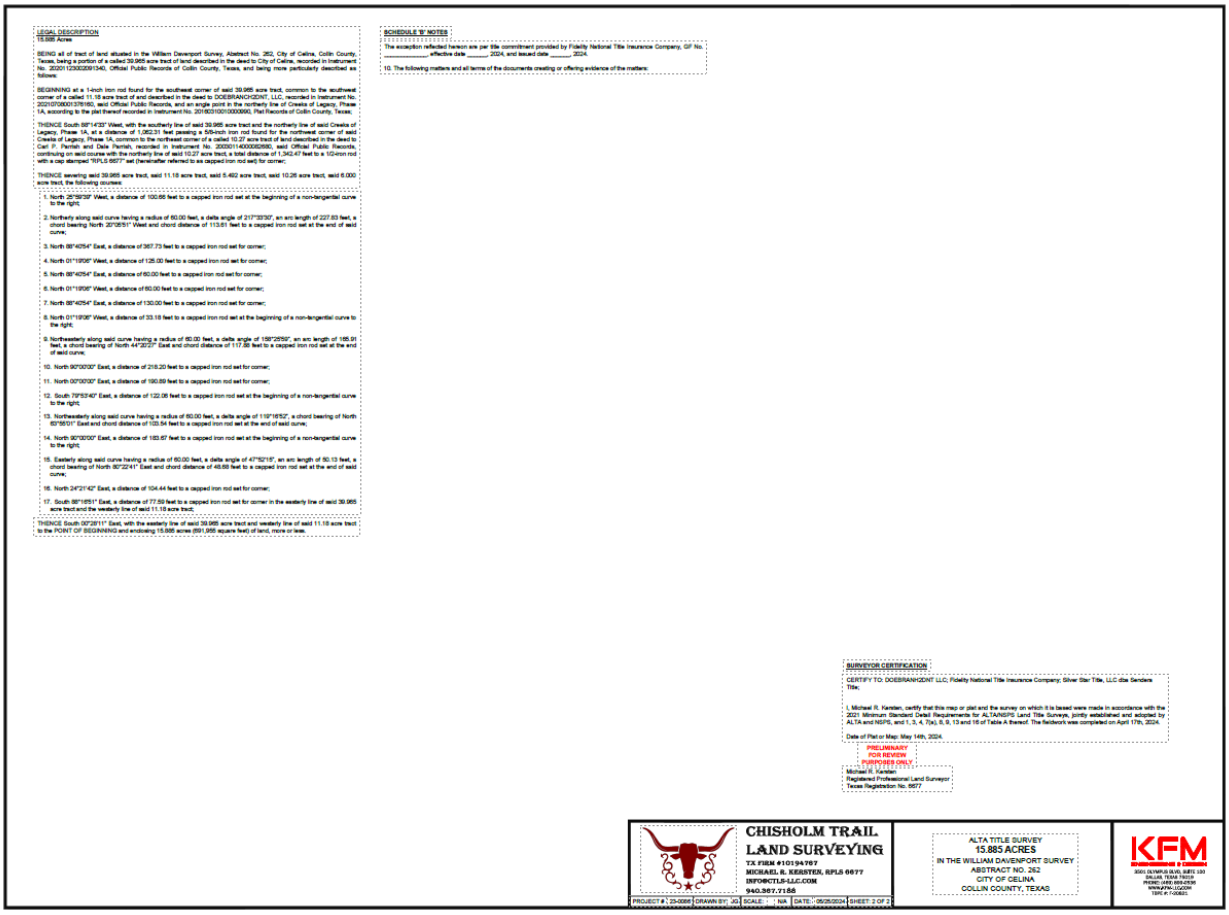


EXHIBIT A-1
THE EXCHANGE TRACTS
(CONTINUED)



LEGAL DESCRIPTION
15.885 Acres

BEING all of tract of land situated in the William Davenport Survey, Abstract No. 262, City of Celina, Collin County, Texas, being a portion of a called 39.965 acre tract of land described in the deed to City of Celina, recorded in Instrument No. 20201123002091340, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1-inch iron rod found for the southwest corner of said 39.965 acre tract, common to the southwest corner of a called 11.18 acre tract of and described in the deed to DOEBRANCHDINT, LLC, recorded in Instrument No. 20210726001378160, said Official Public Records, and an angle point in the northerly line of Creeks of Legacy, Phase 1A, according to the plat thereof recorded in Instrument No. 20160310010000990, Plat Records of Collin County, Texas;

THENCE South 88°14'33" West, with the southerly line of said 39.965 acre tract and the northerly line of said Creeks of Legacy, Phase 1A, at a distance of 1,262.31 feet passing a 5/8-inch iron rod found for the northwest corner of said Creeks of Legacy, Phase 1A, common to the northeast corner of a called 10.27 acre tract of land described in the deed to Carl P. Parrish and Dale Parrish, recorded in Instrument No. 20200114000082850, said Official Public Records, continuing on said course with the northerly line of said 10.27 acre tract, a total distance of 1,342.47 feet to a 1/2-inch rod with a cap stamped "EFLS 0677" set (hereinafter referred to as capped iron rod set) for corner;

THENCE severing said 39.965 acre tract, said 11.18 acre tract, said 6.462 acre tract, said 10.26 acre tract, said 6.000 acre tract, the following courses:

1. North 25°39'39" West, a distance of 100.66 feet to a capped iron rod set at the beginning of a non-tangential curve to the right;
2. Northerly along said curve having a radius of 60.00 feet, a delta angle of 217°33'30", an arc length of 227.83 feet, a chord bearing North 20°08'51" West and chord distance of 113.81 feet to a capped iron rod set at the end of said curve;
3. North 89°40'54" East, a distance of 367.73 feet to a capped iron rod set for corner;
4. North 01°19'06" West, a distance of 125.00 feet to a capped iron rod set for corner;
5. North 89°40'54" East, a distance of 60.00 feet to a capped iron rod set for corner;
6. North 01°19'06" West, a distance of 60.00 feet to a capped iron rod set for corner;
7. North 89°40'54" East, a distance of 130.00 feet to a capped iron rod set for corner;
8. North 01°19'06" West, a distance of 33.18 feet to a capped iron rod set at the beginning of a non-tangential curve to the right;
9. Northeasterly along said curve having a radius of 60.00 feet, a delta angle of 159°29'59", an arc length of 165.91 feet, a chord bearing of North 44°20'23" East and chord distance of 117.80 feet to a capped iron rod set at the end of said curve;
10. North 90°00'00" East, a distance of 218.20 feet to a capped iron rod set for corner;
11. North 00°00'00" East, a distance of 190.89 feet to a capped iron rod set for corner;
12. South 79°53'40" East, a distance of 122.06 feet to a capped iron rod set at the beginning of a non-tangential curve to the right;
13. Northeasterly along said curve having a radius of 60.00 feet, a delta angle of 119°16'52", a chord bearing of North 60°56'01" East and chord distance of 103.54 feet to a capped iron rod set at the end of said curve;
14. North 90°00'00" East, a distance of 183.67 feet to a capped iron rod set at the beginning of a non-tangential curve to the right;
15. Easterly along said curve having a radius of 60.00 feet, a delta angle of 47°52'15", an arc length of 50.13 feet, a chord bearing of North 90°22'41" East and chord distance of 48.66 feet to a capped iron rod set at the end of said curve;
16. North 24°21'42" East, a distance of 104.44 feet to a capped iron rod set for corner;
17. South 88°19'51" East, a distance of 77.59 feet to a capped iron rod set for corner in the easterly line of said 39.965 acre tract and the westerly line of said 11.18 acre tract;

THENCE South 00°39'11" East, with the easterly line of said 39.965 acre tract and westerly line of said 11.18 acre tract to the POINT OF BEGINNING and enclosing 15.885 acres (691,956 square feet) of land, more or less.

SCHEDULE 'B' NOTES

The exception reflected hereon are per title commitment provided by Fidelity National Title Insurance Company, GF No. _____, effective date _____, 2024, and issued date _____, 2024.

10. The following matters and all terms of the documents creating or offering evidence of the matters:

SURVEYOR CERTIFICATION

CERTIFY TO: DOEBRANCHDINT LLC; Fidelity National Title Insurance Company; Silver Star Title, LLC dba Sendera Title;

I, Michael R. Kersten, certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and 1, 3, 4, 7(a), 8, 9, 13 and 16 of Table A thereof. The fieldwork was completed on April 17th, 2024.

Date of Plat or Map: May 14th, 2024.

PRELIMINARY
FOR REVIEW
PURPOSES ONLY

Michael R. Kersten
Registered Professional Land Surveyor
Texas Registration No. 6677

CHISHOLM TRAIL
LAND SURVEYING
TX FIRM #10194707
MICHAEL R. KERSTEN, RPLS 6677
INFO@CTLS-LLC.COM
940.867.7188

PROJECT # 23-0095 | DRAWN BY: JG | SCALE: NA | DATE: 05/20/2024 | SHEET: 2 OF 2

ALTA TITLE SURVEY
15.885 ACRES
IN THE WILLIAM DAVENPORT SURVEY
ABSTRACT NO. 262
CITY OF CELINA
COLLIN COUNTY, TEXAS

KFM ENGINEERING & DESIGN

EXHIBIT B
DEPICTION OF THE PROPERTY

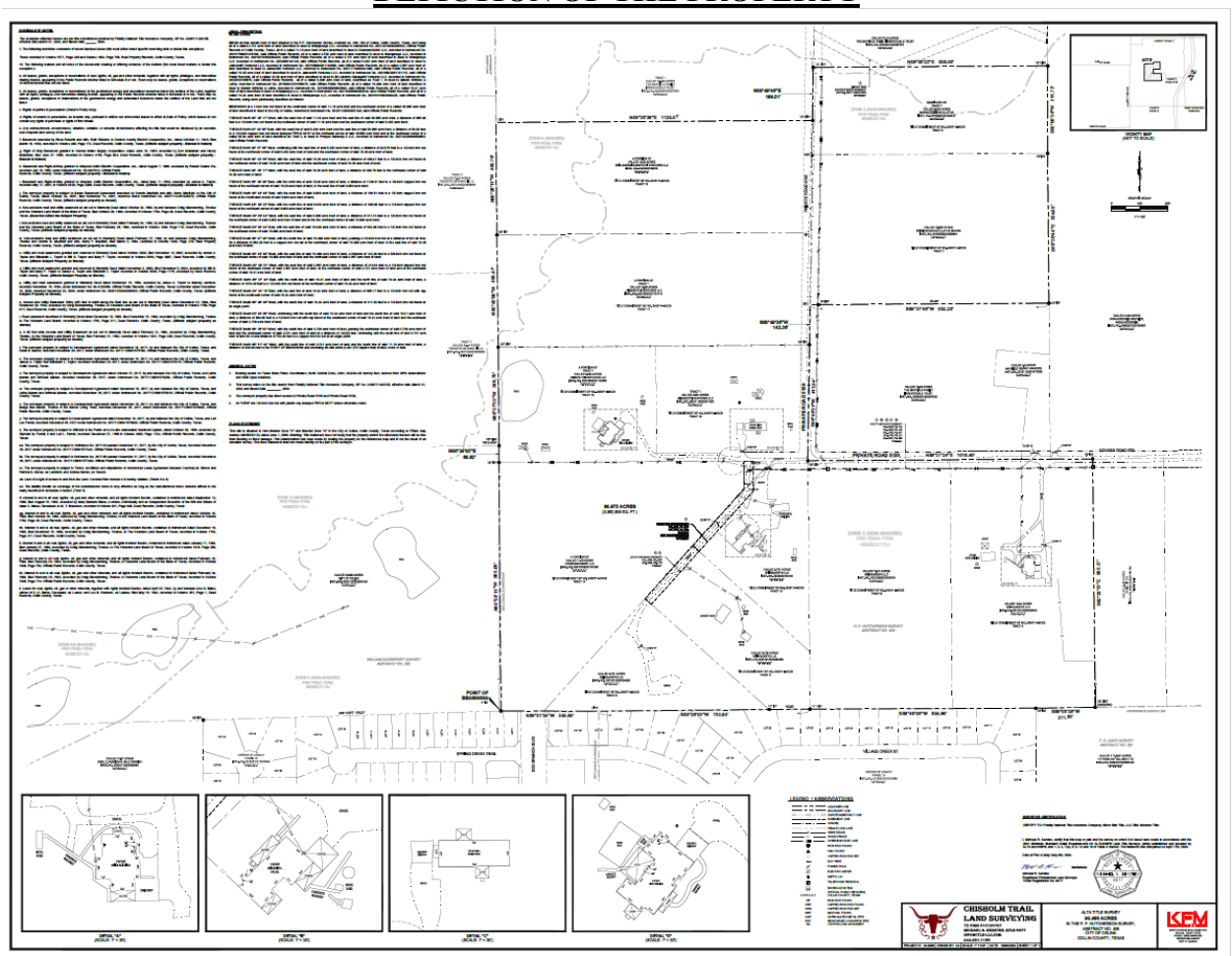


EXHIBIT C
CONCEPT PLAN



EXHIBIT D
DEVELOPMENT STANDARDS

Concept Plan

The Property shall generally develop in accordance with the attached Concept Plan. The Concept Plan displays the general location and configuration of land uses, arterials, and other area features. Minor modifications due to the final engineering and design of the project (including changes to street layouts), and minor changes to the boundaries and configuration of each land use area, amenity center, and park are permitted at the time of platting and shall be administratively approved by the Director of Development Services if such modifications otherwise comply with these Development Standards. The City Manager of the City may administratively approve any amendments to the Concept Plan that the City Manager deems in his/her reasonable discretion to be minor in nature. All other modifications to the original Concept Plan, such as major relocations of land uses, shall require a revision to the governing Planned Development district zoning.

The Development shall comply with the Neighborhood Vision Book, unless modified in these Development Standards.

Architecture

The subject property is an architecturally, historically, and culturally significant tract of land uses that is meaningfully located; thus, all structures shall abide by the City's architectural standards, and as may be amended.

Open Space, Trails, & Amenities

The Developer shall construct and install the following:

- 12'-concrete trail will be provided through the linear park system, generally as depicted in the Concept Plan.
- 8' trails/sidewalks to connect amenity areas as shown on Concept Plan.
- Open Space/HOA amenities, including possible fire pits, grills, sitting areas, etc., dog park, playgrounds, and other amenities to be presented by the Developer and approved by the City at the time of Final Plat. All amenities will be contained within the proposed open spaces/amenity areas.
- Centralized amenity park/open space areas as generally shown, will serve as amenity for this single-family detached development.

- Open space areas adjacent to the future City Regional Park as shown.

All landscape setbacks, sidewalks, and screening shall comply with Zoning Ordinance. A Homeowners' Association (HOA) shall be responsible for maintenance and operation of private open space, parks, trails, and amenities.

Zoning

The base zoning shall be SF-R, Single-Family Residential Detached District, as found in the Zoning Ordinance, Subdivision Ordinance, and other applicable regulations. The Development shall abide by all City regulations, and as may be amended, except as follows:

Lot Regulations for SF-R

The Development shall meet the standards in the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

- Lots 50' and wider do not require an alley. Lots less than 50' in width require an alley.
- Lot counts shown on the Concept Plan are conceptual. Density allowed up to a maximum of 4.0 lots/acre. However, lot size mix must meet the following standards:

	Smallest Lot Size	Large Lot Size(s)
Min. Width	50'	60'
Lot % (Min/Max)	50% Min.	30% Min.

- Minimum lot size variation is 5.0' between 50' and 60' products.
- Lots adjacent to the Creeks of Legacy neighborhood to the south shall be no less than 60' in width.
- Front and rear yard setbacks shall be the following:
    - Front/rear yards for 50' and 60' lots shall total at least 40'.
- For all residential types, the following general area regulations apply:
    - The lot widths are measured along the arc of the front building line.
    - For cul-de-sac and eyebrow lots, the minimum lot width measured at the right-of-way line shall be 35'.

EXHIBIT E
OPEN SPACE IMPROVEMENTS



EXHIBIT F

COST ESTIMATES

KFM ENGINEERING & DESIGN

OPINION OF PROBABLE COST
LEGACY BRANCH SF

Project Name:	Legacy Branch SF	*Date:*	12/12/23
Client Name:	One Mark	*Project No.:*	01.0170.006
City:	Celina		
County:	Collin		

ROADWAY CONSTRUCTION COST SUMMARY - LEGACY BRANCH SF

	ONSITE DOE BRANCH BLVD	OFFSITE DOE BRANCH BLVD	COLLECTOR ROAD (C.R. 970)	TOTAL
Roadway Length (Feet)	3,350	3,615	2,000	8,965
Water	$ 579,010	$ 831,744	$ 153,200	$ 1,563,954
Sewer	$ 370,340	-	$ 60,600	$ 430,940
Roadway	$ 2,412,763	$ 2,454,619	$ 1,025,683	$ 5,893,064
Total Cost w/ Contingency & Fees	**$ 4,437,989**	**$ 4,338,000**	**$ 1,636,117**	**$ 10,412,105**

This Engineer's opinion of probable cost is made on the basis of the Engineer's experience and best judgment as a design professional. This opinion of probable cost does not include city fees; such as easement acquisition, permits, and application fees among others. It must be recognized that any evaluation of work to be performed to construct this project must be by necessity and is speculative in nature until completion of its actual detailed design. In addition the Engineer has no control over the cost of labor, materials or services to be furnished by others or over market conditions. Accordingly, Knight, Fowler & Millsap, LLC. cannot guarantee that actual costs will not vary from the opinions expressed herein.

EXHIBIT G

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF COLLIN §

THIS GENERAL WARRANTY DEED (this "**Deed**") is made as of the ____ day of _____, 2024, by _____ (hereinafter referred to as "**Grantor**"), to _____ (hereinafter referred to as "**Grantee**").

IN CONSIDERATION of the obligations provided for in the Legacy Branch Development Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has SOLD, CONVEYED, AND GRANTED and does hereby SELL, CONVEY, AND GRANT unto Grantee, its successors and assigns that certain property lying and being situated in Collin County, Texas, and described on **Exhibit A** attached hereto and incorporated herein by reference, together with all improvements thereon and all right, title, and interest of Grantor in any oil, gas, and other minerals in, on and under and that may be produced from the land, as well as all development rights, land use entitlements, including without limitation, air rights, water, water rights, wastewater, and other utility commitments, allocations, and permits, and related rights appurtenant to the land, if any, and all of Grantor's right, title and interest as of the date hereof in and to (a) all privileges, rights, easements and appurtenances belonging to such land; and (b) all streets, alleys, passages and other rights-of-way or appurtenances (*collectively*, the "**Property**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anyway belonging unto said Grantee, its successors and assigns, forever. Grantor does hereby bind Grantor and Grantor's heirs, successors, executors and assigns, to warrant and forever defend, all and singular the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantor does hereby represent and warrant that there are no liens, attachments or other encumbrances which will affect the title or right of the Grantor to convey this deed to the Grantee.

EXECUTED this ____ day of _____, 2024.

EFFECTIVE as of the execution date hereof.

GRANTOR:

_____

By: _____
Name:

STATE OF TEXAS §
§
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

_____

Notary Public for the State of Texas

My Commission Expires: _____

ACCEPTANCE BY GRANTEE:

_____

By: _____
Name:

STATE OF TEXAS §
§
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

EXHIBIT A TO DEED
Property Description

Life Connected.

Planning
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Dusty McAfee, Director of Development Services
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Madhuri Mohan
Date:	August 13, 2024
Re:	Batch Plants Zoning Ordinance Revision - Text Amendment

Action Requested:
Conduct a public hearing to consider and act upon an Ordinance amending the City's Code of Ordinances, by amending Chapter 14: Zoning, Article 14.01: Administration and 14.03: Use Regulations, to modify batch plant regulations. (Batch Plants Zoning Ordinance Revision - Text Amendment) (McAfee)

Background Information:
This item is a request to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, Article 14.01: Administration and 14.03: Use Regulations, to modify batch plant regulations. Staff proposes an additional land use: "Batch Plant, Medium Duration," for larger-scale projects that are anticipated to take longer than six months. The Medium Duration Batch Plants will require Specific Use Permits (SUPs) in all zoning districts, with base standards applying to all batch plant project types. Additional conditions can be written into the SUPs as needed. Please refer to the attached documents for further information.

Legal Review:
This item has been reviewed by the City Attorney.

Supporting Documents:
1. Staff Presentation
2. Draft Ordinance

Financial Consideration:

N/A

Staff Recommendation:
Staff recommends approval as presented.

BATCH PLANTS

TEXT AMENDMENT (ZONING)

City Council
August 13, 2024



TIMELINE

- ~~June City Council – Worksession~~
- ~~June P&Z – Worksession~~
- ~~July P&Z – Public Hearing~~
- August City Council - Public Hearing & Action

BACKGROUND

- The Zoning Ordinance currently defines “Batch Plant, Permanent” and “Batch Plant, Temporary” land uses
- Temporary batch plants are limited to 6-months, but can be extended at the City’s discretion
- Batch plants needed for long-term projects, such as the construction of the Dallas North Tollway main lanes or mixed-use destination centers, often do not fit either definition

OVERVIEW

- Staff proposes an additional land use, "Batch Plant, Medium Duration," for larger-scale projects that are anticipated to take longer than 6 months to complete
- Medium duration batch plants require Specific Use Permits (SUPs) in all zoning districts (i.e., are discretionarily approved by City Council)
- Base standards apply to all batch plant project types
- Additional conditions can be written into governing SUPs based upon need

BATCH PLANT REQUIREMENTS

- TCEQ compliance, including distance requirements from recreational areas, schools, and/or residences
- Control of airborne dust emissions
- Noise, light, & odor mitigation
- Immediate clean-up of spills or dust
- Covered trucks to minimize emission of dust during transport
- Limits on operating hours
- Restoration of site after project completion

SUMMARY

Batch Plant Type	Definition	Typical Situation	Performance Regulations	Expiration	Approval Authority
Temporary*	Less than 6-months (most common)	3 weeks to pour streets in a new neighborhood phase	Yes (TCEQ & City)	180 days maximum	Permit by Right (i.e. staff)
Medium-Duration*	Not temporary, not permanent (less common)	Major regional roadway; mixed-use destination center	Yes (TCEQ & City)	At conclusion of the project	SUP (i.e. City Council)
Permanent	Permanent	Permanent business operations	Yes (TCEQ & City)	N/A	PD/SUP (i.e. City Council)

** Must be in association with a specific project and cannot be transferred to other projects*

RECOMMENDATION

- The Planning & Zoning Commission unanimously recommended approval at its regular meeting in July
- There was no public feedback at the public hearing
- Staff recommends approval as presented

CITY OF CELINA, TEXAS
ORDINNCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF CELINA, BEING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING, IN PART, ARTICLE 14.01: ADMINISTRATION AND, IN PART, ARTICLE 14.03: USE REGULATIONS; PROVIDING FINDINGS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR A PENALTY; PROVIDING FOR PUBLICATION, ENGROSSMENT, AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina (hereinafter referred to as "City") is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City (the "City Council") adopted Chapter 14 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City (the "Zoning Ordinance"), which sets forth various regulations for promoting the public health, safety, morals and general welfare, and protecting and preserving places and areas of historical, cultural and/or architectural importance and significance within the City and are made with reasonable consideration, among other things, for the character of each zoning district and its peculiar suitability for the particular uses specified; and

WHEREAS, having considered the proposed amendments to the Zoning Ordinance and the appropriateness of the amendments; and

WHEREAS, after public notices were given in compliance with State law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City has recommended to the City Council the adoption of the amendments to the Zoning Ordinance as set forth in this Ordinance; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Council, at which the City Council considered the recommendation of the Planning and Zoning Commission and does hereby find that the amendments to the Zoning Ordinance approved hereby accomplishes such objectives; and

WHEREAS, such standards substantially further the preservation of property values and the promotion of economic development within the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the City Council has concluded that the adoption of this Ordinance is in the best interests of the City, and of the public health, safety and welfare. The foregoing premises are legislative findings of the City Council of the City.

SECTION 3
AMENDMENT, IN PART, TO ARTICLE 14.01: ADMINISTRATION AND, IN PART, ARTICLE 14.03: USE REGULATIONS

Amending, in part, Article 14.01 Administration, Part One General Provisions, to add a definition in Section 14.01.114 Land Use Definitions, and to amend, in part, Article 14.03 Use Regulations, Part 1 Schedule of Uses, by amending Section 14.03.101 and Section 14.03.102, Part 3 Permanent Land Uses that Require SUP Approval by amending Section 14.03.301, and Part 5 Temporary Land Uses that Require Certain Conditions for Approval by amending Section 14.03.501, per the attached regulatory document in Attachment A.

SECTION 4
CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided, however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5
SAVINGS

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of this provision of any other ordinance affecting the City's Code of Ordinances, "Section 8.01.002, Possession of Catalytic Converters," which have secured at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 6
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative, or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal, or otherwise inapplicable, in whole or part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 7
PENALTY

Any person, firm, corporation or entity violating this Ordinance or any provision of the Zoning Ordinance, as it exists or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined a sum not exceeding Two Thousand Dollars ($2,000.00). Each continuing days' violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Celina from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 8
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 9
PUBLICATION AND EFFECTIVE DATE

This Ordinance shall become effective immediately upon its adoption and its publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this the 13th day of August, 2024.

_____
Ryan Tubbs, Mayor
City of Celina, Texas

ATTEST:

_____
Lauren Vaughns, City Secretary

Attachment A
Revised Batch Plant Ordinance

Section 14.01.114 ..... Land Use Definitions

Batch Plant, Medium Duration. A non-permanent manufacturing facility for the on-site production of concrete (including asphalt or similar material) during construction of a project longer than 6-months in duration, and which is removed when the project is completed. *Medium Duration* plants also include any plants that do not meet the definition of *Permanent* or *Temporary* plants, but are often in association with road or other large projects.

Batch Plant, Permanent. A permanent manufacturing facility for the on-site production of concrete (including asphalt or similar material) and includes the storage of those elements that make up concrete and asphalt.

Batch Plant, Temporary. A temporary manufacturing facility for the on-site production of concrete (including asphalt or similar material) during construction of a project shorter than 6-months in duration, and which is removed when the project is completed.

14.03.101 ..... Residential Zoning Districts Schedule of Uses.

P=permitted by right; S=Specific Use Permit required, S*=specific criteria are required as well as approval through the SUP process; C= conditions required prior to issuance of a Building Permit; Blank=not permitted. Land Uses that require a Planned Development in any district are so noted.

ARTICLE III, TABLE 1 Residential Zoning Districts	SF-E Single-Family Estate	SF-R Single-Family Detached	SF-A Single-Family Attached	SF-M Single-Family Manufactured Home	OT-R Downtown Residential
Batch Plant, Temporary	C	C	C	C	C

14.03.102 ..... Non-Residential Zoning Districts Schedule of Uses.

P=permitted by right; S=Specific Use Permit required, S*=specific criteria are required as well as approval through the SUP process; C= conditions required prior to issuance of a Building Permit; Blank=not permitted. Land Uses that require a Planned Development in any district are so noted.

ARTICLE III, TABLE 2 Multi-Family and Non-Residential Zoning Districts	AG Agricultural	MF Multi-Family All Types	CF Community Facilities	C Commercial, Office, & Retail	MU Mixed Use	PRO/CCO Preston Road/Collin County Outer Loop Overlay	I Industrial
Batch Plant, Medium Duration	S	S	S	S	S	S	S
Batch Plant, Permanent							S

Batch Plant, Temporary	**C**	**C**	**C**	**C**	**C**	**C**	**C**

14.03.301 ..... Permanent Land Uses with Specific Criteria for Approval.
The following land uses require specific criteria to be met in addition to City Council approval through a Specific Use Permit (SUP) or a Planned Development (PD) in order to be approved. The City Council may waive any or all of the regulations listed below as part of the SUP or PD approval process.

(12)*Batch Plant, Medium Duration or Permanent*

- **(A)** All *Batch Plant, Medium Duration* developments require the issuance of a Specific Use Permit (SUP) that will expire at the termination of the project, as defined within the SUP ordinance. Further, the permit shall be limited to a specific construction project and shall not be transferable to any other construction project. A one-time extension may be granted by the City Manager up to six (6) months to complete a project.
- **(B)** All *Batch Plant, Permanent* developments are required to obtain a Specific Use Permit (SUP) and shall be located on sites zoned Industrial District (I), or unless otherwise allowed in a Planned Development (PD).
- **(C)** Applicants shall submit a letter from The Texas Commission on Environmental Quality (TCEQ) indicating that the proposed facility meets all State requirements.
- **(D)** All stockpiles shall be sprinkled with water and/or dust suppressant chemicals as necessary to achieve maximum control of airborne dust emissions. The stockpile sprinkler system shall be operable at all times.
- **(E)** The facility shall be operated in a manner which mitigates the effect of dust, noise and odor (including covering trucks, hoppers and chutes, loading and unloading devices, mixing operation, and maintaining driveways and parking areas free of dust).
- **(F)** Spilled cement and fly ash used in the batch shall be cleaned up immediately and contained or dampened to minimize dust emissions due to wind erosion and vehicle traffic.
- **(G)** All open-bodied vehicles transporting material from a dry batch plant to the paving mixer shall be loaded with a layer of sand on top, and the truck shall be covered with a tarp to minimize the emission of dust during transport.
- **(H)** Application shall include an exhibit demonstrating compliance with State distance requirements between temporary batch plants (including associated stationary equipment and stockpiles) and any recreational area, school, or residence. This distance limitation does not apply to structures within the boundaries of the project for which the facility is to pour concrete.
- **(I)** Any site lighting shall be LED, full cutoff, downward facing, and cannot be a nuisance to adjacent properties or passersby.
- **(J)** The applicant shall clear the site of all equipment, material, and debris upon completion of the project, and return the area as close to its original state as reasonably possible.
- **(K)** The facility may operate only between the hours of 7:00 a.m. to 8:30 p.m., seven days a week.

(L) The City may require the applicant submit for review a customized schedule/exhibit for street sweeping, erosion control, access exhibits (including deceleration lanes), perimeter fencing, and any other performance related concern with a causal connection to the batch plant.

(M) The governing SUP or PD may determine certain site development standards, such as screening or other items of concern.

(N) The City may require a recurring meeting with the applicant, a communication plan for any nearby properties that may be impacted, and an emergency number for contact purposes.

(O) The following shall be grounds for the revocation of an issued permit:

i. The facility violates any of the standards as listed on the standard exemption list adopted by the Texas Commission on Environmental Quality (TCEQ) as amended from time to time; or

ii. The facility fails to comply with any of the requirements set forth in this section.

14.03.501 ..... Temporary Land Uses with Specific Conditions Prior to Issuance of a Building Permit.

The following temporary land uses require specific conditions to be met prior to the issuance of a building permit. These land uses are listed as C, *Conditions Required*, in the Schedule of Uses, since they shall meet the specific regulations listed below for each use prior to being issued a building permit.

(1) ***Batch Plant Regulations, Temporary***.

(A) The permit for temporary concrete and asphalt batch plants shall contain an expiration date not to exceed 180 days, and shall not be transferable to any other construction company, project, or individual. Further, the permit shall be limited to a specific construction project and shall not be transferable to any other construction project.

(B) The facility shall produce concrete or asphalt for the specific subdivision or project site upon which it is located and may not produce concrete or asphalt for any other unrelated subdivision or project.

(C) Applicants shall submit a letter from The Texas Commission on Environmental Quality (TCEQ) indicating that the proposed facility meets all State requirements.

(D) All stockpiles shall be sprinkled with water and/or dust suppressant chemicals as necessary to achieve maximum control of airborne dust emissions. The stockpile sprinkler system shall be operable at all times.

(E) The facility shall be operated in a manner which mitigates the effect of dust, noise and odor (including covering trucks, hoppers, and chutes, loading and unloading devices, mixing operation, and maintaining driveways and parking areas free of dust).

(F) Spilled cement and fly ash used in the batch shall be cleaned up immediately and contained or dampened to minimize dust emissions due to wind erosion and vehicle traffic.

(G) All open-bodied vehicles transporting material from a dry batch plant to the paving mixer shall be loaded with a layer of sand on top, and the truck shall be covered with a tarp to minimize the emission of dust during transport.

(H) Application shall include an exhibit demonstrating compliance with State distance requirements between temporary batch plants (including associated stationary equipment and stockpiles) and any recreational area, school, or residence. This distance limitation does not apply to structures within the boundaries of the project for which the facility is to pour concrete.

(I) Any site lighting shall be LED, full cutoff, and downward facing, and cannot be a nuisance to adjacent properties or passersby.

(J) The applicant shall clear the site of all equipment, material, and debris upon completion of the project, and return the area as close to its original state as reasonably possible.

(K) The facility may operate only between the hours of 7:00 a.m. to 8:30 p.m., seven days a week.

(L) The City may require the applicant submit for review a customized schedule/exhibit for street sweeping, erosion control, access exhibits (including deceleration lanes), perimeter fencing, and any other performance related concern with a causal connection to the batch plant.

(M) The City may require a recurring meeting with the applicant, a communication plan for any nearby properties that may be impacted, and an emergency number for contact purposes.

(N) The following shall be grounds for the revocation of an issued permit:

- **i.** The facility violates any of the standards as listed on the standard exemption list adopted by the Texas Commission on Environmental Quality (TCEQ) as amended from time to time; or
- **ii.** The facility fails to comply with any of the requirements set forth in this section.

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Brad Kearney
Date:	August 13, 2024
Re:	FY 2024-2025 Proposed Property Tax Rate and Budget

Action Requested:
Consider and act upon a Resolution accepting the proposed property tax rate; establishing dates for public hearings on the proposed property tax rate and Fiscal Year 2024-2025 budget; providing for the dates for the City Council to approve the property tax rate and Fiscal Year 2024-2025 budget; and providing for publication of public hearing notices as provided by the Texas law. (Bromiley)

Background Information:
The State of Texas' "Truth in Taxation" laws require cities to follow several specific steps to adopt a property tax rate and associated budget each fiscal year. The FY 2024-2025 City Manager's Proposed Budget, as presented to City Council on July 31, 2024 and filed with the City Secretary on August 7, 2024, proposes the Voter-Approval Tax Rate of $0.598168. This rate is greater than the No-New-Revenue Tax Rate of $0.566421. The Voter-Approval Rate includes a 3.5% increase in property taxes for existing properties and the debt service rate needed to repay the principal and interest for the City's debt. It does not require an election to be implemented.

Because the City Manager's Proposed Budget includes the Voter-Approval Tax Rate which is greater than the No-New-Revenue Rate, state law requires City Council to approve the proposed tax rate by a record (roll call) vote. The rate that Council approves by Resolution will then be published in the newspaper as a part of the notice of public hearing on the tax rate and on the City's website, including the record (roll call) vote.

This item does not establish the property tax rate for FY 2024-2025. It establishes the maximum rate that City Council may consider and the rate that is published in the public hearing notices. On September 10, 2024, City Council will consider the tax rate at the close of the public hearing on

the tax rate. City Council will also hold a public hearing on and consider the FY 2024-2025 Budget at the September 10, 2024 meeting.

This item also directs staff to publish the required notices of public hearings on the budget and the tax rate and the associated information in compliance with state law.

Legal Review:

Supporting Documents:

1. FY 2024-25 Proposed Tax Rate Presentation
2. FY 2024-2025 Proposed Tax Rate Resolution
3. FY 2024 - 2025 City Manager's Proposed Budget

Financial Consideration:

This item approves the proposed tax rate as included in the FY 2024-2025 City Manager's Proposed Budget.

Staff Recommendation:

Staff recommends approval.

FY 2024-25 Proposed Tax Rate And Budget

City Council Meeting
August 13, 2024



BUDGET PROCESS TO DATE

- February 1
  - City Manager and Budget Team kicked-off budget by providing directions to departments
- April 8
  - Department budget and staffing requests were completed
- May 1
  - Initial revenue projections were established
- June 4-6
  - City Manager and Budget Team met with every department to review budget and requests
- June/July
  - City Manager and Budget Team balanced and finalized City Manager's Proposed Budget
- July 25
  - Denton and Collin Central Appraisal Districts certified property tax values
  - Budget Team finalized General Fund revenues
- July 31
  - City Manager's Proposed Budget and Tax Rate were presented to City Council

TRUTH IN TAXATION

- Texas Tax Code and Local Government Code provide specific steps that City's must follow to adopt a Tax Rate and Budget, known as "Truth in Taxation"

Process

- August 13
  - City Council approves a proposed tax rate by record (roll call) vote
    - Maximum rate Council can adopt in September
    - Rate published with public hearing notices
- August 19
  - Notice of Public Hearing on Tax Increase published in Celina Record
  - Notice of Public Hearing on Budget published in Celina Record
- September 10
  - City Council holds budget hearing and adopts a budget
  - City Council holds tax rate hearing and adopts a tax rate
  - City Council ratifies the property tax revenue increase reflected in the adopted budget

PROPOSED PROPERTY TAX RATE

Type	Rate
Maintenance & Operation	$0.287061 / $100
Interest & Sinking (Debt Service)	$0.311107 / $100
Total Proposed Tax Rate	$0.598168 / $100

No-New-Revenue Tax Rate	**$0.566421 / $100**
Voter Approval Tax Rate	**$0.598168 / $100**

NEXT STEPS

August 19

- Publish Notice of Hearings on Proposed Budget and Tax Rate in Celina Record

September 10

- City Council Meeting
  - Hold Budget and Tax Rate Public Hearings
  - Consider FY 2025 Tax Rate
  - Consider FY 2025 Budget
  - Ratify property tax revenue increase

RESOLUTION 2024-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ACCEPTING THE PROPOSED PROPERTY TAX RATE; ESTABLISHING THE DATE, TIME, AND LOCATION FOR THE PUBLIC HEARING ON THE PROPOSED PROPERTY TAX RATE; PROVIDING FOR THE DATE TO ADOPT THE PROPERTY TAX RATE; ESTABLISHING THE DATE, TIME, AND LOCATION OF THE PUBLIC HEARING ON THE PROPOSED FISCAL YEAR 2024-2025 BUDGET; PROVIDING FOR A DATE TO CONDUCT A VOTE TO ADOPT THE FISCAL YEAR 2024-2025 BUDGET; PROVIDING FOR THE PUBLICATION OF THE PUBLIC HEARINGS AS PROVIDED BY THE TEXAS LAW; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Celina has received the calculated No-New-Revenue Tax Rate and Voter Approval Tax Rate information as presented by the Collin County Tax Assessor/Collector's Office; and

WHEREAS, the Proposed Property Tax Rate of $0.598168 exceeds the No-New-Revenue Tax Rate of $0.566421 and does not exceed the Voter-Approval Tax Rate of $0.598168; and

WHEREAS, the Texas Property Tax Code, Chapter 26 requires the City Council to hold a public hearing before adopting the Property Tax Rate that exceeds the lower of the Voter-Approval Tax Rate or the No-New-Revenue Tax Rate; and

WHEREAS, the Texas Property Tax Code, Chapter 26 requires the property tax rate hearing notice to include how all members of the City Council voted on the proposed tax rate and indicating the absences, if any, during the vote on the proposed tax rate; and

WHEREAS, the Texas Local Government Code, Chapter 102 requires the City Council to hold a public hearing before taking action on the proposed Fiscal Year 2024-2025 Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1. The above and foregoing premises are true and correct and are incorporated into the body of this Resolution as if fully set forth therein.

SECTION 2. The City Council hereby accepts the proposed Property Tax Rate of $0.598168.

SECTION 3. The City Council will hold a Public Hearing on the proposed Property Tax Rate on September 10, 2024 during the regular City Council Meeting at 5:00 p.m. in the Celina City Council Chambers at 112 N. Colorado, Celina, Texas 75009 to receive public comment. At the regular meeting on September 10, 2024, the City Council will take action to adopt a Property Tax Rate.

SECTION 4. The City Council will hold a Public Hearing on the proposed Fiscal Year 2024-2025 Budget on September 10, 2024 during the regular City Council Meeting at 5:00 p.m. in the Celina City Council Chambers at 112 N. Colorado, Celina, Texas 75009 to receive public comment. At the regular meeting on September 10, 2024, the City Council will take action to adopt the Fiscal Year 2024-2025 Budget.

SECTION 5. The City Secretary is hereby authorized to cause notice of the aforementioned public hearings to be published in compliance with Texas law.

SECTION 6. This Resolution shall be and become effective immediately upon and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON AUGUST 13, 2024, BY THE FOLLOWING ROLL CALL VOTE:

Mayor Ryan Tubbs	YEA ___	NAY ___	ABSTAIN ___	ABSENT ___
Mayor Pro Tem Andy Hopkins	YEA ___	NAY ___	ABSTAIN ___	ABSENT ___
Deputy Mayor Pro Tem Mindy Koehne	YEA ___	NAY ___	ABSTAIN ___	ABSENT ___
Council Member Philip Ferguson	YEA ___	NAY ___	ABSTAIN ___	ABSENT ___
Council Member Eddie Cawlfield	YEA ___	NAY ___	ABSTAIN ___	ABSENT ___
Council Member Wendie Wigginton	YEA ___	NAY ___	ABSTAIN ___	ABSENT ___
Council Member Brandon Grumbles	YEA ___	NAY ___	ABSTAIN ___	ABSENT ___

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

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PROPOSED BUDGET

2024 - 2025











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FY 2024-2025
PROPOSED BUDGET AND FINANCIAL PLAN

This budget will raise more total property taxes than last year's budget by $10,036,106 or 30.51%, and of that amount, $8,293,633 is tax revenue to be raised from new property added to the tax roll this year.

The above information is presented on the cover page of the City of Celina's FY 2025 Proposed Budget to comply with requirements of Section 102.005(b) of the Texas Local Government Code.

Tax Rate	FY 2023-24 Adopted	FY 2024-25 Proposed
Property Tax Rate	$ 0.612154	$ 0.598168
No-New-Revenue Tax Rate	$ 0.519067	$ 0.566421
No-New-Revenue M&O Rate	$ 0.305197	$ 0.277354
Voter-Approval Tax Rate	$ 0.612154	$ 0.598168
Debt Rate	$ 0.296276	$ 0.311107

The total amount of municipal debt obligations secured by property taxes for the City of Celina is $478,015,000.

HB 1495: Lobby Reporting/Budgeting

The 86th Legislature passed HB 1495 to increase the transparency of local government lobbying. In accordance with Section 104.0045 of the Texas Local Government Code as amended by HB 1495 – Itemization of Certain Expenditures Required in Certain Political Subdivision Budgets- expense line items for public notices and lobbying efforts are provided below:

	FY 2023-24 Adopted	FY 2023-24 Amended	FY 2023-24 Estimated	FY 2024-25 Proposed
Lobbying Services	$ 3,652	$ 3,652	$ 3,908	$ 5,796
Public Notices	$ 16,600	$ 16,600	$ 16,600	$ 16,600

City Manager's Office:

Robert Ranc, City Manager

Karla Stovall, Assistant City Manager

Kimberly Brawner, Assistant City Manager

Prepared By:

Robin Bromiley, Director of Finance

Brad Kearney, Assistant Director of Finance

Dan Galizia, Budget Manager

A special thanks to the Marketing Department for the cover, Strategic Services for the Strategic Plan, the City Manager's Office for review and support, and all departments for their hard work preparing the budget.

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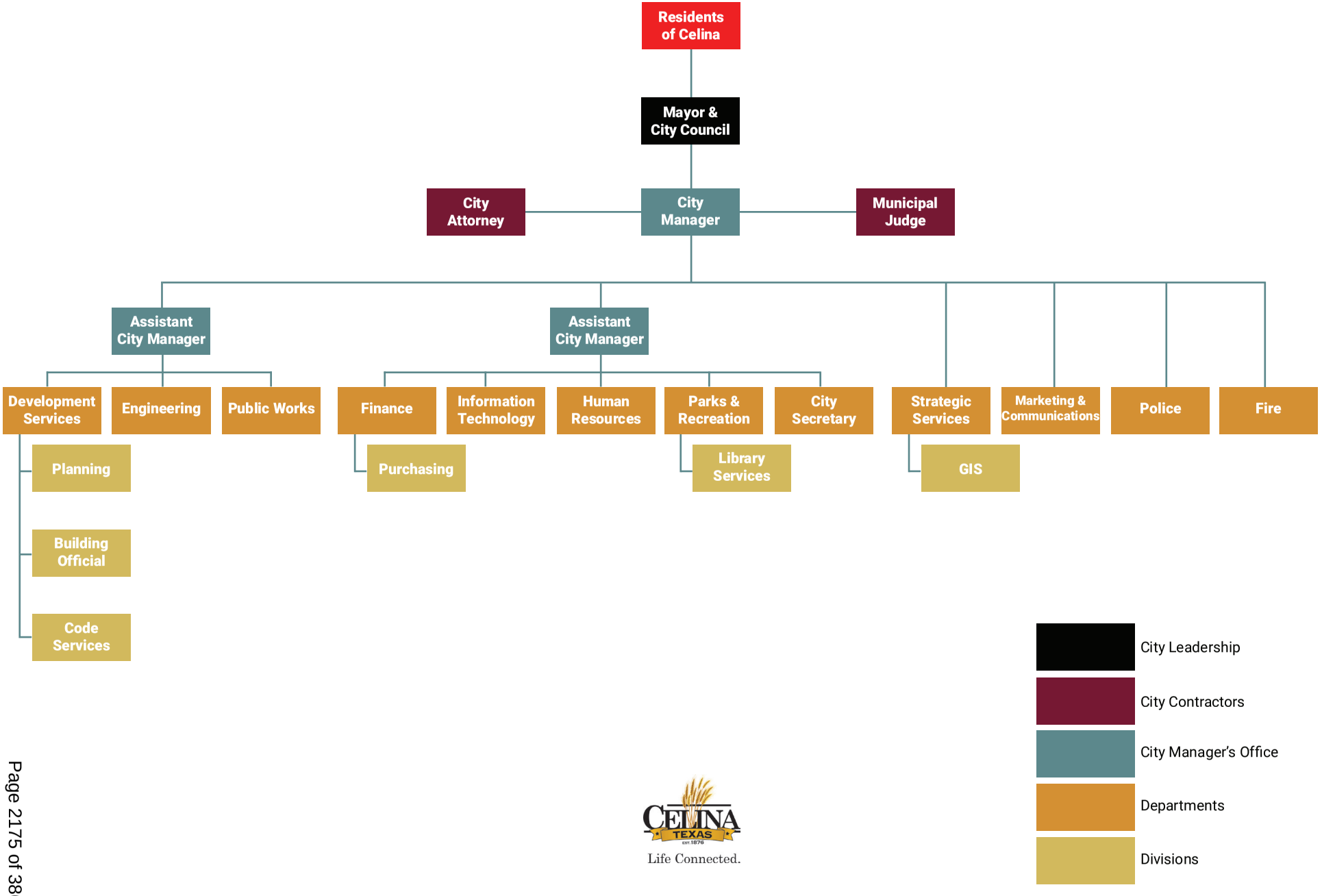
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ORGANIZATIONAL CHART



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Manager's Message

July 31, 2024

Honorable Mayor and Members of the City Council:

In accordance with the laws of the State of Texas and the City of Celina Charter, I am pleased to present the Proposed Fiscal Year 2024 – 2025 (FY 25) Budget for your consideration. The proposed budget is balanced across all funds and was prepared based on the guiding principles established in the City's Strategic Plan, Comprehensive Plan, and Core Values.

The City of Celina is experiencing an unprecedented time in its history. In May 2024, the U.S. Census Bureau recognized Celina as the fastest growing city in the country among cities with a population of 20,000 or more. Celina experienced a 26.6 percent population increase between July 1, 2022, and July 1, 2023. This designation recognized formally what our community has known for the past several years: Celina has become the premier community where people from around the country are moving to establish their homes and raise their families.

Celina's unprecedented growth provides both opportunities and challenges as the City strives to provide its residents with the exceptional level of service they rightfully expect. Over the past fiscal year, the City has made significant strides towards improving its services and enhancing the quality of life for our residents. Fire Station #3 on FM 1385 was completed and opened for service, substantially improving emergency service response times for residents in the southwest area of the City. The new Police Headquarters on Coit Road was also completed, providing a greatly needed improved working environment for the City's Police Department, as well as room for growth and, eventually, a future home for an independent emergency service dispatch department. Additionally, much needed roadway construction, such as the Frontier Parkway expansion and needed changes to Parvin Road, has continued. Ongoing downtown drainage and parking solutions will afford downtown residents and guests some of the finest upgrades since the square was built in 1911, including the Downtown Inner Loop's first phase which was completed this past summer.

Although there is much to be pleased about regarding the City's progress, there is still substantial work that remains. The Proposed FY 25 Budget seeks to continue the progress made to date. To that end, the budget's primary focus areas include the following:

- **Development-Related Operations –** As the fastest growing city in the country, the City's development-related operations, particularly in the Development Services and Engineering Departments, are facing ever increasing workloads. Although the City has talented, hard-

Manager's Message

working staff in these departments, the City's current and projected rate of growth demand increased resources in these areas. To that end, City Council funded two additional positions in the Development Services Department at its July 9, 2024 meeting, one new building inspector position and one new plans examiner position. In addition to those two much-needed positions, the Proposed FY 25 Budget includes the following additional resources:

- **Development Services Department** – The Proposed FY 25 includes $583,000 in new funding for the Development Services Department, a 14.2 percent increase from the FY 24 Budget (inclusive of the additional positions funded in July 2024). The proposed budget also includes a long range planning manager to focus on desirable and resilient future development, and an additional planning technician to provide administrative and procedural support so planners can focus on increased workloads. To increase the efficiency of permitting and inspections, a new development services software is budgeted for selection and implementation.

- **Engineering Department** – The Proposed FY 25 Budget includes $845,000 in new funding for the Engineering Department, a 30.7 percent increase from the FY 24 Budget. The proposed budget includes an assistant director of engineering, an additional senior civil engineer, an additional civil engineer, and an additional construction inspector. The assistant director of engineering, senior civil engineer, and civil engineer positions are necessary to address the growth in projects included in the City's Capital Improvement Plan and are a direct result of the City's expanding development. Some of the cost of these new positions ($280,000) will be offset by bond revenue, as some of the hours of these positions will be charged to administering bond-funded projects.

- **Public Safety –** The safety of our residents and their property remain at the forefront of priorities for the upcoming fiscal year. To that end, the Proposed FY 25 Budget includes a significant investment in new resources for both the Police Department and the Fire Department. In addition to the proposed new resources detailed below, the proposed budget also includes funds for either a full-time position or a contractor to continue progress towards establishing an independent emergency services dispatch department. The determination regarding the hiring of a full-time position or utilizing funds for contract services is dependent on whether the SAFER Grant for which the City has applied is awarded.

  - **Police Department** – The Proposed FY 25 Budget includes $2.3 million in new funding for the Police Department, a 23.2 percent increase from the FY 24 Budget. Eight new full-time equivalent (FTE) positions in the police department are proposed: two new

Manager's Message

traffic officers, two new school resource officers (75 percent of the cost of these positions will be funded by Celina ISD), two new lieutenants (one night shift patrol lieutenant and one support services lieutenant), a property evidence supervisor, re-classifying a records coordinator from a part-time to a full-time position, as well as a part-time intern.

In addition to the proposed new personnel, the proposed budget includes a significant investment in new and replacement equipment, training enhancements, service enhancements, and vehicles. Notable among these investment are additional funds for special response team activities ($90,000), replacement patrol radios ($43,360), a crime scene vehicle ($55,370), a rapid deployment vehicle ($150,000), and the addition of Flock Safety Cameras ($21,900) to improve the Police Department's awareness and response to stolen vehicles, AMBER alerts, GRAY alerts, and BLUE alerts.

- **Fire Department** – The Proposed FY 25 Budget includes $1.9 million in new funding for the Fire Department, a 20.1 percent increase from the FY 24 Budget. Additionally, the City has submitted an application for a $1.6 million SAFER Grant to fund 12 new firefighters in advance of the upcoming construction of Fire Station 4 on Coit Road, which is currently under design. The proposed budget also includes funding for a new fire marshal, which will separate the fire marshal duties from the fire chief position, and a new training captain.

  In addition to the proposed new personnel, the proposed budget includes funding for enhancements to Fire Station 1 ($150,000). These enhancements include living quarters remodel and furnishing replacement and replacement of fitness equipment. Further, $20,000 in funding is proposed to establish a Community Emergency Response Team (CERT). A CERT program will help to provide organization and direction to the many Celina residents who selflessly volunteer their time to assist their neighbors in times of crisis. Additionally, $250,000 in the Integrity Fund from developer fees is proposed new outdoor warning sirens.

- **Infrastructure Maintenance –** Although Celina's unprecedented growth dictates a significant investment in development-related operations, substantial needs remain to provide necessary maintenance to the City's existing infrastructure. Many of the City's streets remain in acute need of maintenance, significant drainage maintenance needs are ongoing, and new and existing water and wastewater infrastructure demands on-going investment.

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Manager's Message

- **Streets Maintenance** – The Proposed FY 25 Budget includes $1.1 million in new operational funding for streets maintenance, a 38.2 percent increase from the FY 24 Budget. The proposed budget includes funding for two new streets workers as well as a new streets crew leader. These positions will facilitate expansion from one streets crew to two streets crews. The proposed budget also includes a $765,000 investment in new equipment to improve the crews' ability to perform necessary maintenance. Notable among the proposed new equipment is a crack sealer ($126,231), a bucket truck ($232,155), and an asphalt paver ($253,421).

  In addition to the investment in operational resources summarized above, approximately $6.6 million in excess general fund balance is proposed for re-allocation to capital projects for streets and drainage maintenance. This includes $1.5 million for the annual streets maintenance program, $3 million for small street projects, and $369,000 for school flashers and traffic signals.

- **Water and Wastewater –** The Proposed FY 25 Budget includes $3,837,008 in new funding for water operations, a 27.6 percent increase from the FY 24 Budget. Further, the Proposed FY 25 Budget includes $1,909,465 in new funding for wastewater operations, a 38.3 percent increase from the FY 24 Budget. The proposed budget includes funding for a new water maintenance worker and water maintenance crew leader. The proposed budget also includes funding for a new operator position at the Legacy Hills Water Reclamation Facility (WRF), a new crew leader at the Legacy Hills WRF, and two new wastewater camera technicians.

  In addition to the investment in personnel summarized above, the Proposed FY 25 Budget includes a $215,855 investment in new equipment for water and wastewater operations. This includes an Asterra leak detection system ($92,600) for water operations and a manhole 3D camera ($22,700).

- **Stormwater Drainage –** The Proposed FY 25 Budget is $902,848 for stormwater drainage operations, a 118.0 percent increase from the FY 24 Budget of $414,196. The proposed budget includes funding for a stormwater compliance coordinator and a new stormwater maintenance worker. Additionally, the proposed budget includes a $258,418 investment in new stormwater maintenance equipment, including $163,900 for a compact street sweeper to perform spot cleaning and street cleaning in small areas. $26,000 is also proposed to provide additional cleaning cycles to the City's street sweeping contract. Further, $1.75 million in excess General Fund balance is proposed for re-allocation for neighborhood drainage projects.

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Manager's Message

- **Fiscal Sustainability –** As the City continues to invest in necessary resources to ensure outstanding services to the community, it is vitally important that the City does so in a way that is fiscally sustainable. For the first time, the Proposed FY 25 Budget is based on a five-year balanced budget forecast across all major funds. The five-year forecast helps to understand the effect budget decisions this year have on future years' budget. Further, the proposed budget includes funds to conduct an efficiency study for one of the City's operational functions. This will be an annual project to ensure that City operations are as efficient as possible, and taxpayer funds are used responsibly.

  The proposed tax rate is $0.598168, a $0.013986 reduction from FY 24. Although there is a reduction in the absolute tax rate, the proposed rate results in an additional 3.5 percent property tax revenue from FY 24. This is in addition to the $8,293,633 of additional revenue due to new growth rolling onto the property tax rolls. As discussed above, the substantial amount of needs to provide additional city services necessitates the additional revenue proposed in this year's budget.

  The proposed budget does not include rate increases for City utilities, including the water/wastewater utility, stormwater utility, and solid waste fund. Increased water sales, wastewater sales, and connection fees are expected for the water/wastewater utility due to continued growth. Although the proposed budget does not include a proposed increase to the water/wastewater rate, staff will be conducting a rate study in FY 2025to ensure that the rate is consistently re-examined in light of the City's unprecedented growth.

  Although the proposed budget does not include a recommended increase to the solid waste rate, there will be a rate increase due to a contractually allowed adjustment based on the Consumer Price Index (CPI). The CPI adjusted rates will be received by the city at the beginning of October, with the new rates going into effect on the December 2024 utility bill due January 2025. The City's current solid waste contract has been in place since 2020, and the City will be conducting a request for proposal process in FY 25 to ensure the community is receiving the most competitive rates available. The City is also currently examining the stormwater rate in light of upcoming capital project needs. Any proposed changes to the stormwater rate will be shared with the City Council at a future date.

  In addition to maintain the required 25 percent General Fund balance, best practice and industry standard, the Proposed FY 25 Budget maintains a $9.2 million fund balance in the Budget Stabilization Fund to protect against unexpected revenue volatility. Additionally, the Water/Wastewater Fund is maintaining a $24 million fund balance to minimize rate impacts to residents resulting from unexpected revenue volatility. Although the proposed budget

expects a 12 percent increase in sales tax (from FY 2024 estimate), development fees (which are projected to increase by 24 percent) remain the City's second highest source of revenue. As the City continues to grow, diversifying the General Fund revenue base with increased sales tax must remain a high priority.

- **Employee Compensation and Benefits –** Hiring and retaining top talent is important to ensure outstanding City services both today and into the future. To that end, the Proposed FY 25 Budget includes compensation increases for both public safety employees and general government employees.

    - **Public Safety Employee Compensation –** The proposed budget includes fully funding the annual 3 percent step increase for the public safety compensation plan. Additionally, the proposed budget includes a 3.5 percent increase for a market-based adjustment. This increase will help to ensure the City's compensation for both Police Department and Fire Department personnel maintain consistency with compensation offered by cities across the Dallas-Fort Worth Metroplex (Metroplex). City management is working on a methodology to provide a long-term plan to ensure Celina is a premier destination for both Police and Fire personnel in the Metroplex.

    - **General Government Employee Compensation –** The proposed budget includes fully funding the annual 3 percent step increase for the general government compensation plan. Additionally, the proposed budget includes a 2 percent cost of living adjustment (COLA) to help offset the impact of continuing high inflation.

      The proposed budget includes funding to conduct an updated compensation study for the general government compensation plan and to move the general government compensation study off an annual step plan and onto a performance-based compensation plan. Additionally, the compensation study will help to identify a long-term target by which to position general government compensation against competing cities in the Metroplex.

The Budget Overview, City Fund Summary, and Fund Budgets that follow this letter will provide an overview of revenue and expenditure budgets for FY 2025 and the financial impact comparison to the previous fiscal year.

With continued investment in City operations, infrastructure, and employees, I am confident that the Proposed FY 25 Budget will position the City of Celina to be successful today and into the

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Manager's Message

future. With the continued support of the community and City Council, and the ongoing dedication of our outstanding staff, we will move boldly to achieve Celina's highest potential.

Respectfully submitted,

Robert E. Ranc, Jr.

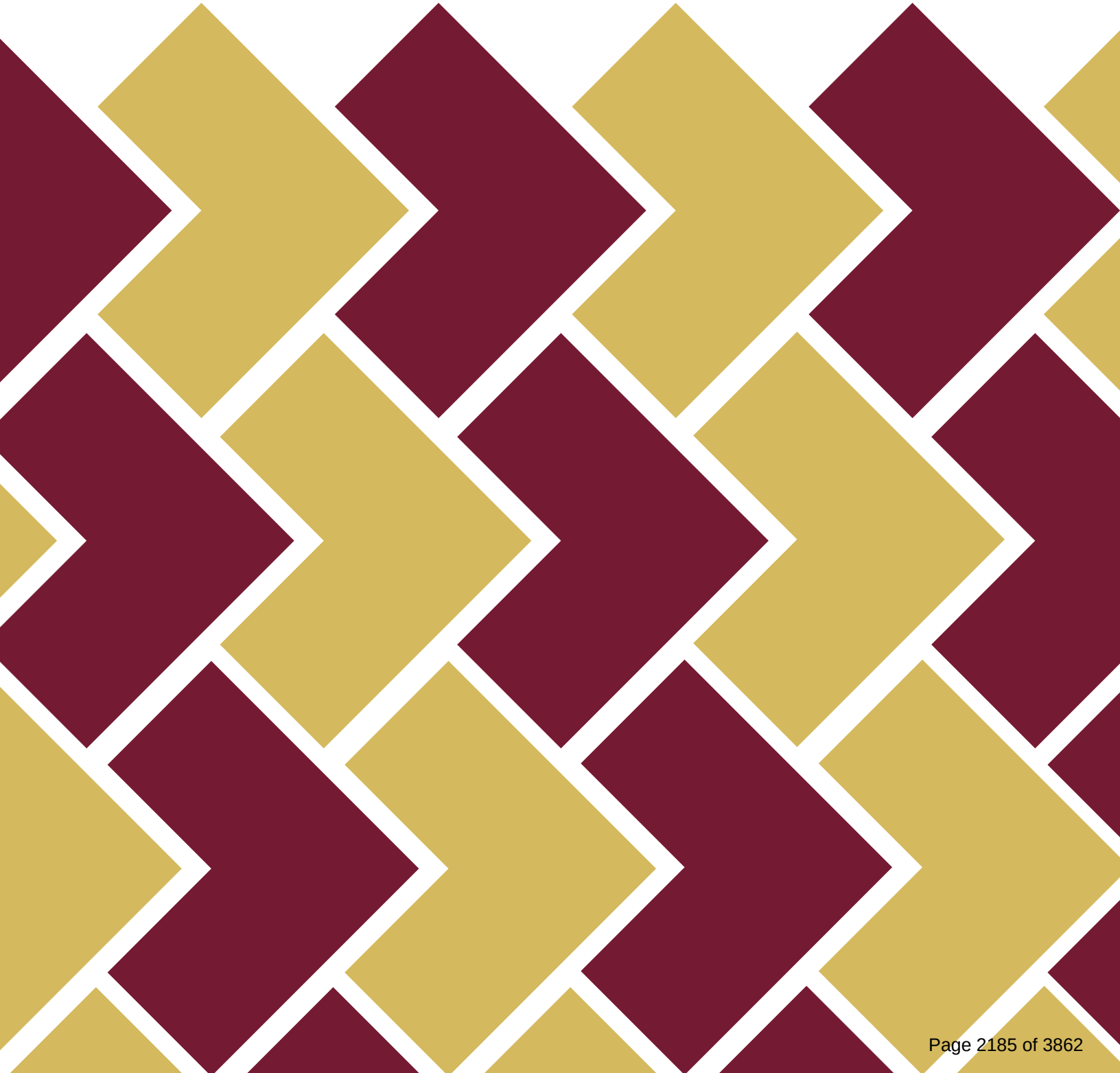
Robert E. Ranc, Jr.
City Manager

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Fiscal Year 2024 - 2025

Budget Overview



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Budget Overview

Introduction

The Budget Overview for fiscal year 2025 is designed to provide a comprehensive and accessible summary of the City's financial plans, priorities, and projections. As the community continues to grow, it is important to ensure that the budgeting process is transparent, responsible, and reflective of the needs and aspirations of the community.

The purpose of the Budget Overview is to present a clear and concise picture of how the City allocates its resources to support ongoing services and address the needs of a growing community. Our goal is to provide an easy-to-understand guide that allows every resident to see where their tax dollars are going and how these expenditures contribute to the overall well-being of our City.

Transparency and fiscal responsibility are cornerstones of our approach. We are committed to ensuring that today's decisions promote long term sustainability. This document highlights the efforts to manage the City's finances prudently while addressing the immediate and long-term needs of the growing population.

Budget Process

Budget Development

The annual operating budget for the City of Celina is the culmination of many hours of work that continues through the year until the adoption of both the tax rate and budget in September. City management, department directors, and staff collaborate throughout the budget process, prioritizing the community's needs in alignment with the City Council's strategic plan and core values. A biennial resident survey is conducted to update the strategic plan, ensuring that it reflects the community's evolving priorities.

Celina's core values, which are the foundation of the departmental budgets, are as follows:

- Maximize efficiency through **Excellence**
- Place the **Community** first
- Make ethical (**Integrity**) decisions
- Be **Service** focused

The City of Celina's internal core value system stems from the philosophy of Servant Leadership and the belief that as public servants, all actions stem from the obligation to put the needs of the residents first and dedicate our decision making and actions to the ideal that City employees exist

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Budget Overview

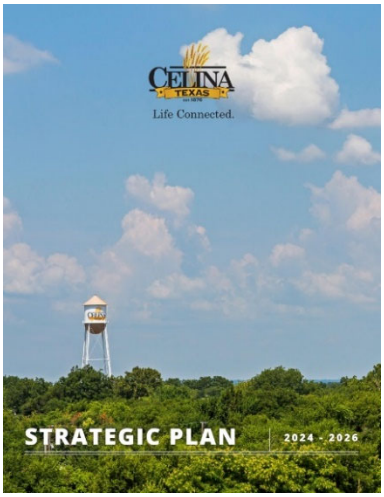
to serve the people. These Core Values represent our highest aspirations, our moral code, and what we are deeply passionate about.

All of this in tandem embodies “Life Connected.” making a genuine connection from the City to all residents and businesses. Living “Life Connected.” is how we as the City, bring life to our core values; ensuring every decision about the City is made through the lens of rightful actions, honesty, transparency, and mindfulness for our future success. These resident surveys, strategic plans, and core values are designed to work in conjunction and are designed to serve as the foundation for each annual budget.

The City of Celina’s mission is to preserve our agricultural heritage and flourish as a close-knit, ever-growing Celina family during the explosive and planned growth of our City. We will provide a unique and extraordinary quality of life complemented by a significant array of high-tech and desirable businesses, agritourism assets, unique destinations, and connections. In July 2024, to accomplish this mission, the City Council adopted its updated 2024-2026 Strategic Plan.

The nine strategic plan goals for 2024-2026 are:

1. **Be** the **Life Connected. City**
2. **Be** the **Unique City**
3. **Be** the **City** of the **Future, Connected** to the **Past**
4. **Be** the **City Built** on **Public Safety**
5. **Be** the **City** of **Sustainable Economic Growth**
6. **Be** the **City Built** on **Infrastructure**
7. **Be** the **City** of **Small Business**
8. **Be** the **City** that **Shares Our Story**
9. **Be** the **City** of **Servant Leaders**



By adhering to the Strategic Plan, the City will focus fiscal decisions on actionable items that will positively impact the community.

The city management reviews all budget requests for alignment with Council direction and the City’s Strategic Plan. The strategic plan and proposed budget outline a path that will ensure that Celina maintains its rural and welcoming feel while facilitating new development and improvements in the right way.

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Budget Overview

Budget Schedule



The annual budget process for the City of Celina begins each January with the development of the budget calendar, outlining key dates for the upcoming year, and a budget manual detailing the essential components each department is responsible for. The City of Celina utilizes a budget planning software to aid in the development of the upcoming year's budget and future planning years.

In January and February, City Council works on an annual strategic plan and strategic goal update. The direction given by the strategic plan drives the budget process forward by providing goals and direction.

The Strategic Plan is reviewed and updated monthly to monitor and track the progress of strategic initiatives. The monthly update serves as reminders to department directors and city management of the vision identified by the City Council for the upcoming fiscal year.

In March and April, Finance provides up-to-date information and assists with any questions as departments finalize their budget requests. Preliminary budgets are submitted for review by the City Management team in April. Following submission, Finance completes a review of all department budget submissions, revenues, and expenditures for the new year and makes necessary adjustments. This process is completed by the end of May each year.

A Budget Workshop with City Management, Finance, and each department is held in June. During this workshop, the City's financial position is discussed, and budget priorities for the upcoming

Budget Overview

year are set. Base budgets, capital budgets, and new staff requests for each department are assessed, and adjustments are made to balance the budget. This workshop allows each department time to discuss their goals, accomplishments, and budgetary needs with City Management.

Certified appraisals from both Collin and Denton Counties are received at the end of July. Following this, Finance formulates a final proposed operating budget that is balanced and conforms to the City's fund balance requirements.

On July 31st, the City Manager presents the proposed budget to the City Council in a council workshop. At the August City Council meeting, staff presents an updated budget based on Council's feedback. Notices of public hearings are published to invite residents to provide input on the proposed budget and tax rate. In September, public hearings are held to gather public feedback on the proposed budget and tax rate, and any remaining questions are addressed. The last step is the formal adoption of the tax rate and budget by ordinance during the September council meeting. Once adopted, the tax rate and budget go into effect October 1st for the start of the new fiscal year.

Throughout the year, staff may adjust the budget through transfers within the same fund, so long as the maximum expenditure is not exceeded. Staff may also take budget amendments to Council for consideration to increase total expenditure authorization.

Resident Involvement

Residents are encouraged to be involved in the budget process. The FY 2025 budget is brought before City Council on three occasions to ensure transparency and public participation. The first is the City Manager's Proposed Budget Workshop on July 31st, where the City Manager presents the Proposed Budget in detail. The second occasion is at the regular City Council Meeting in August, where the no-new-revenue and voter-approval tax rates are submitted to City Council and the budget is discussed again. The third occasion is at the regular City Council meeting in September, during which a public hearing is held on both the proposed property tax rate and budget. This hearing allows for public feedback before the final vote to adopt.

The City of Celina conducted resident surveys in 2018, 2020, and 2022, with the 2024 Resident Survey currently in progress. These surveys are used to gauge the level of satisfaction with City services and identify areas for improvement. They play a crucial role in the development of the strategic plan and budget priorities. The areas identified for greatest improvement in the 2022

Budget Overview

survey were the roads, water and sewer services, and providing parks and recreation opportunities.

Highlights of the 2022 Resident Survey

- Focus Areas Identified by Residents
  - Quality of Infrastructure – Streets, Sidewalks, Streetlights, and Utilities
  - Parks and Recreation Opportunities
  - Health and Wellness Opportunities
  - Education, Culture, and the Arts Opportunities
  - Public Safety
  - Community Design
  - Economy

These resident surveys provide valuable feedback that helps shape the City's priorities and ensures that the budget reflects the community's needs and aspirations.

Budget Overview

Budget Calendar

02/06/24	Budget team sends Budget Calendar, Manual, and 5-Year Staffing Request form
02/06/24	Budget Kickoff - Directors update: - FY 2024 Estimates - FY 2025 Budget Year - FY 2026 Planning Year - FY 2027 Planning Year - FY 2028 Planning Year - FY 2029 Planning Year
04/08/24	**Budgets are Due -** current year estimate, FY 2025 Base & Decision Packages, and future planning years
06/03/24 - 06/06/24	**Budget Workshop -** Directors present departmental overview and proposed budget to City Management
6/10/2024 - 6/30/2024	**Internal Budget Meetings -** City Management and Finance build and balance budgets
07/25/24	Receive Certified Appraisal Rolls from Chief Appraiser §26.01(a) - Denton and Collin CADs
07/31/24	**City Council Special Meeting**
	·City Manager and Finance Team present preliminary budget to Council for feedback
08/13/24	**City Council Meeting**
	·Review proposed budget and tax rate based on Council feedback (Work Session)
	·Hold TIRZ 11 Board Meetings for budget adoption
	·Submit no new revenue and voter approval tax rates to City Council (Action)
09/10/24	**City Council Meeting**
	·Hold TIRZ 5 and 13 Board Meetings for budget adoption
	·Hold Budget Hearing
	·Hold Tax Rate Hearing
	·Adopt Tax Rate
	·Adopt Budget
10/01/24	Start of Fiscal Year 2025

Budget Drivers

Population Growth

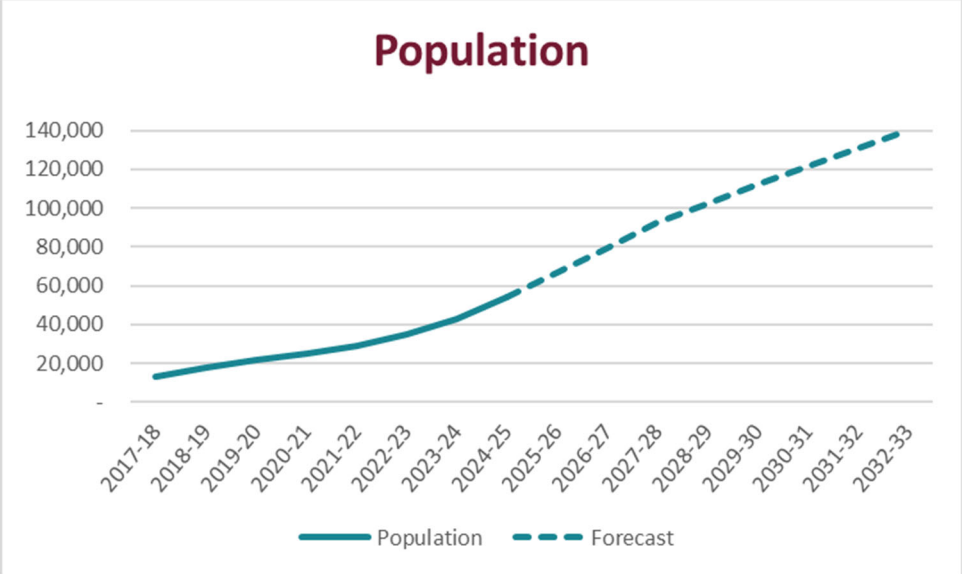
In 2023, the U.S. Census Bureau named Celina the fastest-growing city in America, among cities with a population of 20,000 or more. Celina has established a reputation for having high development standards and a great public school system with Celina and Prosper ISDs that have drawn businesses and families to the area. They noted that Celina “grew by 26.6%, more than 53

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times that of the nation's growth rate of 0.5%". With the rapid growth comes a demand for new and increased City services at breakneck speeds.



Population History and Projection - City of Celina.

Increasing Demand for Services

Additional services for streets, water and sewer, engineering, and public safety were all identified as priorities by residents and City staff. The development community has also expressed a need for enhanced development services to meet increasing demand and building volume.

The growth in Celina is spread out in subdevelopments across the City with farmland in between. This makes providing services to residents more difficult while also planning for the ultimate City buildout thirty or more years from now. The response times for emergency services, distance to parks and recreation facilities, and future mobility needs of streets are all considered in this budget and the 5-year CIP.

Celina is actively engaged in designing, constructing, and planning numerous Capital Improvement projects. These projects encompass various areas, such as streets, parks, administrative buildings, water distribution systems, and wastewater treatment enhancements. This year the City opened the Ralph O'Dell Senior Center opened in FY 2024, Fire Station 3, and the new Police Headquarters. A new downtown parking garage, government center, and Fire Station 4 are under design and will break ground in FY 2025 and 2026. These investments in infrastructure and facilities aim to support the City's growth and will provide enhanced services to residents and businesses for years to come.

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As the City's population is growing, the budget is increasing, as well. New residents generate new revenues and require additional services. The following budget overview provides details regarding the City's revenue sources and how those revenues are invested in high priority services for residents and businesses. Across all funds, the FY 2025 budget prioritizes public safety, development services, infrastructure maintenance and expansion, financial sustainability, and employee compensation.

Revenue Constraints

At present, the primary source of revenue for the General Fund is property taxes, followed closely by development fees, and then sales taxes. In Texas, property and sales taxes are the most stable revenue sources for cities. Established cities rely less on one-time revenues such as development fees than Celina. Rapid growth generates a lot of development fees, and Celina has not yet experienced the large scale retail development that generates sales tax.

The risk to the City is funding ongoing expenditures with one-time revenue sources and to address this risk Celina has used numerous strategies. The City maintains additional stabilization reserves for the General Fund and Water Wastewater Fund in case one-time revenues do not meet targets. Five-year forecasts were created for the General Fund, Water/Wastewater Fund, and Stormwater Fund. The forecasts included population growth and revenue assumptions, future CIP costs, new service additions, and inflationary increases for existing services. The forecasts help to plan and mitigate future year tax and rate changes as well as increases in services.

The EDC is hard at work attracting new businesses to Celina which will bolster the sales tax revenue. The City expects multiple big box retailers to begin construction in FY 2025.

The City contracted with WillDan Financial Services to complete a rate study for the Water/Wastewater Fund. The study identified the need for future year rate increases, however the City intends to mitigate these rate increases by using one time capital and impact fees to pay for capital infrastructure projects.

Financial Overview

Combined Budget Summary

The Combined Budget Summary is inclusive of the General Operating funds, Enterprise funds, Special Revenues funds, Governmental funds, Capital Improvements funds, and Component Units.

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The Combined Budget Summary is in the section entitled City Fund Summary and shows a detailed look at revenues and expenditures by category. Each fund identified on this schedule shows beginning balances, revenues, and expenditures. Revenues are broken down by type and expenditures are broken down by category including General Government, Public Safety, Development Services and Engineering, Recreation and Culture, Public Services, Utilities, Debt Services, and Transfers Out.

The City of Celina utilizes a fiscally conservative strategy when projecting revenues and expenditures. Revenue and expenditure patterns are closely monitored so that adjustments can be made readily throughout the year with amendments going before the City Council for approval.

Total Combined Revenues

The City of Celina takes a stable approach when projecting revenues. Residential and commercial growth, along with economic expectations, are primary drivers in estimating revenues. In the past several years, the City of Celina has enjoyed a relatively stable upward revenue trend. This trend is caused by growth in population, property values, sales tax, and the development of residential communities. While monitoring changes in building permit fee revenues, the City still anticipates residential growth during the next several years.

The City of Celina is striving to diversify its revenues, expand the City tax base through economic expansion, maintain healthy financial reserves and hire and retain a top-quality workforce. The City strives to deliver services in a customer friendly, pro-business, and pro-development manner.

The major sources of revenue for the City of Celina are Property Taxes, Sales Taxes, Licenses and Permits, and Rates, Fees, and Charges.

All sources of funding with the exception for the Capital Improvement Project fund (CIP) planned for FY 2024-25 is $176.5 million an increase over the adopted FY 2023-24 revenue budget by $45.5 million or 34.70%.

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Budget Overview

Revenue Sources for all Funds by Category

Sources of Funds	2023-2024 Adopted	2024-2025 Proposed	Change Year Over Year	% Change	% of Total
Property Taxes	$ 33,778,486	$ 44,739,047	$ 10,960,561	32.45%	25.35%
Sales Taxes	7,410,000	9,553,800	2,143,800	28.93%	5.41%
Franchise & Other Taxes	1,304,300	1,588,700	284,400	21.80%	0.90%
Licenses & Permits	12,575,000	13,875,000	1,300,000	10.34%	7.86%
Rates, Fees and Charges	58,584,540	79,275,786	20,691,246	35.32%	44.93%
Misc/Intergovernmental	4,259,693	6,033,047	1,773,354	41.63%	3.42%
Interest Income	4,681,350	9,267,590	4,586,240	97.97%	5.25%
Transfers In	8,409,626	12,122,967	3,713,341	44.16%	6.87%
Total Sources	**$ 131,002,995**	**$ 176,455,937**	**$ 45,452,942**	**34.70%**	**100.00%**

Note: Chart does not include bond funds.

Property tax is a major revenue source for the City. It provides revenue for general government operations, debt payments, and tax increment reinvestment zones (TIRZ) funds. This year, $44,739,047 has been budgeted for all property tax collections including delinquents, penalties, and for payments to the TIRZ.

Sales tax revenue for all funds is expected to grow 28.93% over last year. A budget of $9.55 million has been forecast for the upcoming year across all funds. Celina has enjoyed continued sales tax growth year over year. The original adopted sales tax budget for FY 2022-23 was $7.03 million and FY 2023-24 was $7.41 million. Sales tax revenue is net of all sales tax rebates and contractual agreements.

Rates, fees, and charges for service is the largest source of revenue for the City and is proposed in FY 2025 at $79.28 million and represents about 44.93% of the City's revenue. The increase in rates, fees, and charges over FY 2024 is $20.69 million or about 35.32% and is largely attributed to growth in population resulting in increased use of services in the utilities.

Water and wastewater services represent $43.30 million or 54.62% of the $79.28 million proposed for rates, fees, and charges for service. Of the water and wastewater $43.30 million, $21.62 million or 27.27% comes from water sales, $13.23 million or 16.68% for wastewater sales, $6.80 million or 8.58% from water/wastewater connection fees, and $1.65 million or 2.08% from other services including meter and developer revenue.

The Solid Waste Fund contains all revenues and expenditures for contracted solid waste services. The Solid Waste Fund provides for the collection and disposal of solid waste, including recycling. Rates and fees for services are proposed at $4,316,276 for the upcoming year, other taxes and

Budget Overview

interest are $380,000, and the total revenue for the Solid Waste Fund is $4,696,276. Operational costs for solid waste services are budgeted at $4,470,000.

Another major source of revenue originates from Licenses and Permits. These revenues are generated for services rendered and user fees charged for permits, construction inspection fees, fire/EMS fees, police fees, and other related services. Revenue of $13,875,000 is proposed for FY 2024-25 which is an increase of $1.30 million or 10.34% over the adopted FY 2023-24 budget.

Interest income is budgeted to increase by $4.59 million or 97.97% to $9.27 million. This is primarily due to nationwide increases in interest rates.

Transfers in are a part of the total sources of funds and is proposed at $12,122,967. This number reflects one-time transfers for infrastructure improvements and reimbursement of in-kind services across the funds. The remaining revenue is attributable to other types of services such as intergovernmental agreements. The transfers also include the funding for the vehicle equipment replacement funds for both the General Fund and the Water/Wastewater Fund.

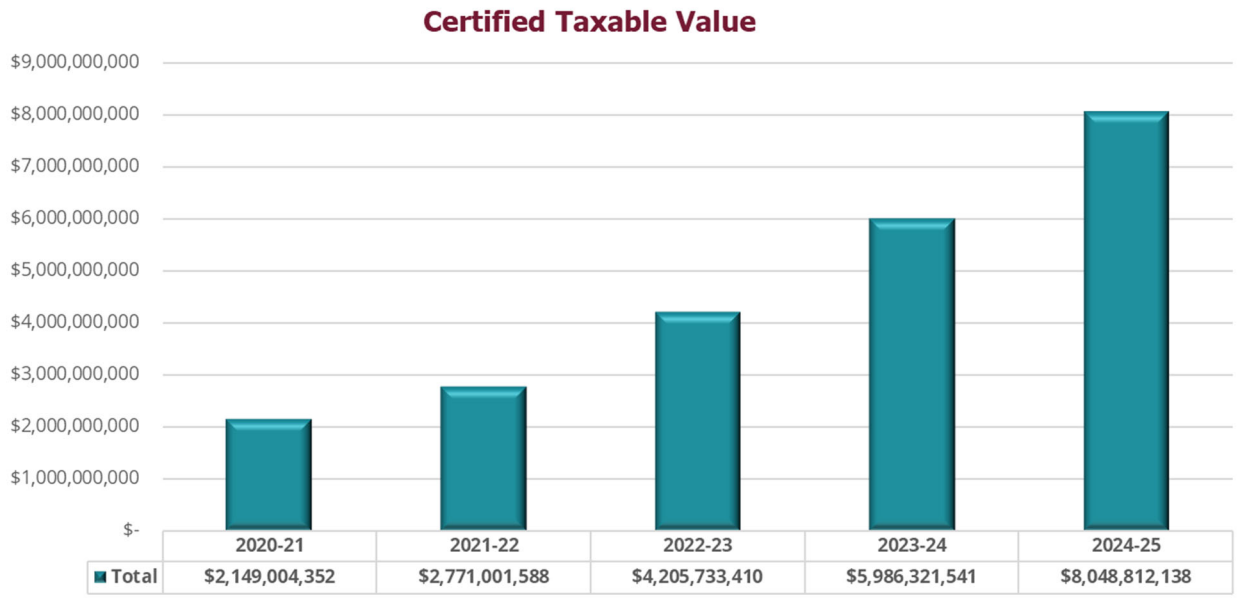
Property Taxes

Property taxes are a revenue source for the General Fund and Debt Service Fund. Property taxes are the second largest revenue source of the City, behind rates, fees, and charges for services. They are a stable and ongoing revenue source.

Property Values and Tax Levy

According to the Collin and Denton Central Appraisal Districts, the grand total freeze adjusted certified taxable value is $8,048,812,138. This value is 34.45% or $2.062 billion more in assessed valuation than tax year 2023 adjusted taxable value (as of 07/25/2024). Of this increase, $1.33 billion is attributable to new taxable values added to the tax roll which includes improvements and personal property.

Budget Overview



Historical taxable property values.

Property Tax Rate

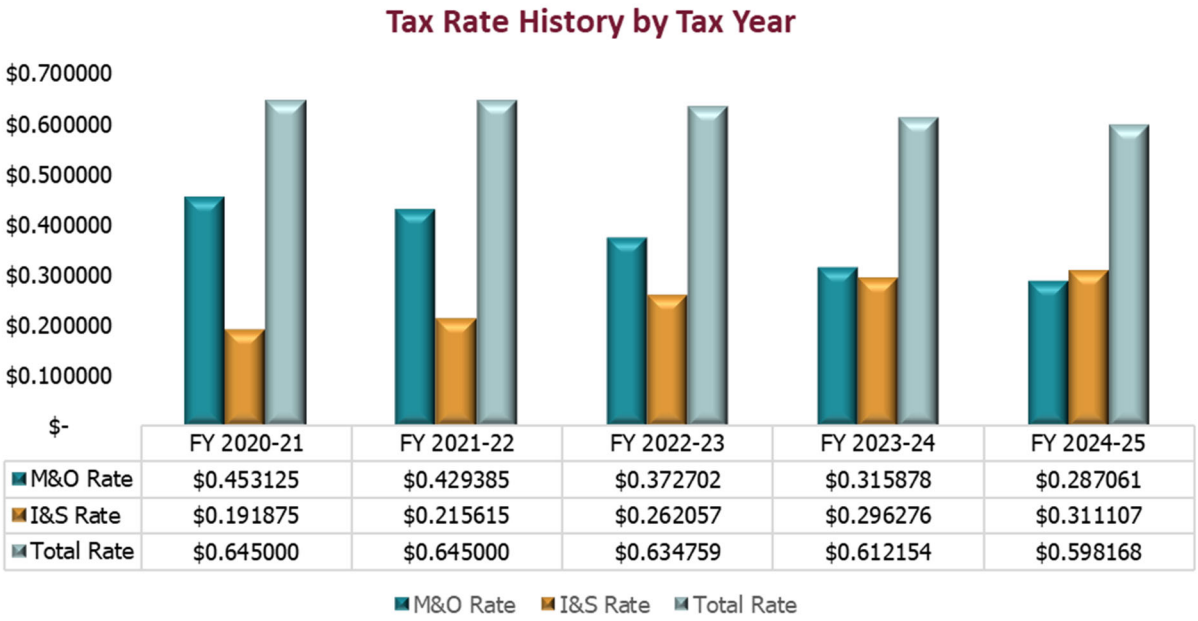
The City strives to maintain a tax rate that provides adequate revenue to fund the needs of a rapidly growing community now and into the future while also promoting a competitive rate compared to nearby cities. As the City grows so will the demands for service, the tax revenue will also need to increase due to the growing population and rooftops. This year, the City has proposed a tax rate of $0.598168 to meet these objectives. The proposed tax rate is the voter approval rate, which increases property tax revenue on existing properties by 3.5%.

The proposed tax rate of $0.598168, is a tax rate reduction from the FY 2023-24 tax rate of $.612154. Of the total tax rate of $0.598168, $0.287061 or 47.99% is dedicated to maintenance and operation expenses and $0.311107 or 52.01% is dedicated to general debt service.

The average taxable single-family home value is $567,574 as of July 2024. At a property tax rate of $0.598168, the City tax paid on the average single-family home will be approximately $3,395. For comparison purposes, homeowners pay approximately $598 per $100,000 in assessed value.

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	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
M&O Rate	$0.453125	$0.429385	$0.372702	$0.315878	$0.287061
I&S Rate	$0.191875	$0.215615	$0.262057	$0.296276	$0.311107
Total Rate	$0.645000	$0.645000	$0.634759	$0.612154	$0.598168

Historical picture of the City's tax rate history for maintenance & operations and interest & sinking.

Sales Tax

Over the past five years, Celina has situated itself among the top cities in terms of smart growth. By focusing on high standards and master planning, Celina residents can rest assured that they live in a unique and beautiful community. Celina has established a presence in North Texas and has now gained the attention of commercial developers. Sales tax revenue will continue to increase as commercial development begins matching the pace of Celina's population growth.

The sales tax rate for the City is 2.0% of which, half is allocated to the General Fund (1%), a quarter allocated to the Community Development Corporation (CDC) (0.5%), and a quarter is allocated to the Economic Development Corporation (EDC) (0.5%).

The proposed budget includes a 12% increase in sales tax revenue compared to the FY 2024 estimated collection. This is based on trends over the last few years. In FY 2026 and FY 2027 sales tax is expected to grow at even grates rates, as big box retailers begin to open. The charts below depict city-wide sales tax revenue over the past 5 years.

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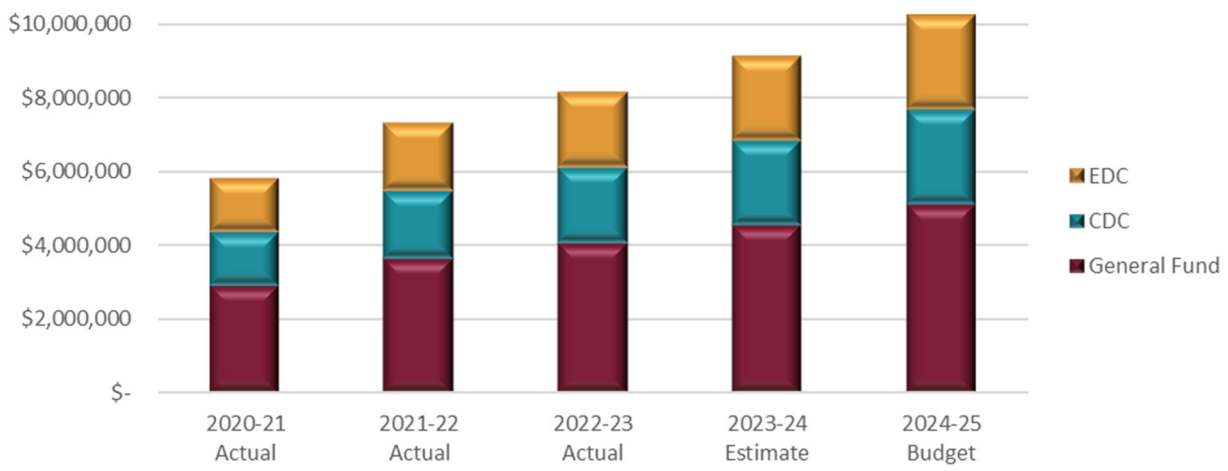
Budget Overview

Sales Tax 5-Year History

Fiscal Year	General Fund	CDC	EDC	Total
2024-25[1]	$ 5,126,900	$ 2,563,450	$ 2,563,450	$ 10,253,800
2023-24[2]	4,577,600	2,288,800	2,288,800	9,155,200
2022-23	4,087,162	2,043,581	2,043,581	8,174,324
2021-22	3,666,061	1,833,031	1,833,031	7,332,123
2020-21	2,930,968	1,465,484	1,465,484	5,861,937

1 – Proposed Budget
2 – Estimate

Sales Tax History



Licenses and Permits

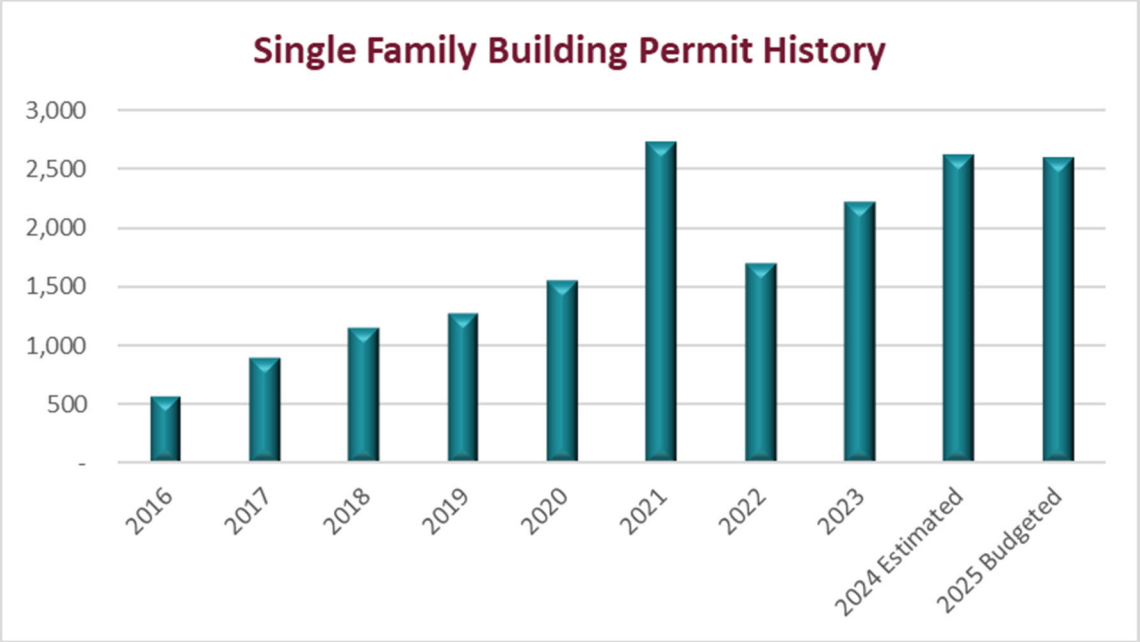
License and permits fees constitute one of the primary sources of revenue for the City, making it the second largest contributor to the General Fund. Celina's overall license and permits revenues have been steadily increasing, aligning with the growth in population and housing developments.

While Permit Revenue has increased, it is considered a volatile, one-time, revenue. It can be challenging to use permit revenue for significant recurring expenses, as it can change significantly if building slows. As commercial development continues to expand, recurring sales tax revenues are expected to rise, providing greater flexibility in budget allocations. This shift will gradually reduce the City's reliance on one-time permitting revenues.

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Looking ahead, the revenue outlook for fiscal year 2025 appears promising, indicating positive prospects for the City's financial position and ability to meet its future needs.



Building Permits Issued for Single Family Residential (SFR) by Fiscal Year.

Total Combined Expenditures

Expenditure Sources for all Funds by Category

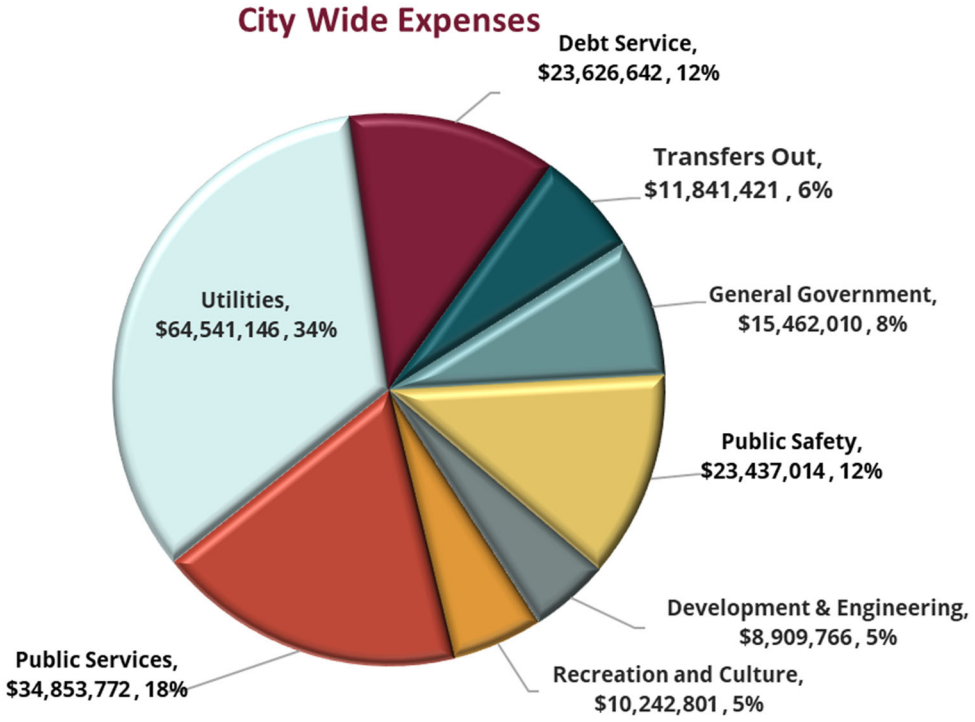
Use of Funds	2023-2024 Adopted	2024-2025 Proposed	Change Year Over Year	% Change	% of Total
General Government	$ 11,471,869	$ 15,462,010	$ 3,990,141	34.78%	8.01%
Public Safety	20,689,234	23,437,014	2,747,780	13.28%	12.15%
Development & Engineering	7,209,003	8,909,766	1,700,763	23.59%	4.62%
Recreation and Culture	11,178,913	10,242,801	(936,112)	-8.37%	5.31%
Public Services	8,969,197	34,853,772	25,884,575	288.59%	18.07%
Utilities	49,776,696	64,541,146	14,764,450	29.66%	33.46%
Debt Service	16,589,795	23,626,642	7,036,847	42.42%	12.25%
Transfers Out	8,409,626	11,841,421	3,431,795	40.81%	6.14%
Total Uses	**$ 134,294,333**	**$ 192,914,572**	**$ 58,620,239**	**43.65%**	**100.00%**

Note: Chart does not include bond funds.

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Note: Graph does not include bond funds.

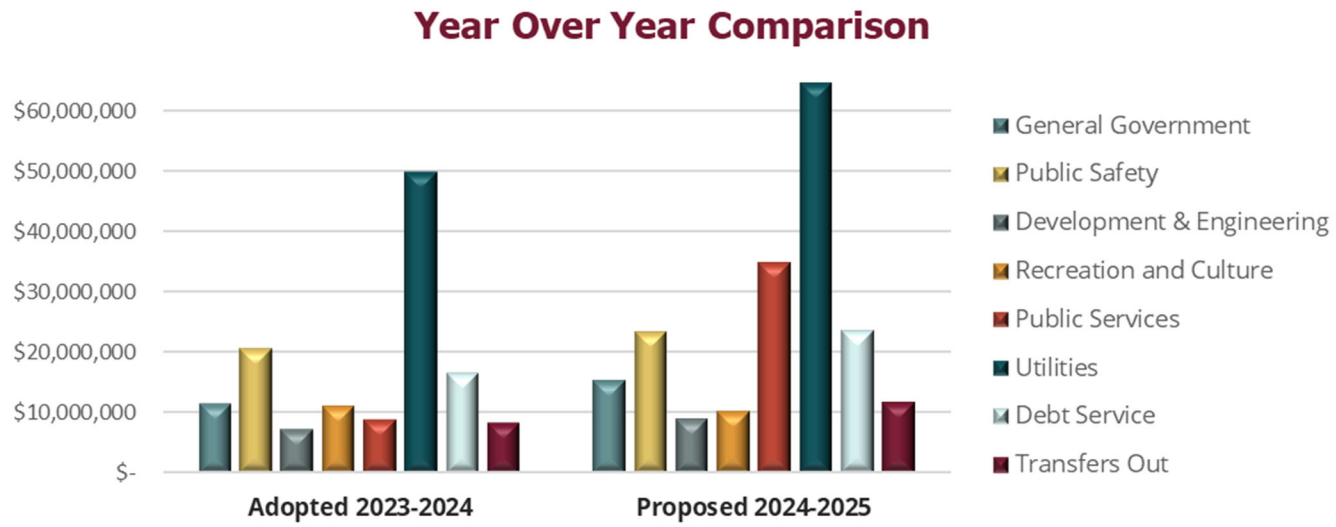
The operating budget is a combination of all costs to accomplish comprehensive citywide business including transfers and debt service payments except for the Capital Improvement Project (CIP) Fund. Use of Funds for total combined expenditures is broken down by General Government, Public Safety, Development and Engineering, Recreation and Culture, Public Services, Utilities, Debt Service, and Transfers. The total of the combined operating expenditure budget for FY 2025 is $192,914,572, compared with $134,294,333 budgeted in FY 2024. This is an increase of $58,626,239 or 43.65%.

The General Government budget increased $3,990,141 or 34.78% over FY 2024 to $15,462,010. This increase includes the EDC, Technology Fund one-time purchases, and general government operating. Public Safety increased $2,747,780 or 13.28% over the adopted FY 2024 budget to $23,437,014. This increase includes 10.0 positions, 3% step, and 3.5% market adjustment pay increases. Development and Engineering increased $1,700,763 or 23.59% to $8,909,766. The increase is primarily due to 9.0 additional positions. Recreation and Culture decreased $936,112 or (8.37%) to $10,242,801 due to one-time capital expenses that were budgeted in the Park Fee Fund in FY 2024. Public Services increased $25,884,575 or 288.59% to $34,853,772 due to planned one-time capital purchases in Street Construction, Roadway Impact Fee, and Road

Budget Overview

Capital Recovery Funds. Utilities increased $14,764,450 or 29.66%, to $64,541,146 due to debt payment increases, operating increases, one-time capital purchases in FY 2025. Debt Service and Transfers proposed budget total $35,468,063 in comparison to the adopted FY 2024 budget of $24,999,421.

The City Fund Summary section of this document provides more detail regarding the individual fund budgets and the total expenditures broken down per fund.



Year over year expenditure comparison of core operating functions.

Budget Additions by 2024-2026 Strategic Plan Goals

The proposed budget is based on accomplishing the 2024-26 Strategic Plan and addressing priorities from the resident survey.

The below list of additions and capital projects represent additions to the budget specifically to address goals identified by the Strategic Plan.

1. **Be the Life Connected. City:** Focus areas include policy decisions, governance, and partnerships that aim to keep residents, visitors, and businesses invested long-term.
    a. Addition of a Library Assistant and a Recreation Specialist.
    b. A multi-modal path consultant.
    c. An athletic programming study.
    d. Keep Celina Beautiful strategic plan consultant.
2. **Be the Unique City:** Through partnerships and community engagement, we are fostering creativity, connection, and making our city a beacon of cultural vitality.
    a. New downtown speaker system & radio subscription

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b. New downtown picnic tables.
c. Neighborhood integrity grant program.

3. **Be the City of the Future, Connected to the Past:** Focus areas include long-term and resiliency planning, vision development and risk management.
    a. Addition of a Long-Range Planning Manager.
4. **Be the City Built on Public Safety:** Public Safety and emergency services are a strength, we intend to fortify them.
    a. Addition of a Fire Marshal and a Fire Training Captain.
    b. Applied for 12 Firefighters through the SAFER Grant.
    c. Addition of Traffic Officers, School Resource Officers, Patrol Lieutenant, Support Services Lieutenant, and support staff.
    d. Public Safety training and programs including emotional intelligence testing, Brazilian Jiu Jitsu, junior police academy, Community Emergency Response Team (CERT), night shift differential pay in Police, and Telestaff scheduling software.
    e. Public Safety equipment that includes AED's, replacement radios, rapid deployment vehicle, special response team enhancements, stop sticks, crime scene vehicle, speed trailer, flock cameras, thermal optics, traffic unit training equipment, and a sand spreader in streets.
    f. Fire Station 1 remodel and workout equipment replacement, school zone flasher upgrade, and school traffic control plan.
5. **Be the City of Sustainable Economic Growth:** This Strategic Plan Goal seeks to find a balance between economic prosperity and community development.
    a. Addition of a Building Plan Examiner, Building Inspector, and Planning Technician.
    b. New software for building inspections and permits.
    c. 5-year budgeting process and capital improvement plan.
6. **Be the City Built on Infrastructure:** With limited resources and a high demand for new infrastructure, a pragmatic approach is required to adequately fund and develop infrastructure.
    a. Addition of Street Maintenance Workers, Engineers, an IT Administrator, a Valve and Hydrant crew, a Water Reclamation crew, and a Stormwater Worker.
    b. Streets additions include a pavement condition index, crack sealer, a bucket truck, pavement marking equipment trailer, arrow boards, an asphalt paver, a stripemaster, and other equipment.
    c. Utility additions include leak detection, CLX (chlorine) Analyzers, camera equipment for utility lines, and a trencher.
    d. CIP meeting is scheduled in the Fall to adopt future capital projects.

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7. **Be the City of Small Business:** Celina is known for our small, local businesses; they are the heart of the community. We recognize their importance to our quality-of-life and economic sustainability.
    a. Façade grant program.
    b. Continued partnership with EDC and Chamber of Commerce.
8. **Be the City that Shares Our Story:** We want to share our story through what we say, what we publish, the improvements we construct, and the things we do.
    a. Addition of a GIS Analyst and reclassifications of a Senior GIS Analyst to a GIS Manager and a Special Events Coordinator to a Senior in Marketing.
9. **Be the City of Servant Leaders:** This goal focuses on strengthening Celina's proud tradition of selfless service to our neighbors and the community.
    a. Addition of a Senior Customer Service Representative and a Stormwater Compliance Coordinator. In addition there is a reclassification of an FTE to a Billing Analyst in Customer Service.
    b. Performance & Management Organizational Review.
    c. Risk & Safety Consulting and Safety Program.
    d. Volunteer Background Check System.

Significant One Time Expenditures

The proposed FY 2024-25 total combined funds budget includes $3.4 million in significant one-time expenditures. Below is a sample listing of some of the expenditures anticipated:

- Capital Vehicles **$1,849,065**
- Capital Equipment **$923,611**
    - Asphalt Paver
    - Compact Street Sweeper
    - Crack Sealer
    - Jetter Trailer
    - Picnic Tables
    - Fire Department Workout Equipment
    - Police Patrol Radios
    - Taylor-Dunn Bigfoot Cart
    - Speed Trailer
    - Sand Spreader
    - AED's for Police Patrol
- Vehicle and Equipment Replacements **$654,895**

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Personnel/Full-Time Equivalents (FTEs)



This budget proposes an increase of 34.0 full-time equivalent (FTE) positions. This includes 25.0 in General Fund, 7.0 in the Water and Wastewater Fund, and 2.0 in the Stormwater Fund. Of these new positions, 1.0 are for General Government, 9.0 Development and Engineering, 2.0 are for Culture and Recreation, 12.0 are for Public Services, and 10.0 are for Public Safety. In FY 2025, GIS will be moving to the General Government category, to better align with the organizational chart. The new positions including compensation and benefits will total $3,638,800 and are listed below.

General Government - 1.0 FTEs

- IT Administrator – Information Technology (1.0)

Development and Engineering - 9.0 FTEs

- GIS Analyst – GIS (1.0)
- Long Range Planning Manager – Development Services (1.0)
- Building Plan Examiner – Development Services (1.0) *(approved early in mid-year FY 2024)*
- Building Inspector – Development Services (1.0) *(approved early in mid-year FY 2024)*
- Planning Technician – Development Services (1.0)
- Senior Civil Engineer – Engineering (1.0)

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- Civil Engineer – Engineering (1.0)
- Assistant Director of Engineering – Engineering (1.0)
- Construction Inspector – Engineering (1.0)

Culture and Recreation - 2.0 FTEs

- Full Time Library Assistant – Library (1.0)
- Recreation Specialist – Parks (1.0)

Public Services - 12.0 FTEs

- Streets Workers – Streets (2.0)
- Streets Crew Leader – Streets (1.0)
- Valve & Hydrant Crew Leader – Public Works (1.0)
- Valve & Hydrant ULM Worker – Public Works (1.0)
- Legacy Hills WRF Operator – Public Works (1.0)
- Legacy Hills WRF Crew Leader – Public Works (1.0)
- ULM Wastewater Camera Technician – Public Works (2.0)
- Senior Customer Service Representative – Customer Service (1.0)
- Stormwater Compliance Coordinator – Stormwater (1.0)
- Stormwater Worker – Stormwater (1.0)

Public Safety 10.0 FTEs

- Fire Marshal – Fire (1.0)
- Training Captain – Fire (1.0)
- Property Evidence Supervisor – Police (1.0)
- Support Services Division Lieutenant – Police (1.0)
- Patrol Lieutenant – Police (1.0)
- Traffic Officer – Police (2.0)
- Intern – Police (0.5)
- School Resource Officer – Police (2.0) *(approved early in mid-year FY 2024)*
- Records Coordinator (part time to full time) – Police (0.5)

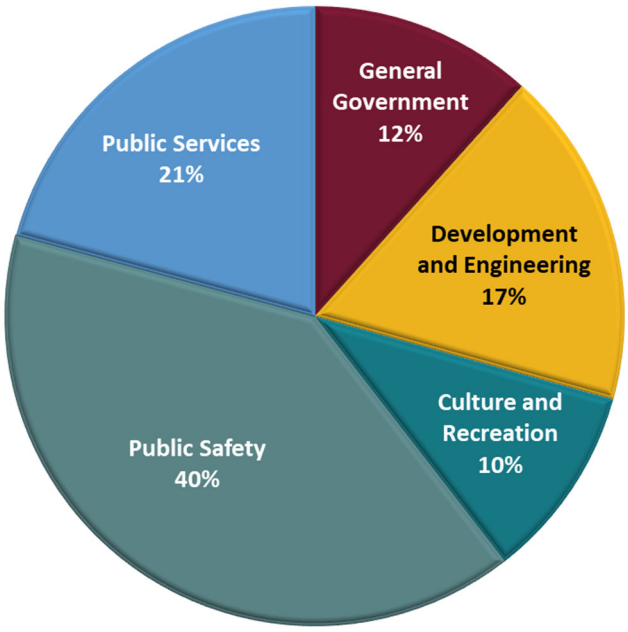
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Staffing changes occur throughout the year between departments, the total number of FTEs to close the 2024 budget year is 315.75. The FY 2024-25 proposed budget maintains the 2024 end of year totals and with the addition of the new positions requested, Celina will begin the 2025 budget year at 349.75 FTEs with a salary and benefits cost of $40,538,383.

Percent of FTEs by Service Area



Employee Compensation

The City offers competitive benefits to employees, including group medical, dental, and vision insurance with dependent coverage available. Life and long-term disability insurances are 100% City paid. Optional insurance offerings are provided for short-term disability and additional life insurance.

The City participates in Texas Municipal Retirement System ("TMRS"), a statewide administered pension plan. The City's TMRS plan is a 2 to 1 matching ratio with a 5-year vesting period. Service eligibility for retirement is age 60 with 5 years of service or any age with 20 years of service. The City provides pension benefits for all its full-time employees through TMRS. The City continues

Budget Overview

to contribute 100% of its annual required contribution (ARC) at an actuarially determined rate. Both the employees and the City make contributions monthly.

The proposed FY 2025 budget includes a step increase of 3% and a COLA of 2% for general service and public works employees. The purpose of the COLA is to address the impact of inflation on salaries and to try to remain competitive in the DFW market. The DFW CPI increased by between 4.6% and 6.1% over the last year. The budget also includes a step increase of 3% and a market adjustment of 3.5% for Public Safety employees. The public safety market adjustment is based on compensation data for police and fire positions from other DFW cities. Our goal is to remain competitive to attract and retain top talent in public safety.







Fund Balance and Reserve

There are multiple areas of reserves built into the budget. By ordinance, the City is required to maintain a General Fund Balance equal to 25% of expenditures. For FY 2025, this amount is approximately $13.82 million.

The Water and Wastewater Fund projects a working capital reserve of $19.64 million which is approximately 43.49% of FY 2025 expenditures or 159 days of working capital. The Water and Wastewater Fund target balance is 40% working capital. While FY 2025 is greater than the target, this balance will help the fund meet targets in future fiscal years.

Fund Summaries

General Fund

General Fund Revenue

General Fund revenues and transfers in are budgeted at $53,725,714 for FY 2025. This is an increase of 23.60% or $10,258,476 over the FY 2024 budget. The main sources of revenue into

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Budget Overview

the General Fund are property taxes and development fees, they are forecasted at 72% of the total General Fund revenue for FY 2025. The revenue growth is a result of continued commercial development, new residential construction, and population growth in Celina.

Revenue	2023 - 2024 Adopted	2023 - 2024 Estimated	2024 - 2025 Proposed
Property Tax	$ 16,672,043	$ 16,672,043	$ 20,946,451
Sales Tax	3,442,500	3,977,600	4,526,900
Other Taxes	1,075,050	1,142,700	1,308,200
Development Fees	14,400,000	18,375,000	17,800,000
Fines and Fees	3,106,440	3,060,585	3,266,110
Interest	1,000,000	1,000,000	1,500,000
Other	2,791,205	2,806,183	3,108,987
Transfers	980,000	980,000	1,269,066
Total	**$ 43,467,238**	**$ 48,014,111**	**$ 53,725,714**

Property Tax Revenue

Property tax values continue to increase in Celina as more new construction takes place. General Fund property taxes for FY 2025 are budgeted at $20,946,451, which is an increase of 25.64% over the FY 2024 budget. The increase is mainly due to new value from development added to the tax rolls. Certified property values for FY 2024 are $8,048,812,138 which is $2,062,490,597 or 34.75% more than FY 2024 adjusted values. Much of this increase is due to $1,328,450,491 of new value that was added to the tax rolls as of January 1, 2024. The O&M tax rate is $0.287061/$100 of value.

Sales Tax Revenue

Celina's commercial development has not yet caught up to the residential expansion in recent years and as a result sales tax is only 9% of budgeted revenue in FY 2025. The FY 2025 sales tax budget is $5,126,900 which is a 12% increase over FY 2024 estimate. Commercial development is picking up in Celina with big box retailers planning new stores and new businesses opening along Preston Road and downtown. City staff continues to monitor this revenue source closely.

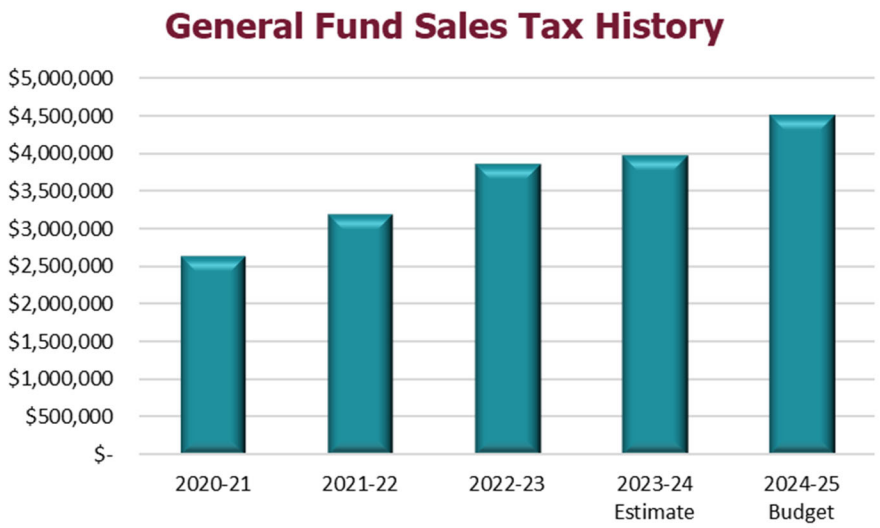
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Budget Overview

General Fund Sales Tax History			
Fiscal Year	Sales Tax	Incentive	Net
2024-25[1]	$ 5,126,900	$ 600,000	$ 4,526,900
2023-24[2]	4,577,600	600,000	3,977,600
2022-23	4,087,162	213,030	3,874,132
2021-22	3,666,061	468,500	3,197,562
2020-21	2,930,968	292,982	2,637,986

1- Budget
2- Estimate



Note: Figures are Net of Incentive Payments.

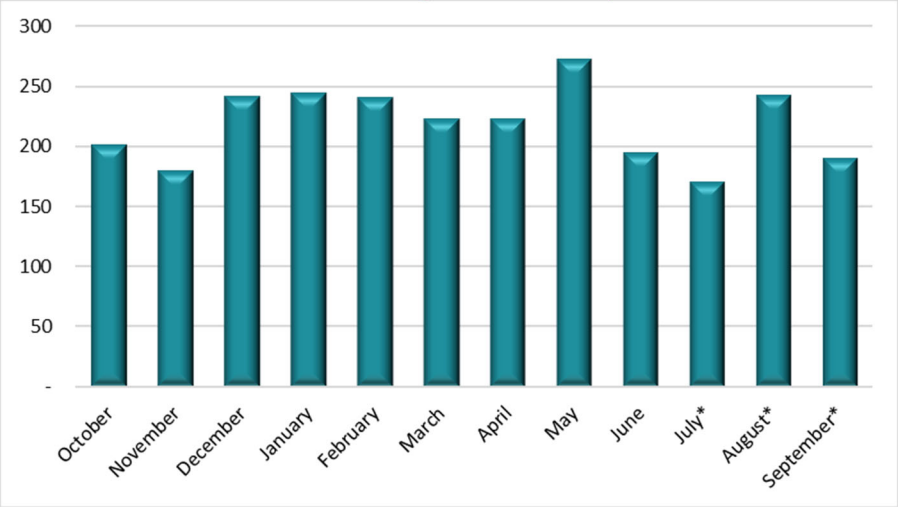
Development Fee Revenue

General Fund development fee revenue for FY 2025 is budgeted at $17,800,000 which is an increase of 23.6% over the FY 2024 budget. This is due to increased development resulting in higher fee revenue. There are estimated to be 2,600 building permits in FY 2024 and 2,600 in FY 2025. Building permit revenue is one time revenue. As the City builds out this revenue source will decrease and be replaced by an increase in sales and property tax revenue.

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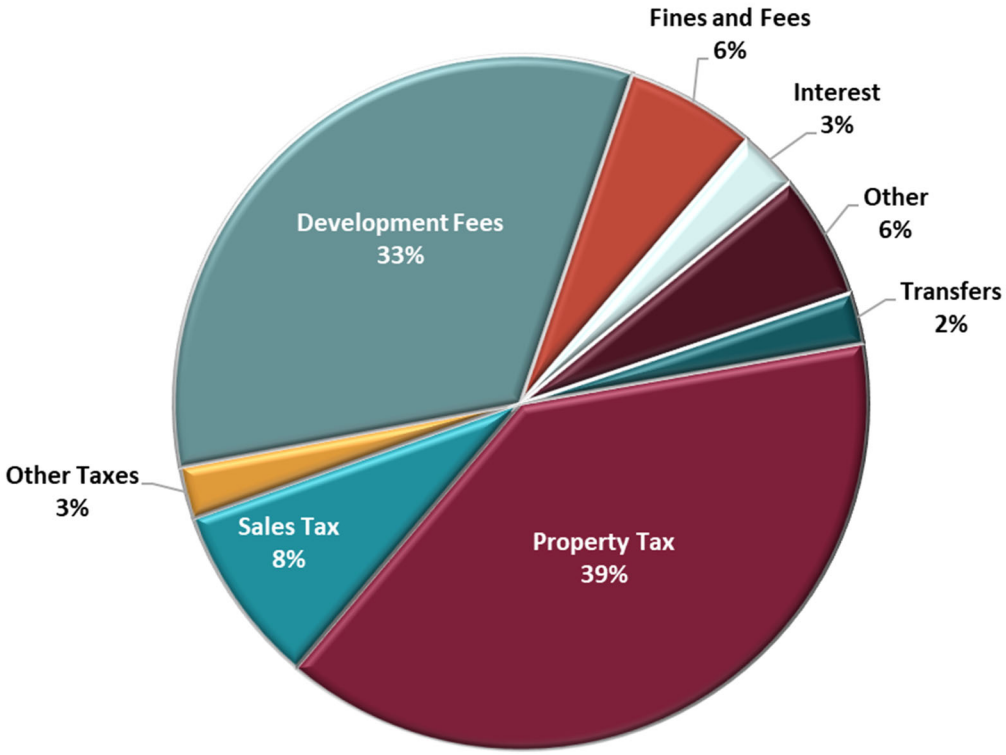
Budget Overview

FY 2024 Building Permits by Month



**Estimate.*

FY 2024 – 2025 General Fund Revenue



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Budget Overview

General Fund Expenditures

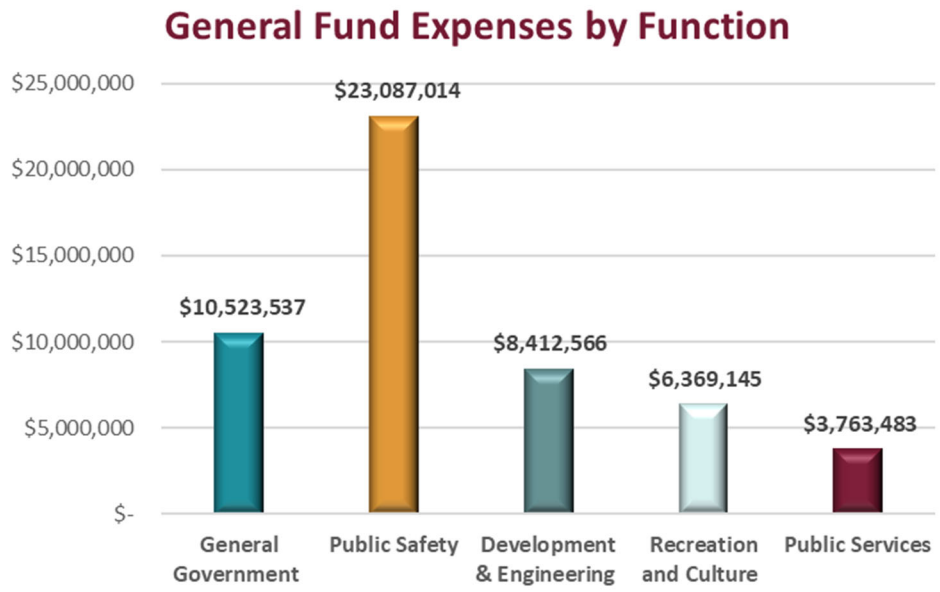
The General Fund encompasses the basic services of municipal government. These services include Police, Fire, Streets, Development Services, Parks, Public Works, Administration, and all other internal services.

General Fund operating expenditures total $52,155,745 before transfers out. With transfers, the total General Fund budget for FY 2025 is $54,317,128. This budget is a 22.58% increase or $10,006,692 more than the FY 2024 budget.

The General Fund transfer to the Vehicle and Equipment Replacement (VERF) Fund for FY 2024 is budgeted at $1,411,383. The VERF Fund is a separate fund that provides for the replacement of capital vehicles and equipment. This is an increase of $423,125 from the adopted FY 2024 VERF transfer of $988,258. This increase in transfers is a result of the increased number of capital vehicles, equipment, and overhead costs of the Fleet Department. The General Fund also includes a transfer to a Stabilization Fund of $750,000 for FY 2025.

General Fund by Department

The General Fund expenditure budget is broken down by department and grouped into categories by major function. The categories are General Government, Public Safety, Development and Engineering, Recreation and Culture, and Public Services.



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Budget Overview

General Government includes Administration, City Secretary, Finance, Human Resources, Information Technology, Municipal Court, and Facility Maintenance. These departments have a total of 39 positions which includes 1 new position for the FY 2025 Budget. The General Government budget for FY 2025 is $10.52 million which is $1.51 million or 16.7% above the FY 2024 budget.

Public Safety is comprised of the Police and Fire Departments. Overall, Public Safety makes up the largest cost center with a combined budget of $23.09 million or 44.27% of the total General Fund operating budget in FY 2025. Fire & EMS will have a total of 68 personnel with a proposed operating budget of $11.05 million, an increase over the adopted FY 2024 budget by $1.80 million. The Fire Department is 21.18% of the General Fund budget. Fire Station No. 3 was completed and became staffed in FY 2024. The Police Department will have a total of 71 personnel with a proposed budget for FY 2025 of $12.04 million. The Police Department is 23.09% of the General Fund budget. The FY 2025 budget contains 10.0 new public safety FTEs, with the addition of a Fire Marshal, Fire Training Captain, Property Evidence Supervisor, Support Services Division Lieutenant, Patrol Lieutenant, two Traffic Officers, two School Resource Officers, an Intern, and reclassifying the Records Coordinator position from part time to full time.

The Development and Engineering category includes Development Services, GIS, and Engineering. It has a proposed budget of $8.41 million, which is an increase of $1,277,139 or 17.90% The total personnel count is 62. There are 9 new positions added in FY 2025 for a GIS Analyst, Long Range Planning Manager, Building Plan Examiner, Building Inspector, Planning Technician, Senior Civil Engineer, Civil Engineer, Assistant Director of Engineering, and a Construction Inspector. A portion of the engineering positions is offset by revenue from bond funded projects. Development Services is on pace to process around 2,600 residential building permits for the 2023-24 fiscal year and Development and Engineering represents 16.13% of the overall general operating fund budget.

Recreation and Culture includes Library, Parks and Recreation, and Marketing/Special Events. These departments have a total of 35.75 FTEs which includes 2 new positions for a Library Assistant and a Recreation Specialist in the FY 2025 Budget. The Recreation and Culture budget for FY 2025 is $6.37 million which is $0.89 million or 16.23% above the FY 2024 budget.

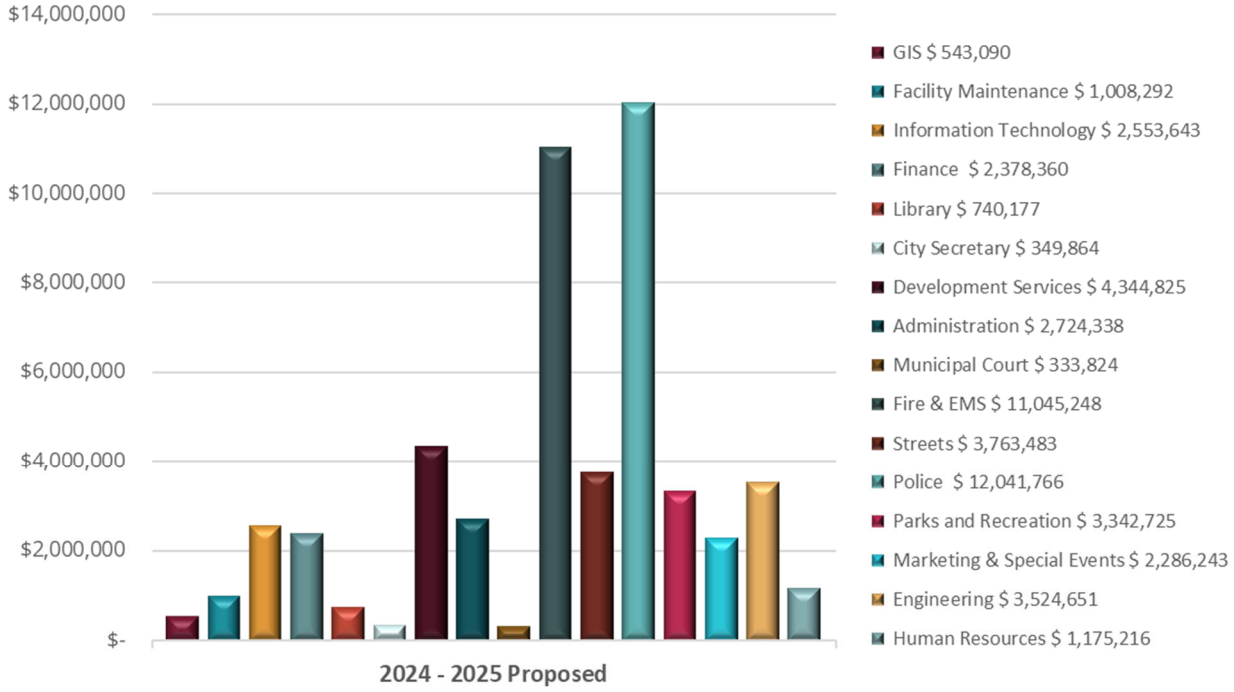
Public Services includes the Streets Department in the General Fund. Streets has a total of 15 FTEs which includes 3 new FTEs for two Streets Workers and a Streets Crew Leader in the FY 2025 Budget. The Streets budget for FY 2025 is $3.76 million which is $1.06 million or 39.39% above the FY 2024 budget.

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Budget Overview

FY 2024 – 2025 General Fund Expenditures by Department



Enterprise Funds

Water and Wastewater, Solid Waste, Utility Infrastructure, Impact Fees, Capital Recovery, Stormwater Drainage, and Utility Vehicle and Equipment Replacement Fund (VERF) account for the full-service operations of the water and wastewater system including water production, water distribution, wastewater collection, wastewater reclamation, solid waste collection and disposal, and capital improvements. The Enterprise funds are 100% self-supporting with revenues generated from rates, charges, and fees sufficient to cover operations, debt, scheduled capital outlay purchases, and capital infrastructure projects. They act as business enterprises, utilize full accrual accounting, and separate water and wastewater operations to make each operation self-supporting.

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Budget Overview

Water Ground Storage Tanks



Water & Wastewater Fund

The Water & Wastewater Fund ("the utility system") accounts for water and wastewater operations of the City of Celina. The operations of the utility system include administration, water distribution, wastewater collection, wastewater reclamation, system maintenance, and Utility Customer Service. Water and Wastewater services are provided to both residential and commercial customers. Currently, the City of Celina has 15,193 utility accounts. Separately, the City is contracted by Elm Ridge Water Control and Improvement District to perform and manage their water utility maintenance and billing.

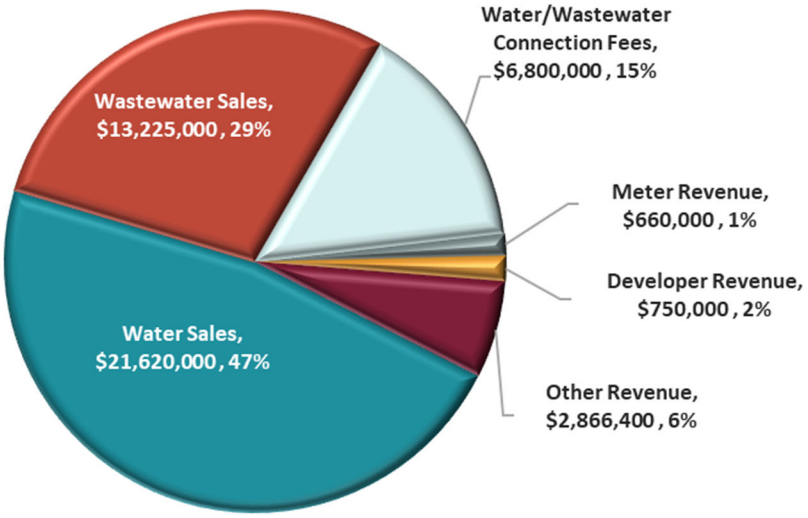
Water & Wastewater Fund Revenues

The total Water & Wastewater Fund revenue is forecasted at $45,921,400 for FY 2025. This includes water & wastewater sales, connections fees, meter and developer fees, and other fees and charges. Other fees and charges are related to services performed in the field for new connections as well as penalties on late payments and disconnects, and interest.

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Budget Overview

FY 2024 – 2025 Water & Wastewater Fund Revenue



Sources of revenue supporting the City's utility system.

Water & Wastewater Fund Expenditures

Water has a total of 25 positions which includes two new positions in the FY 2025 budget. The proposed operating budget is $16,802,626. It is an increase over the adopted FY 2024 budget by $3,540,508 and makes up 26.98% of the Water & Wastewater Fund for the upcoming year. The budget includes a pass-through increase for water purchased from the Upper Trinity Regional Water District (UTRWD). The rate for purchased water increased 4.7% per 1,000 gallons.

Wastewater has a total of 19 positions, which includes four new positions. The proposed operating budget is $5,906,525, an increase over the FY 2024 budget of $1,585,338, and is 8.11% of the fund.

Utility Billing has a total of 8 positions which includes 1 new position with a budget of $1,244,337.

All other operating expenditures, including both City and Upper Trinity Regional Water District debt, is $17,757,354.

Solid Waste Fund

Solid waste is contracted out in Celina. The City's role is to collect the revenue and pay the contractor for the services provided. The total budgeted revenues are $4.7 million, which is an increase of 28.14% and the total budgeted expenditures are $4.5 million, which is an increase of 43.73%.

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Budget Overview

Utility Infrastructure, Impact, & Capital Fees Funds

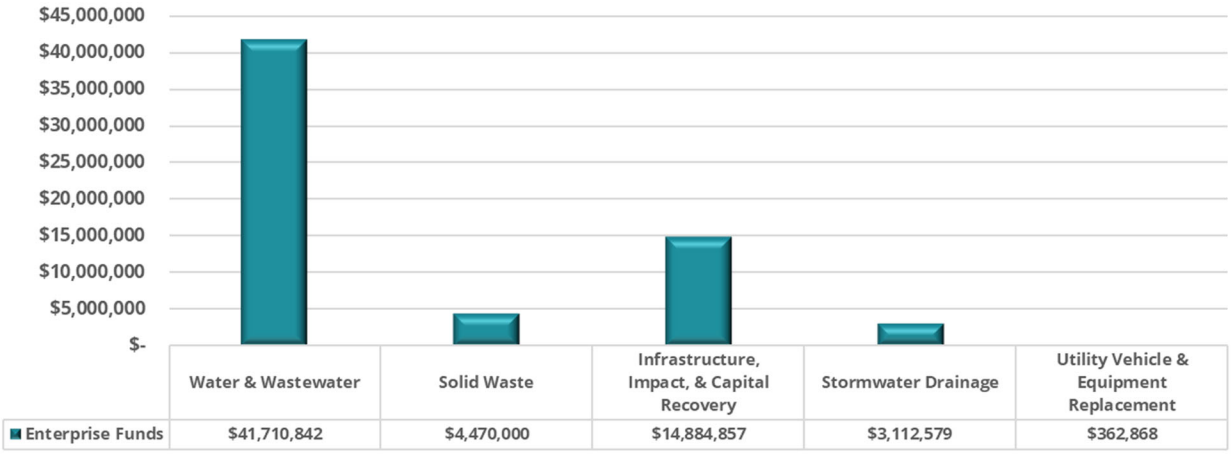
Fees for capital infrastructure are used for utility system capital purchases and projects, such as treatment plants, transmission lines, storage facilities, and facilities. The budgeted revenue is $12.8 million and budgeted expense is $14,884,857. In the Fall of 2024, the Capital Improvement Program will be brought before City Council for approval and capital expenditures identified.

Stormwater Drainage Fund

The Stormwater Drainage Fund receives revenue from stormwater fees determined by the amount of impermeable surface area on a property. The fees are designated for stormwater and drainage related activities. Budgeted revenues are $1.57 million and expenses are $3.18 million.

Expenditures by Enterprise

(less interfund transfers)



	Water & Wastewater	Solid Waste	Infrastructure, Impact, & Capital Recovery	Stormwater Drainage	Utility Vehicle & Equipment Replacement
Enterprise Funds	$41,710,842	$4,470,000	$14,884,857	$3,112,579	$362,868

Special Revenue Funds

Park Fee Fund

The Park Fee Fund receives revenue from developer fees for capital improvements to current and future parks, as well as land acquisitions for parks and other park-related capital purchases. Revenues for the Park Fee Fund are budgeted at $6,131,706, which includes developer paid fees and transfers. The expenditures are $2,566,975. In the Fall of 2024, the Capital Improvement Program will be brought before City Council for approval and capital expenditures identified.

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Budget Overview

Integrity Fund

This fund plays a crucial role in enhancing the City's aesthetics and overall appeal. The revenues collected are dedicated to various beautification projects, such as sidewalk improvements, street landscaping, signage installations, lighting enhancements, and façade improvements.

The primary sources of revenue are water and cell tower lease fees, tree mitigation fees, and warning device fees. With these resources, the City has been able to embark on significant improvements, making Celina a more attractive and inviting place for residents and visitors alike.

The City also sets aside funds specifically for the construction of outdoor warning sirens, reinforcing community safety measures.

For FY 2024-25, the projected revenue is $920,000, with operational expenses totaling $787,500. Anticipated expenses in the coming fiscal year include supporting façade grants, the Neighborhood Integrity Program, Arbor Day tree planting, property abatement activities, and outdoor warning sirens. These investments will further elevate the City's charm and create an appealing and well-maintained environment for residents, visitors, and businesses to enjoy.

Governmental Funds

Street Construction Fund

The Street Construction Fund is used to support street maintenance and capital improvements operations. The revenue budget is $110,000 and the expenditure budget is $5,056,682. The Street Construction Fund has received transfers from the General Fund when one-time revenue sources provide fund balance in excess of 25%. In the Fall of 2024, the Capital Improvement Program will be brought before City Council for approval and capital expenditures identified.

Roadway Impact Fee Fund

The Roadway Impact Fee Fund receives revenue from developer paid roadway impact fees. The revenue budget is $2,600,000 and the expenditure budget is $13,796,001. In the Fall of 2024, the Capital Improvement Program will be brought before City Council for approval and capital expenditures identified.

Capital Acquisition Fund

The Capital Acquisition Fund is a fund that Celina uses to allocate a portion of surplus revenues for future capital expenditures. Fiscal Year 2024-25 scheduled expenditures include:

- School Zone Flashers $122,200
- Wayfinding $150,000
- Fire Workout Equipment $50,000
- Fire Station No. 1 Remodel $100,000

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Budget Overview

- Pavement Marking Trailer $22,384
- Sand Spreader 5 Yard $22,494
- 40DLA Trailer $45,000
- School Zone Upgrade $47,000
- Rapid Deployment Vehicle $150,000
- Bleachers $10,410
- Picnic Tables $55,000
- Traffic Signal Design $40,000
- School Traffic Control Plan $60,000

Roadway Capital Recovery Fund

The Roadway Capital Recovery Fund collects revenue from development fees for the expansion of our road network. Revenues are budgeted at $3,305,000 and expenditures are $11,510,294. In the Fall of 2024, the Capital Improvement Program will be brought before City Council for approval and capital expenditures identified.

Capital Improvement Funds

In FY 2024, the City of Celina funded capital project needs through a series of Certificates of Obligation for General and Water & Wastewater totaling $141.0 million. This follows up issuances in FY 2023 of $98.0 million and FY 2022 of $70.0 million. Projects are completed through a phased approach and are based on identified needs as the City continues to grow. Staff will present the five year CIP in October 2024.

The following is a list of some of the major projects that the City has scheduled for design or construction the coming fiscal year:

- Government Center Parking Garage
- Parks Administration Building
- Public Works Service Center Remodel
- Fire Station 4
- Downtown WIFI Expansion
- Ousely Park Trail & Stream Restoration
- Oklahoma Dr Improvements (Pecan to Malone)
- Coit Rd Resurfacing
- J Fred Smith (Preston to Coit)
- Hillside Dr (Maryland to cul-de-sac)
- Preston Rd Right Turn Lanes
- Wilson Creek Park Phase I
- Downtown Recreation Center
- Downtown Water Reclamation Plant Expansion
- Rasor Sewer Interceptor
- Frontier Parkway Water Line
- SE Pump Station & Transmission Line
- SE Ground Storage Tank
- Utility Relocates along FM 428
- Celina Rd Ground Storage Tank
- Elevated Storage Tank (Uptown)

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Budget Overview

Police Headquarters 2024



Tax Increment Reinvestment Zones (TIRZ)

A tax increment reinvestment zone (TIRZ) is created by ordinance with the City Council of the City of Celina. It designates a geographic area within the City as a reinvestment zone pursuant to Chapter 311 of the Texas Tax Code. The TIRZ is funded by an incremental allocation the City's increased property tax revenue. The majority of the City's TIRZs overlay Public Improvement Districts. TIRZ 11 is specific to the Downtown Corridor. TIRZ 11 is supported by collections from Property Tax and Sales Tax from the City, EDC, CDC, and Collin County.

The City of Celina participates in fourteen TIRZ:

- #2 Creeks of Legacy
- #4 Sutton Fields
- #5 Old Celina Limited
- #6 Glen Crossing
- #7 Ownsby Farms
- #8 Sutton Fields II
- #9 The Columns
- #10 Chalk Hill
- #11 Downtown
- #12 Edgewood Creek
- #13 Legacy Hills
- #14 Sutton Fields East
- #15 Serenade
- #16 La Una

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Fiscal Year 2024 - 2025

All Fund Summaries

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Fund Matrix

Fund Name	Audited	Budget Basis	Accounting Basis	Major
General Fund	Yes	Modified Accural	Modified Accrual	Yes
Debt Service Fund	Yes	Modified Accural	Modified Accrual	Yes
Water & Wastewater Fund	Yes	Full Accrual	Full Accrual	Yes
Solid Waste Fund	Yes	Full Accrual	Full Accrual	
Infrastructure Fund	Yes	Full Accrual	Full Accrual	
Utility Impact Fee Fund	Yes	Full Accrual	Full Accrual	
Stormwater Drainage Fund	Yes	Full Accrual	Full Accrual	
Water Capital Recovery Fund	Yes	Full Accrual	Full Accrual	
Sewer Capital Recovery Fund	Yes	Full Accrual	Full Accrual	
Vehicle & Equipment Replacement Fund[1]	Yes	Full Accrual	Full Accrual	
Park Fee Fund	Yes	Modified Accural	Modified Accrual	
Hotel/Motel Fund	Yes	Modified Accural	Modified Accrual	
Downtown Fund	Yes	Modified Accural	Modified Accrual	
PEG Fund	Yes	Modified Accural	Modified Accrual	
Grants Fund	Yes	Modified Accural	Modified Accrual	
Seizures and Forfeitures Fund	Yes	Modified Accural	Modified Accrual	
Donations Fund	Yes	Modified Accural	Modified Accrual	
Court Security Fund	Yes	Modified Accural	Modified Accrual	
Court Technology Fund	Yes	Modified Accural	Modified Accrual	
Technology Fund	Yes	Modified Accural	Modified Accrual	
Integrity Fund	Yes	Modified Accural	Modified Accrual	
TIRZ 11 Downtown Fund	Yes	Modified Accural	Modified Accrual	
Developer Capital Fee Fund	Yes	Modified Accural	Modified Accrual	
Wilson Park Fee Fund	Yes	Modified Accural	Modified Accrual	
Street Construction Fund	Yes	Modified Accural	Modified Accrual	Yes
Roadway Impact Fee Fund	Yes	Modified Accural	Modified Accrual	
Vehicle & Equipment Replacement Fund[2]	Yes	Modified Accural	Modified Accrual	
Capital Acquisition Fund	Yes	Modified Accural	Modified Accrual	
Road Capital Recovery Fund	Yes	Modified Accural	Modified Accrual	
Stabilization Fund	Yes	Modified Accural	Modified Accrual	
Capital Improvement Funds	Yes	Modified Accural	Modified Accrual	Yes

1 - Utility Fund

2 - General Fund

Combined Budget Summary

FY 2024 - 2025

	General Operating		Enterprise					Special Revenue					
	General Fund (102)	Debt Service (103)	Water & Wastewater (202)	Solid Waste (203)	Utility Infrastructure, Impact, & Capital Fees (205, 206, 209, 210)	Stormwater Drainage (208)	Utility Vehicle & Equipment Replacement (213)	Park Fee (109)	Hotel (110)	Downtown (112)	PEG (114)	Grants & Donations (115, 117)	Seizures & Forfeitures (116)
Beginning Fund Balances	$ 14,413,444	$ 5,027,317	$ 18,892,284	$ 2,430,347	$ 53,387,404	$ 4,951,864	$ 2,799,130	$ 2,626,629	$ 49,846	$ 68,234	$ 91,640	$ 20,544	$ 58,213
Revenues:													
Ad Valorem Taxes	20,946,451	23,792,596	-	-	-	-	-	-	-	-	-	-	-
Sales Taxes	4,526,900	-	-	-	-	-	-	-	-	-	-	-	-
Franchise & Other Taxes	1,308,200	-	-	260,000	-	-	-	-	12,000	-	8,500	-	-
Licenses & Permits	13,875,000	-	-	-	-	-	-	-	-	-	-	-	-
Rates, Fees and Charges	7,191,110	-	43,296,400	4,316,276	10,650,000	1,415,000	-	4,000,000	-	-	-	-	-
Intergovernmental	1,300,000	-	400,000	-	-	-	-	-	-	-	-	-	-
Miscellaneous	1,808,987	-	25,000	-	-	-	-	-	-	94,500	-	7,000	10,000
Interest	1,500,000	-	2,200,000	120,000	2,190,000	150,000	130,000	480,000	1,800	5,000	3,000	1,050	5,400
Transfers In	1,269,066	-	-	-	5,000,000	1,500,000	540,812	1,651,706	-	-	-	-	-
Total Revenues:	$ 53,725,714	$ 23,792,596	$ 45,921,400	$ 4,696,276	$ 17,840,000	$ 3,065,000	$ 670,812	$ 6,131,706	$ 13,800	$ 99,500	$ 11,500	$ 8,050	$ 15,400
Expenditures:													
General Government	10,523,537	-	-	-	-	-	-	-	-		-	-	-
Public Safety	23,087,014	-	-	-	-	-	-	-	-	-	-	-	50,000
Development & Engineering	8,412,566	-	-	-	-	-	-	-	-	-	-	-	-
Recreation and Culture	6,369,145	-	-	-	-	-	-	2,566,975	-	95,753	-	-	-
Public Services	3,763,483	-	-	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	41,710,842	4,470,000	14,884,857	3,112,579	362,868	-	-	-	-	-	-
Debt Service	-	23,626,642	-	-	-	-	-	-	-	-	-	-	-
Transfers Out	2,161,383	-	3,459,522	-	4,500,000	68,810	-	-	-	-	-	-	-
Total Expenditures	$ 54,317,128	$ 23,626,642	$ 45,170,364	$ 4,470,000	$ 19,384,857	$ 3,181,389	$ 362,868	$ 2,566,975	$ -	$ 95,753	$ -	$ -	$ 50,000
Ending Fund Balance	$ 13,822,030	$ 5,193,271	$ 19,643,320	$ 2,656,623	$ 51,842,547	$ 4,835,475	$ 3,107,074	$ 6,191,360	$ 63,646	$ 71,981	$ 103,140	$ 28,594	$ 23,613

Combined Budget Summary

FY 2024 - 2025

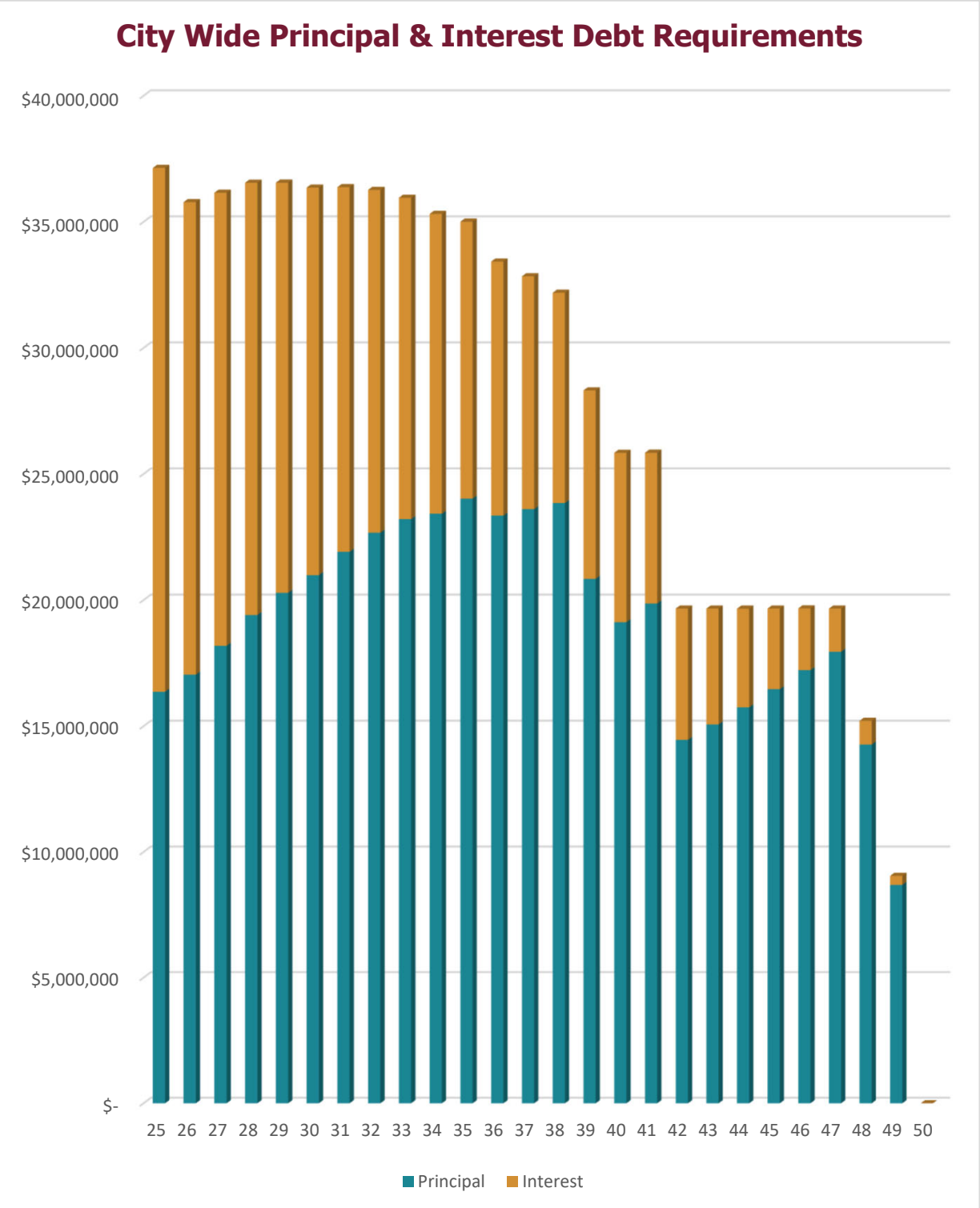
Special Revenue						Governmental					CIP	Component Units		
Court Security & Tech (118, 119)	Technology (122)	Integrity (123)	Stabilization (127)	TIRZ 11 (311)	Developer Park Fees (450, 451)	Street Construction (106)	Roadway Impact Fee (107)	Vehicle & Equipment Replacement (113)	Capital Acquisition (120)	Road Capital Recovery Fee (121)	Capital Improvement Program (621, 601A, 721, 622, 722, 623, 723, 624, 724)	EDC (401)	CDC (402)	Total Proposed City Budget
$ 132,713	$ 2,078,683	$ 2,990,815	$ 8,197,312	$ 971,398	$ 6,445,540	$ 5,356,157	$ 11,250,137	$ 4,716,014	$ 4,480,200	$ 10,285,405	$ 181,074,637	$ 3,533,145	$ 5,884,958	$ 352,214,008
-	-	-	-	-	-	-	-	-	-	-	-	-	-	44,739,047
-	-	-	-	-	-	-	-	-	-	-	-	2,563,450	2,463,450	9,553,800
-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,588,700
-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,875,000
22,000	-	780,000	-	-	2,500,000	-	2,100,000	-	-	3,005,000	-	-	-	79,275,786
-	-	-	-	1,632,560	-	-	-	-	-	-	-	-	-	3,332,560
-	750,000	-	-	-	-	-	-	-	-	-	-	5,000	-	2,700,487
8,340	90,000	140,000	300,000	16,000	282,000	110,000	500,000	230,000	250,000	300,000	5,000,000	80,000	175,000	14,267,590
-	-	-	750,000	-	-	-	-	1,411,383	-	-	-	-	-	12,122,967
$ 30,340	$ 840,000	$ 920,000	$ 1,050,000	$ 1,648,560	$ 2,782,000	$ 110,000	$ 2,600,000	$ 1,641,383	$ 250,000	$ 3,305,000	$ 5,000,000	$ 2,648,450	$ 2,638,450	$ 181,455,937
40,000	1,195,000	787,500	-	-	-	-	-	340,623	-	-	-	2,575,350	-	15,462,010
-	-	-	-	-	-	-	-	-	300,000	-	-	-	-	23,437,014
-	-	-	-	-	-	-	-	78,000	419,200	-	-	-	-	8,909,766
-	-	-	-	-	1,028,491	-	-	117,027	65,410	-	-	-	-	10,242,801
-	-	-	-	585,434	-	5,056,682	13,796,001	52,000	89,878	11,510,294	134,570,000	-	-	169,423,772
-	-	-	-	-	-	-	-	-	-	-	38,574,968	-	-	103,116,114
-	-	-	-	-	-	-	-	-	-	-	-	-	-	23,626,642
-	-	-	-	-	-	-	-	-	-	-	281,546	-	1,651,706	12,122,967
$ 40,000	$ 1,195,000	$ 787,500	$ -	$ 585,434	$ 1,028,491	$ 5,056,682	$ 13,796,001	$ 587,650	$ 874,488	$ 11,510,294	$ 173,426,514	$ 2,575,350	$ 1,651,706	$ 366,341,086
$ 123,053	$ 1,723,683	$ 3,123,315	$ 9,247,312	$ 2,034,524	$ 8,199,049	$ 409,475	$ 54,136	$ 5,769,747	$ 3,855,712	$ 2,080,111	$ 12,648,123	$ 3,606,245	$ 6,871,702	$ 167,328,859

Full-Time Equivalents Summary

Department	FY 2021 Adopted	FY 2022 Adopted	FY 2023 Adopted	FY 2024 Adopted	FY 2024 EOY Total	FY 2025 Decision Package	FY 2025 Proposed
General Fund							
Administration	6.00	8.00	9.00	9.00	8.00	-	8.00
City Secretary	2.00	2.00	2.00	2.00	2.00	-	2.00
Finance	7.00	10.00	11.00	13.00	13.00	-	13.00
Human Resources	4.00	3.00	3.00	4.00	5.00	-	5.00
Information Technology	2.00	3.00	4.00	5.00	5.00	1.00	6.00
Municipal Court	2.00	2.00	2.00	3.00	3.00	-	3.00
Facility Maintenance	2.00	2.00	2.00	2.00	2.00	-	2.00
Total General Government	**25.00**	**30.00**	**33.00**	**38.00**	**38.00**	**1.00**	**39.00**
GIS	2.00	2.00	3.00	3.00	3.00	1.00	4.00
Development Services	21.00	28.00	30.00	32.00	32.00	4.00	36.00
Engineering	11.00	14.00	16.00	18.00	18.00	4.00	22.00
Total Development & Engineering	**34.00**	**44.00**	**49.00**	**53.00**	**53.00**	**9.00**	**62.00**
Library	3.50	5.00	5.50	7.50	7.50	1.00	8.50
Marketing and Special Events	3.00	5.00	5.50	7.00	7.00	-	7.00
Parks and Recreation	10.00	13.00	15.25	19.25	19.25	1.00	20.25
Total Culture & Recreation	**16.50**	**23.00**	**26.25**	**33.75**	**33.75**	**2.00**	**35.75**
Fire/EMS	41.00	43.00	47.00	60.00	66.00	2.00	68.00
Police	35.00	46.00	51.00	63.00	63.00	8.00	71.00
Total Public Safety	**76.00**	**89.00**	**98.00**	**123.00**	**129.00**	**10.00**	**139.00**
Streets	6.00	8.00	8.00	12.00	12.00	3.00	15.00
Total Public Services	**6.00**	**8.00**	**8.00**	**12.00**	**12.00**	**3.00**	**15.00**
Total General Fund	**157.50**	**194.00**	**214.25**	**259.75**	**265.75**	**25.00**	**290.75**
Utility Funds							
Water	16.00	23.00	23.00	23.00	23.00	2.00	25.00
Wastewater	8.00	10.00	13.00	15.00	15.00	4.00	19.00
Utility Billing	3.00	6.00	6.00	7.00	7.00	1.00	8.00
Fleet	1.00	1.00	1.00	-	-	-	-
Total Water & Wastewater Fund	**28.00**	**40.00**	**43.00**	**45.00**	**45.00**	**7.00**	**52.00**
Stormwater & Drainage Fund	**2.00**	**4.00**	**4.00**	**4.00**	**4.00**	**2.00**	**6.00**
Total Utilitiy Funds	**30.00**	**44.00**	**47.00**	**49.00**	**49.00**	**9.00**	**58.00**
Other Funds							
Fleet Fund (VERF)	-	-	-	**1.00**	**1.00**	-	**1.00**
Total Other Funds	-	-	-	**1.00**	**1.00**	-	**1.00**
Total FTE's	**187.50**	**238.00**	**261.25**	**309.75**	**315.75**	**34.00**	**349.75**

Debt Service
Principal and Interest Requirements
(City Wide)

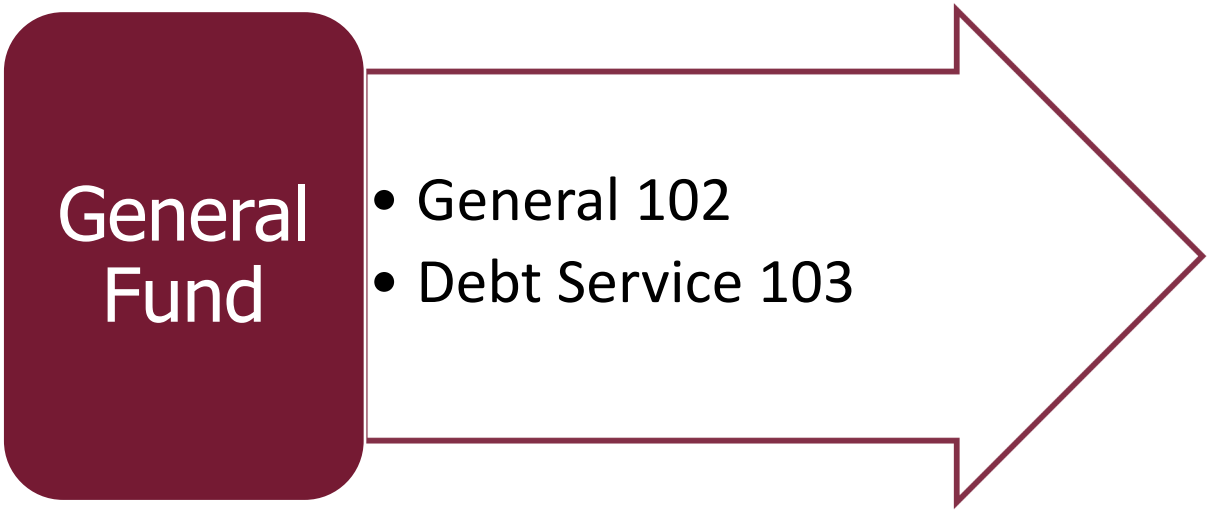
FY Ending	Principal	Interest	Total
9/30/2025	$ 16,365,000	$ 20,772,742	$ 37,137,742
9/30/2026	17,040,000	18,740,756	35,780,756
9/30/2027	18,185,000	17,968,806	36,153,806
9/30/2028	19,405,000	17,144,788	36,549,788
9/30/2029	20,285,000	16,268,419	36,553,419
9/30/2030	20,990,000	15,368,181	36,358,181
9/30/2031	21,915,000	14,459,688	36,374,688
9/30/2032	22,675,000	13,591,488	36,266,488
9/30/2033	23,210,000	12,746,575	35,956,575
9/30/2034	23,425,000	11,889,888	35,314,888
9/30/2035	24,025,000	10,983,288	35,008,288
9/30/2036	23,350,000	10,075,881	33,425,881
9/30/2037	23,605,000	9,234,469	32,839,469
9/30/2038	23,850,000	8,338,681	32,188,681
9/30/2039	20,840,000	7,476,031	28,316,031
9/30/2040	19,125,000	6,714,038	25,839,038
9/30/2041	19,865,000	5,978,038	25,843,038
9/30/2042	14,455,000	5,210,388	19,665,388
9/30/2043	15,065,000	4,598,988	19,663,988
9/30/2044	15,745,000	3,914,188	19,659,188
9/30/2045	16,465,000	3,198,138	19,663,138
9/30/2046	17,220,000	2,448,938	19,668,938
9/30/2047	17,950,000	1,710,113	19,660,113
9/30/2048	14,270,000	939,694	15,209,694
9/30/2049	8,690,000	358,463	9,048,463
9/30/2050	-	-	-
Total	**$ 478,015,000**	**$ 240,130,661**	**$ 718,145,661**


City Wide Principal & Interest Debt Requirements
$40,000,000
$35,000,000
$30,000,000
$25,000,000
$20,000,000
$15,000,000
$10,000,000
$5,000,000
$-
25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50
Principal
Interest

Fiscal Year 2024 - 2025

Fund Budgets

Life Connected.

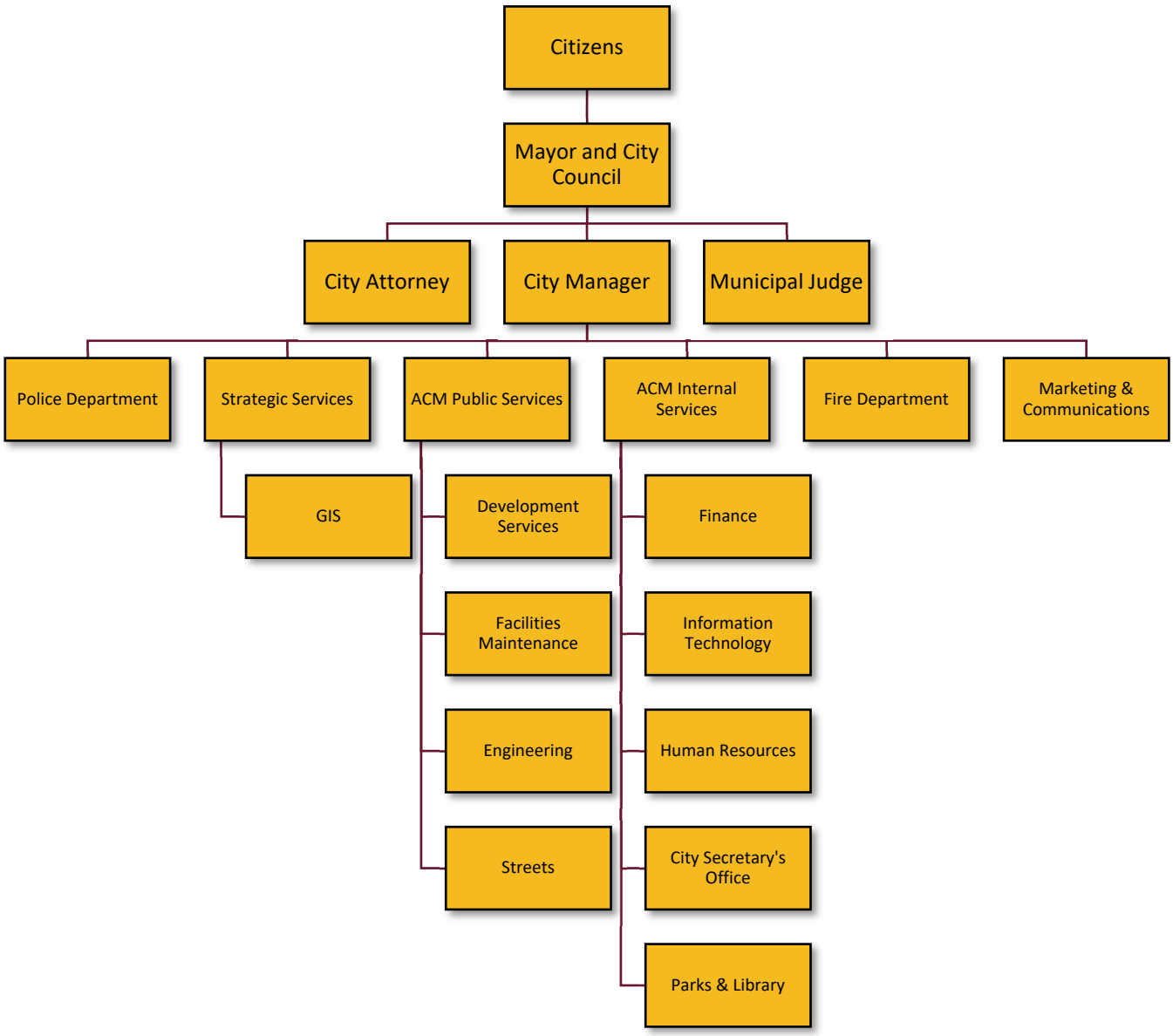


Life Connected.

General Fund

The Departments that comprise the General Fund on a budgetary presentation are GIS, Facilities Maintenance, Information Technology, Finance, Library, City Secretary, Development Services, Administration, Municipal Court, Fire & EMS, Streets, Police, Parks and Recreation, Marketing and Special Events, Engineering, and Human Resources.

Organizational Chart



Life Connected.

General Fund 5-Year Forecast Assumptions

	FY 2024-25 Proposed	FY 2025-26 Projected	FY 2026-27 Projected	FY 2027-28 Projected	FY 2028-29 Projected
Population	54,054	66,671	79,098	92,375	102,437
Existing Appraised Value Growth	3.50%	3.50%	3.50%	3.50%	3.50%
New Construction	$1.33B	$700M	$700M	$700M	$700M
Sales Tax Growth	31.5%	12.0%	25.3%	13.0%	14.3%
Tax Rate	$0.60	$0.59	$0.58	$0.57	$0.56
Future CO Bond Sales	$40M	$70M	$50M	$40M	$55M
Compensation	5.0%/6.5%	3.0%	3.0%	3.0%	3.0%
Operations	7.9%	7.5%	7.6%	7.6%	8.0%
Net New Decision Packages	$5,077,793	$2,374,561	$2,307,035	$3,277,130	$2,774,085
Fund Balance Target	25%	25%	25%	25%	25%

Life Connected.

City of Celina
General Fund 5 Year Forecast
2024-25 Budget Year

	Actual 2022-23	Budget 2023-24	Estimate 2023-24	Proposed 2024-25	Projected 2025-26	Projected 2026-27	Projected 2027-28	Projected 2028-29
Beginning Fund Balance	$ 23,462,308	$ 12,097,059	$ 25,102,006	$ 14,413,444	$ 13,822,030	$ 14,408,850	$ 15,135,174	$ 16,505,780
Revenues								
Property Tax	$ 12,108,227	$ 16,672,043	$ 16,672,043	$ 20,946,451	$ 23,144,428	$ 25,290,234	$ 28,961,497	$ 30,899,443
Sales Tax	3,874,132	3,442,500	3,977,600	4,526,900	5,142,128	6,592,683	7,524,425	8,684,276
Development Fees	21,738,227	14,400,000	18,375,000	17,800,000	18,400,000	18,725,000	19,175,000	19,475,000
Other Taxes	1,026,997	1,075,050	1,142,700	1,308,200	1,466,300	1,634,500	1,803,000	1,934,500
Charges for Service & Fines	3,355,784	3,106,440	3,060,585	3,266,110	3,388,125	3,590,516	3,763,302	3,940,502
Interest Income	1,503,060	1,000,000	1,000,000	1,500,000	1,750,000	2,000,000	2,250,000	2,500,000
Contributions & Other	2,615,635	2,791,205	2,806,183	3,108,987	2,501,440	2,104,624	2,249,817	2,412,019
Transfers In	930,999	980,000	980,000	1,269,066	1,317,146	1,372,660	1,429,090	1,486,462
Total Revenues	$ 47,153,063	$ 43,467,238	$ 48,014,111	$ 53,725,714	$ 57,109,567	$ 61,310,217	$ 67,156,131	$ 71,332,203
Expenditures								
Personnel	$ 23,371,504	$ 30,034,436	$ 30,633,070	$ 35,683,298	$ 36,728,047	$ 39,330,433	$ 41,974,632	$ 45,276,197
Personnel Development	666,543	772,036	776,832	867,073	852,296	917,426	982,040	1,064,631
Legal & Professional Services	2,742,915	3,242,724	3,402,705	4,262,612	4,647,154	5,058,272	5,440,604	5,921,389
Materials & Supplies	2,107,476	2,811,793	2,814,385	3,487,241	3,536,677	3,944,262	4,372,623	4,884,598
Maintenance & Repair	1,196,334	1,436,299	1,449,872	1,828,830	1,976,826	2,184,552	2,410,607	2,664,540
Utilties	846,046	951,798	1,218,067	1,439,288	1,595,328	1,775,613	1,981,659	2,218,070
Miscellaneous	1,080,587	1,364,774	1,334,196	1,323,310	1,372,803	1,512,041	1,674,066	1,871,124
Other	1,206,826	1,700,406	1,697,376	2,216,994	2,099,721	2,174,805	2,251,386	2,335,166
Other	3,133,458	4,016,978	4,249,639	4,979,592	5,067,852	5,462,458	5,907,110	6,424,360
Capital	694,596	1,007,912	1,037,912	1,047,099	40,110	41,253	42,431	43,644
Decision Packages	-	-	-	-	2,374,561	2,307,035	3,277,130	2,774,085
Total Expenditures	$ 33,912,826	$ 43,322,178	$ 44,364,415	$ 52,155,745	$ 55,223,522	$ 59,245,693	$ 64,407,178	$ 69,053,443
Net Income	$ 13,240,236	$ 145,060	$ 3,649,696	$ 1,569,969	$ 1,886,045	$ 2,064,524	$ 2,748,953	$ 2,278,760
Transfers VERF	$ 845,914	$ 988,258	$ 988,258	$ 1,115,760	$ 1,149,233	$ 1,183,710	$ 1,219,221	$ 1,255,798
Transfers Capital	10,500,000	-	13,350,000	750,000	-	-	-	-
Transfer Fleet	-	-	-	295,623	149,992	154,491	159,126	163,900
Total Transfers	$ 11,345,914	$ 988,258	$ 14,338,258	$ 2,161,383	$ 1,299,224	$ 1,338,201	$ 1,378,347	$ 1,419,698
Restricted Fund Balance	254,624	-	-	-	-	-	-	-
Ending Fund Balance	$ 25,102,006	$ 11,253,861	$ 14,413,444	$ 13,822,030	$ 14,408,850	$ 15,135,174	$ 16,505,780	$ 17,364,842
Fund Balance % of Expenditures	55%	25%	25%	25%	25%	25%	25%	25%

General Fund - 102

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 23,462,308**	**$ 12,097,059**	**$ 25,102,006**	**$ 25,102,006**	**$ 14,413,444**
Revenues					
Taxes	$ 17,009,357	$ 21,189,593	$ 21,189,593	$ 21,792,343	$ 26,781,551
Fines & Fees	25,094,011	17,506,440	17,506,440	21,435,585	21,066,110
Interest Income	1,503,060	1,000,000	1,000,000	1,000,000	1,500,000
Grants	784,166	1,300,000	1,300,000	1,300,000	1,300,000
Contributions & Donations	462,916	361,750	361,750	362,750	397,750
Other Revenue	1,368,553	1,129,455	1,172,414	1,143,433	1,411,237
Transfers In	930,999	980,000	980,000	980,000	1,269,066
Total Revenues	**$ 47,153,063**	**$ 43,467,238**	**$ 43,510,197**	**$ 48,014,111**	**$ 53,725,714**
Expenditures					
GIS	$ 312,525	$ 408,463	$ 408,486	$ 408,479	$ 543,090
Facility Maintenance	719,132	718,842	990,329	900,224	1,008,292
Information Technology	1,580,820	2,295,343	2,395,210	2,300,703	2,553,643
Finance	1,457,882	2,079,686	2,091,966	2,090,558	2,378,360
Library	373,972	642,097	638,930	638,167	740,177
City Secretary	282,532	325,407	350,430	345,801	349,864
Development Services	3,442,187	4,006,335	4,001,445	4,001,335	4,344,825
Administration	2,336,458	2,503,190	2,559,893	2,463,990	2,724,338
Municipal Court	209,347	271,260	266,293	266,260	333,824
Fire & EMS	7,666,013	9,240,382	9,978,926	9,886,439	11,045,248
Streets	1,955,522	2,699,938	3,060,439	2,857,641	3,763,483
Police	7,381,115	9,751,715	9,910,797	9,748,581	12,041,766
Parks and Recreation	1,832,924	2,808,167	2,905,483	2,801,617	3,342,725
Marketing & Special Events	1,543,265	2,029,577	2,036,130	2,035,251	2,286,243
Engineering	2,215,370	2,720,629	2,761,486	2,719,629	3,524,651
Human Resources	603,761	821,147	989,492	899,740	1,175,216
Total Expenditures	**$ 33,912,826**	**$ 43,322,178**	**$ 45,345,735**	**$ 44,364,415**	**$ 52,155,745**
Total available resources less expenditures	**$ 36,702,544**	**$ 12,242,119**	**$ 23,266,468**	**$ 28,751,702**	**$ 15,983,413**
Other Financing (Uses)					
Transfers Out - VERF	$ (845,914)	$ (988,258)	$ (988,258)	$ (988,258)	$ (1,411,383)
Transfers Out - Capital Funds	$ (10,500,000)	$ -	$ (13,350,000)	$ (13,350,000)	$ (750,000)
Total other financing sources (uses)	**$ (11,345,914)**	**$ (988,258)**	**$ (14,338,258)**	**$ (14,338,258)**	**$ (2,161,383)**
Fund Balance, End of Year	**$ 25,356,630**	**$ 11,253,861**	**$ 8,928,210**	**$ 14,413,444**	**$ 13,822,030**
Fund Balances:					
Restricted Fund Balance	$ 254,624	$ -	$ -	$ -	$ -
Unrestricted Fund Balance	25,102,006	11,253,861	8,928,210	14,413,444	13,822,030
Total Fund Balance	**$ 25,356,630**	**$ 11,253,861**	**$ 8,928,210**	**$ 14,413,444**	**$ 13,822,030**

General Fund - 102

Revenue Summary

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Revenues					
Property Tax	$ 16,398,557	$ 19,424,388	$ 19,424,388	$ 19,424,388	$ 23,876,848
Property Tax - Contra	(5,039,529)	(2,883,928)	(2,883,928)	(2,883,928)	(3,065,009)
Property Tax - Delinquent	749,200	131,583	131,583	131,583	134,612
Sales Tax	4,087,162	4,042,500	4,042,500	4,577,600	5,126,900
Sales Tax Rebate	(213,030)	(600,000)	(600,000)	(600,000)	(600,000)
Franchise Taxes - Electricity	617,419	625,000	625,000	675,000	775,000
Franchise Taxes - Gas	352,808	400,000	400,000	417,000	480,000
Franchise Taxes - Telephone	8,335	7,500	7,500	7,500	7,500
Franchise Taxes - Cable TV	25,405	22,000	22,000	22,000	22,000
Mixed Beverage Tax	23,030	20,550	20,550	21,200	23,700
Total Taxes	**$ 17,009,357**	**$ 21,189,593**	**$ 21,189,593**	**$ 21,792,343**	**$ 26,781,551**
Permits	$ 14,314,152	$ 12,500,000	$ 12,500,000	$ 14,000,000	$ 13,800,000
Development Fees	201,117	225,000	225,000	200,000	225,000
Construction Inspection Fees	7,147,103	1,500,000	1,500,000	4,000,000	3,600,000
ISD Permit Fees	(2,875)	-	-	-	-
Professional Study Fees	78,730	175,000	175,000	175,000	175,000
Court Fines	149,276	105,000	105,000	150,000	160,000
Court Fines Time Pay	88	100	100	100	100
Court Fines Defendant Disposition	80,211	60,000	60,000	100,000	120,000
Credit Card Fees	224,302	150,000	150,000	1,000	1,000
EMS Service Fees	720,575	500,000	500,000	735,000	750,000
Fire Inspection Fees	146,844	100,000	100,000	100,000	125,000
Alarm Permit Fees	50,934	75,000	75,000	75,000	75,000
MUD1 Fire/EMS and Police Fees	1,510,010	1,600,000	1,600,000	1,338,140	1,400,000
Health Inspection Fees	36,461	40,000	40,000	40,000	42,500
PID Administration Fees	195,000	250,000	250,000	220,000	230,000
Rental Registration Fees	29,040	-	-	-	-
Field/Pavillion Rental Fee	113,871	89,000	89,000	136,645	150,310
Fire/Police Fees Green Meadows	88,933	135,840	135,840	163,200	211,200
Lien Release Fee	5,689	500	500	500	500
Library Fee	4,550	1,000	1,000	1,000	500
Total Fines & Fees	**$ 25,094,011**	**$ 17,506,440**	**$ 17,506,440**	**$ 21,435,585**	**$ 21,066,110**
Interest Income	$ 1,503,060	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,500,000
Total Interest Income	**$ 1,503,060**	**$ 1,000,000**	**$ 1,000,000**	**$ 1,000,000**	**$ 1,500,000**
Safer Grant	$ 782,057	$ 1,300,000	$ 1,300,000	$ 1,300,000	$ 1,300,000
Family and Child Violence Grant	2,109	-	-	-	-
Total Grants	**$ 784,166**	**$ 1,300,000**	**$ 1,300,000**	**$ 1,300,000**	**$ 1,300,000**

General Fund - 102

Revenue Summary

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Revenues					
County Library Funds	$ 21,462	$ 23,000	$ 23,000	$ 23,000	$ 23,000
Contributions	22,500	75,250	75,250	35,250	60,250
City Sponsored Events Donations	35,630	2,000	2,000	2,000	-
Touch a Truck	1,000	-	-	10,000	12,000
Special Events	1,425	-	-	-	-
Cajun Fest	197,724	123,500	123,500	140,000	144,000
Beware	43,206	38,000	38,000	50,000	52,000
Christmas on the Square	55,382	50,000	50,000	50,000	52,500
Splash 'n' Blast	84,588	50,000	50,000	52,500	54,000
Total Contributions & Donations	**$ 462,916**	**$ 361,750**	**$ 361,750**	**$ 362,750**	**$ 397,750**
Police Reports	$ 1,308	$ 800	$ 800	$ 3,000	$ 3,500
County Rebate of Child Safety	19,318	18,000	18,000	18,000	18,000
Collin Co. Fireman's Assoc.	53,338	52,000	52,000	52,000	52,000
Denton Co Fireman's Assoc.	-	10,000	10,000	10,000	10,000
Insurance Proceeds	28,916	-	42,959	-	-
Sale of Assets	23,279	-	-	-	-
Park Facilities Usage Revenue	346,127	442,455	442,455	454,233	458,345
Park Concession Stand Revenue	71,064	66,000	66,000	66,000	66,000
Recreation Program Revenue	100	-	-	-	-
Intergovernmental Revenue	151,540	155,000	155,000	155,000	157,000
SRO Revenue Fee	247,876	340,200	340,200	340,200	626,392
Reimbursement - Other	336,866	-	-	-	-
Miscellaneous Revenue	88,822	45,000	45,000	45,000	20,000
Total Other	**$ 1,368,553**	**$ 1,129,455**	**$ 1,172,414**	**$ 1,143,433**	**$ 1,411,237**
Transfers In	$ 930,999	$ 980,000	$ 980,000	$ 980,000	$ 1,269,066
Total Transfers	**$ 930,999**	**$ 980,000**	**$ 980,000**	**$ 980,000**	**$ 1,269,066**
Total Revenues	**$ 47,153,063**	**$ 43,467,238**	**$ 43,510,197**	**$ 48,014,111**	**$ 53,725,714**

Debt Service Fund

The Debt Service Fund accumulates and makes payments of principal and interest on long-term debt secured by the general taxing powers of the City of Celina. The Water and Wastewater Fund makes payments of principal and interest on long-term debt secured by utility revenues.

Debt Issuance

The City will not issue debt for current operations but rather for capital improvements and related expenses. Debt may be issued for purchasing land or rights-of-way, constructing capital improvements, or purchasing capital equipment. Bonds will be paid back within a period that does not exceed the useful life of the asset.

Bond Rating

	Standard & Poor's	Moody's
Ad Valorem backed Bonds	AA	Aa1

Note – Celina's bond rating increased from Aa2 to Aa1 in FY 2024.

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Debt Service Fund - 103

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 1,968,882**	**$ 2,707,241**	**$ 3,689,412**	**$ 3,689,412**	**$ 5,027,317**
Revenues					
Taxes	$ 11,869,393	$ 17,106,443	$ 17,106,443	$ 17,106,443	$ 23,792,596
Interest Income	333,768	200,000	200,000	-	-
Total Revenues	**$ 12,203,161**	**$ 17,306,443**	**$ 17,306,443**	**$ 17,106,443**	**$ 23,792,596**
Expenditures					
Principal	$ 5,330,000	$ 8,435,000	$ 8,435,000	$ 8,435,000	$ 9,860,000
Interest	5,149,131	8,152,795	8,152,795	8,152,795	13,763,142
Miscellaneous	3,500	2,000	2,000	2,000	3,500
Total Expenditures	**$ 10,482,631**	**$ 16,589,795**	**$ 16,589,795**	**$ 16,589,795**	**$ 23,626,642**
Total available resources less expenditures	**$ 3,689,412**	**$ 3,423,889**	**$ 4,406,060**	**$ 4,206,060**	**$ 5,193,271**
Other Financing Sources (Uses)					
Transfers In	$ -	$ 821,257	$ 821,257	$ 821,257	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ 821,257**	**$ 821,257**	**$ 821,257**	**$ -**
Fund Balance, End of Year	**$ 3,689,412**	**$ 4,245,146**	**$ 5,227,317**	**$ 5,027,317**	**$ 5,193,271**

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Enterprise Funds

- Water/Wastewater 202
- Solid Waste 203
- Infrastructure 205
- Utility Impact Fee 206
- Water Capital Recovery 209
- Sewer Capital Recovery 210
- Stormwater Drainage 208
- Vehicle & Equipment Replacement 213

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Enterprise Fund Descriptions

Water & Wastewater Fund

The Water & Wastewater Fund is part of the Public Works Department and provides potable water and treats wastewater from its customers. The major functions of the fund are administration, water distribution, wastewater collection, wastewater treatment, utility billing, and water metering.

Solid Waste Fund

The Solid Waste Fund was established in fiscal year 2022 to more accurately track the revenues and expenses of the solid waste collection service. Prior to fiscal year 2022 Solid Waste activities were included in the Water & Wastewater Fund.

Infrastructure Fund

The Infrastructure Fund is used for capital infrastructure purchases from other funding sources.

Utility Impact Fee Fund

The Utility Impact Fee Fund provides a mechanism of funding to Water and Wastewater projects impacted by new development. Impact fees paid by developers for new construction or upsizing existing structures. The revenue is used to pay for the increased demand put on the system by the new development. These fees fund capital projects identified in impact fee studies for upsizing distribution systems, collection systems, and increasing plant capacity.

Stormwater Drainage Fund

The Stormwater Drainage Fund collects revenue from Stormwater Fees determined by the square footage of impermeable surfaces on a property. This money is designated for Stormwater operating and capital improvement activities.

Water Capital Recovery Fund

The Water Capital Recovery Fund is used for capital infrastructure and capital equipment purchases.

Sewer Capital Recovery Fund

The Sewer Capital Recovery Fund is used for capital infrastructure and capital equipment purchases.

Vehicle & Equipment Replacement Fund

The Vehicle and Equipment Replacement Fund provides a funding source to replace vehicles and equipment for each of the utility funds. Each utility pays a portion of the replacement cost of their vehicles and equipment over the life of the assets until the full replacement cost is recovered.

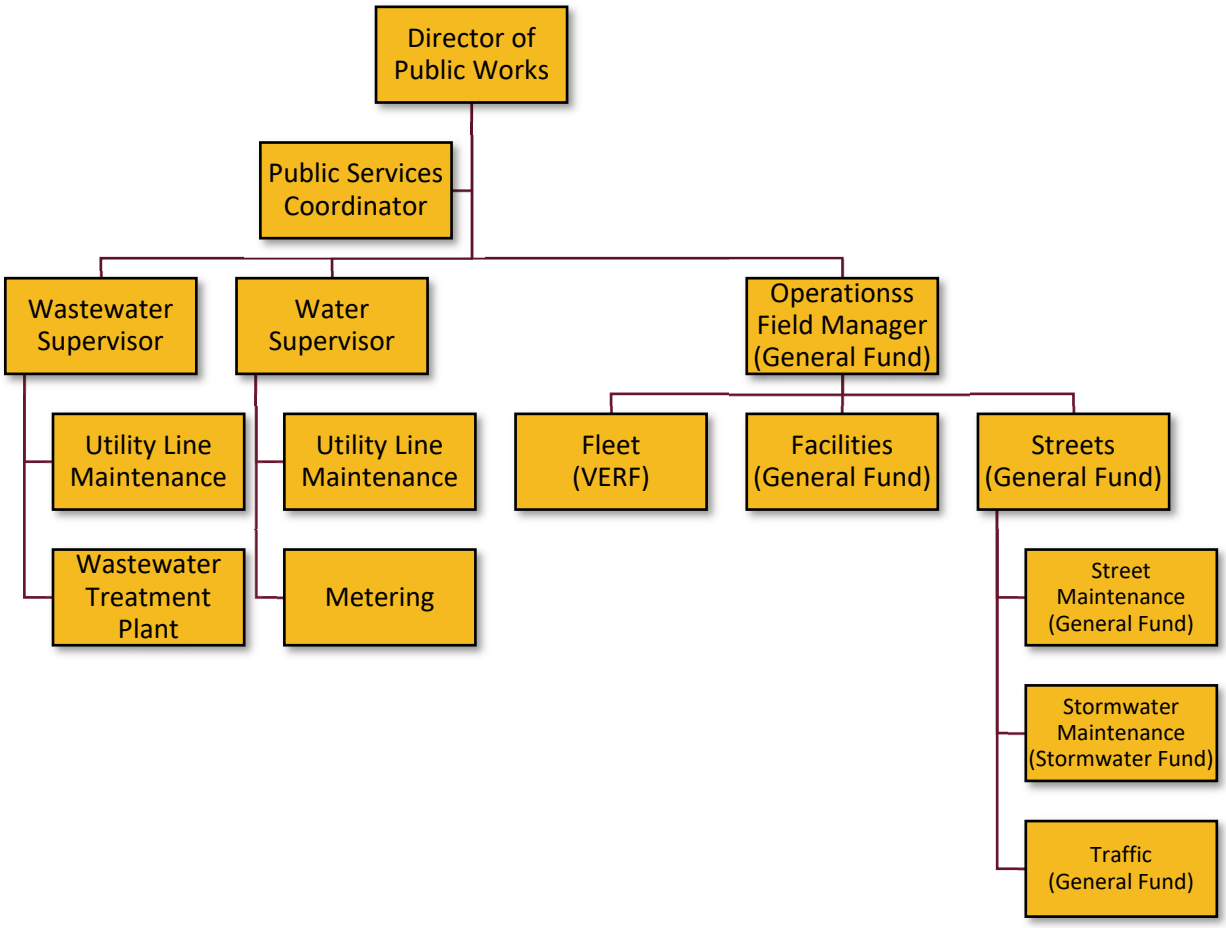
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Water & Wastewater Fund

The Water & Wastewater Fund is part of the Public Works Department and provides potable water and treats wastewater from its customers. The major functions of the fund are administration, water distribution, wastewater collection, wastewater treatment, utility billing and water metering.

Organizational Chart



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Water/Wastewater Fund 5-Year Forecast Assumptions

	FY 2024-25 Proposed	FY 2025-26 Projected	FY 2026-27 Projected	FY 2027-28 Projected	FY 2028-29 Projected
Water Sales	25%	14%	20%	20%	20%
Wastewater Sales	30%	14%	50%	30%	17%
Connection Fees	23%	0%	0%	0%	0%
Operations	29%	14%	17%	18%	16%
Debt (City)	12%	16%	17%	17%	13%
Debt (UTRWD)	79%	88%	31%	16%	0%
Future Bond Sales	$58.0M	$61.3M	$62.9M	$53.8M	$9.3M

City of Celina
Water/Wastewater Fund 5 Year Forecast
2024-25 Budget Year

	Actual 2022-23	Budget 2023-24	Estimate 2023-24	Proposed 2024-25	Projected 2025-26	Projected 2026-27	Projected 2027-28	Projected 2028-29
Beginning Fund Balance	$ 19,762,509	$ 18,885,751	$ 21,815,512	$ 18,892,284	$ 19,643,320	$ 20,495,723	$ 24,318,022	$ 28,356,819
Revenues								
Water Sales	$ 16,217,006	$ 17,268,000	$ 18,800,000	$ 21,620,000	$ 24,646,800	$ 29,509,995	$ 35,341,510	$ 42,253,923
Wastewater Sales	9,359,162	10,200,000	11,500,000	13,225,000	15,076,500	22,631,699	29,493,197	34,723,341
Connection Fees	6,682,788	5,512,500	7,450,000	6,800,000	6,800,000	6,800,000	6,800,000	6,800,000
Meter Revenue	928,896	700,000	700,000	660,000	660,000	660,000	660,000	660,000
Developer Revenue	650,000	750,000	750,000	750,000	775,000	775,000	-	-
Fines & Fees	212,567	144,400	227,400	241,400	261,400	271,400	281,400	291,400
Miscellaneous Revenue	133,721	60,000	60,000	25,000	25,000	25,000	25,000	25,000
Interest Income	1,615,778	1,300,000	2,240,000	2,200,000	2,200,000	2,200,000	2,220,000	2,220,000
Other Revenue	12,182,293	400,000	400,000	400,000	400,000	400,000	400,000	400,000
Total Revenues	$ 47,982,209	$ 36,334,900	$ 42,127,400	$ 45,921,400	$ 50,844,700	$ 63,273,094	$ 75,221,107	$ 87,373,664
Expenditures								
Water Department	$ 13,404,187	$ 13,262,118	$ 13,248,434	$ 16,802,626	$ 19,699,690	$ 23,183,998	$ 27,568,773	$ 32,029,559
Wastewater Department	15,761,088	4,321,187	4,628,800	5,906,525	6,220,718	7,079,439	8,294,601	9,589,308
Utility Customer Service	1,022,054	1,014,614	1,078,018	1,244,337	1,415,396	1,606,396	1,792,419	1,983,760
Fleet	109,253	-	-	-	-	-	-	-
Debt Service (City)	7,907,057	12,994,746	12,994,746	14,580,027	16,935,823	19,860,336	23,203,524	26,142,272
Debt Service (UTRWD)	1,702,085	1,779,835	1,779,835	3,177,327	5,984,322	7,851,844	9,115,669	8,932,076
Total Expenditures	$ 39,905,724	$ 33,372,500	$ 33,729,833	$ 41,710,842	$ 50,255,949	$ 59,582,013	$ 69,974,986	$ 78,676,975
Net Income	$ 8,076,486	$ 2,962,400	$ 8,397,567	$ 4,210,558	$ 588,751	$ 3,691,081	$ 5,246,121	$ 8,696,689
Transfers In	$ 46,500	$ -	$ -	$ -	$ 1,800,000	$ 1,750,000	$ 500,000	$ -
Transfers Out	6,069,982	5,820,795	11,320,795	3,459,522	1,536,348	1,618,782	1,707,324	1,802,520
Total Other Financing Sources (uses)	$ (6,023,482)	$ (5,820,795)	$ (11,320,795)	$ (3,459,522)	$ 263,652	$ 131,218	$ (1,207,324)	$ (1,802,520)
Ending Fund Balance	$ 21,815,512	$ 16,027,356	$ 18,892,284	$ 19,643,320	$ 20,495,723	$ 24,318,022	$ 28,356,819	$ 35,250,988
Fund Balance % of Expenditures	47%	41%	42%	43%	40%	40%	40%	44%

Water/Wastewater Fund - 202

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Working Capital, Beginning of Year	**$ 19,762,509**	**$ 18,885,751**	**$ 21,815,512**	**$ 21,815,512**	**$ 18,892,284**
Revenues					
Water Sales	$ 16,217,006	$ 17,268,000	$ 17,268,000	$ 18,800,000	$ 21,620,000
Wastewater Sales	9,359,162	10,200,000	10,200,000	11,500,000	13,225,000
Water/Wastewater Connection Fees	6,682,788	5,512,500	5,512,500	7,450,000	6,800,000
Meter Revenue	928,896	700,000	700,000	700,000	660,000
Developer Revenue	650,000	750,000	750,000	750,000	750,000
Fines & Fees	212,567	144,400	144,400	227,400	241,400
Miscellaneous Revenue	133,721	60,000	60,000	60,000	25,000
Interest Income	1,615,778	1,300,000	1,300,000	2,240,000	2,200,000
Other - Intergovernmental/Grant	12,182,293	400,000	400,000	400,000	400,000
Total Revenues	**$ 47,982,209**	**$ 36,334,900**	**$ 36,334,900**	**$ 42,127,400**	**$ 45,921,400**
Expenditures					
Water Department	$ 13,404,187	$ 13,262,118	$ 13,446,638	$ 13,248,434	$ 16,802,626
Wastewater Department	15,761,088	4,321,187	4,818,969	4,628,800	5,906,525
Utility Billing	1,022,054	1,014,614	1,343,224	1,078,018	1,244,337
Fleet	109,253	-	-	-	-
Debt Service - City Issued	7,907,057	12,994,746	12,994,746	12,994,746	14,580,027
Debt Service - UTRWD	1,702,085	1,779,835	1,779,835	1,779,835	3,177,327
Total Expenditures	**$ 39,905,724**	**$ 33,372,500**	**$ 34,383,412**	**$ 33,729,833**	**$ 41,710,842**
Total available resources less expenditures	**$ 27,838,994**	**$ 21,848,151**	**$ 23,767,000**	**$ 30,213,079**	**$ 23,102,842**
Other Financing Sources (Uses)					
Transfers In	$ 46,500	$ -	$ -	$ -	$ -
Transfers Out	(6,069,982)	(5,820,795)	(11,320,795)	(11,320,795)	(3,459,522)
Total other financing sources (uses)	**$ (6,023,482)**	**$ (5,820,795)**	**$ (11,320,795)**	**$ (11,320,795)**	**$ (3,459,522)**
Working Capital, End of Year	**$ 21,815,512**	**$ 16,027,356**	**$ 12,446,205**	**$ 18,892,284**	**$ 19,643,320**

Solid Waste Fund - 203

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 1,302,345**	**$ 1,934,011**	**$ 1,766,757**	**$ 1,766,757**	**$ 2,430,347**
Revenues					
Trash Franchise Fee	$ 207,862	$ 220,000	$ 220,000	$ 220,000	$ 260,000
Trash & Recycling Sales	2,935,534	3,385,000	3,885,000	3,885,000	4,316,276
Interest Income	49,605	60,000	60,000	110,000	120,000
Total Revenues	**$ 3,193,001**	**$ 3,665,000**	**$ 4,165,000**	**$ 4,215,000**	**$ 4,696,276**
Expenditures					
Solid Waste Operations	$ 2,728,589	$ 3,110,000	$ 3,610,000	$ 3,551,410	$ 4,470,000
Total Expenditures	**$ 2,728,589**	**$ 3,110,000**	**$ 3,610,000**	**$ 3,551,410**	**$ 4,470,000**
Total available resources less expenditures	**$ 1,766,757**	**$ 2,489,011**	**$ 2,321,757**	**$ 2,430,347**	**$ 2,656,623**
Other Financing Sources (Uses)					
Transfers In		$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 1,766,757**	**$ 2,489,011**	**$ 2,321,757**	**$ 2,430,347**	**$ 2,656,623**

Water/Wastewater
Infrastructure, Impact, & Capital Fee Fund - 205, 206, 209, 210
Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 30,491,616**	**$ 25,031,125**	**$ 36,395,633**	**$ 36,395,633**	**$ 53,387,404**
Revenues					
Infrastructure Fees (205)	$ 2,057,257	$ -	$ -	$ -	$ -
Water/Wastewater Impact Fees (206)	3,804,193	2,000,000	2,000,000	5,580,000	4,350,000
Water Capital Recovery Fees (209)	2,650,900	3,000,000	3,000,000	3,560,000	3,000,000
Wastewater Capital Recovery Fees (210)	2,753,600	3,000,000	3,000,000	3,000,000	3,300,000
Interest Income (205, 206, 209, 210)	1,240,698	920,000	920,000	2,025,000	2,190,000
Total Revenues	**$ 12,506,648**	**$ 8,920,000**	**$ 8,920,000**	**$ 14,165,000**	**$ 12,840,000**
Expenditures					
Infrastructure (205)	$ 2,083,635	$ -	$ -	$ -	$ -
Water/Wastewater Impact (206)	7,026,282	2,000,000	5,030,000	1,236,425	11,345,027
Water Capital Recovery (209)	216,713	5,000,000	5,000,000	153,334	2,381,300
Wastewater Capital Recovery (210)	26,000	5,000,000	9,000,000	4,083,470	1,158,530
Total Expenditures	**$ 9,352,631**	**$ 12,000,000**	**$ 19,030,000**	**$ 5,473,229**	**$ 14,884,857**
Total available resources less expenditures	**$ 33,645,633**	**$ 21,951,125**	**$ 26,285,633**	**$ 45,087,404**	**$ 51,342,547**
Other Financing Sources (Uses)					
Transfers In	$ 4,250,000	$ 4,250,000	$ 9,750,000	$ 16,605,000	$ 5,000,000
Transfers Out	(1,500,000)	(750,000)	(750,000)	(8,305,000)	(4,500,000)
Total other financing sources (uses)	**$ 2,750,000**	**$ 3,500,000**	**$ 9,000,000**	**$ 8,300,000**	**$ 500,000**
Fund Balance, End of Year	**$ 36,395,633**	**$ 25,451,125**	**$ 35,285,633**	**$ 53,387,404**	**$ 51,842,547**

Stormwater & Drainage Fund

The Stormwater & Drainage Department provides flood protection, watershed protection (protecting streams from pollution), and maintains the drainage system, which includes culverts, channels, storm drains, debris removal, erosion protection, and infrastructure repairs.

Stormwater Fund 5-Year Forecast Assumptions

	FY 2024-25 Proposed	FY 2025-26 Projected	FY 2026-27 Projected	FY 2027-28 Projected	FY 2028-29 Projected
Stormwater Drainage Fees	14%	15%	15%	12%	10%
Operations – Recurring Costs	118%	22%	8%	34%	-8%
Capital – One-Time Costs	288%	27%	-73%	0%	0%

Notes:
1. Revenue Growth asssumes growth in residents and commercial development.
2. Operations growth assumes larger growth in personnel and equipment every other year.
3. Capital
   a) Based on CIP, which will be presented to Council in Fall 2024.
   b) Includes capital equipment purchases.

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City of Celina
Stormwater Fund 5 Year Forecast
2024-25 Budget Year

	Actual 2022-23	Budget 2023-24	Estimate 2023-24	Proposed 2024-25	Projected 2025-26	Projected 2026-27	Projected 2027-28	Projected 2028-29
Beginning Fund Balance	**$ 1,778,156**	**$ 2,434,248**	**$ 2,695,475**	**$ 4,951,864**	**$ 4,835,475**	**$ 2,623,363**	**$ 2,618,346**	**$ 2,423,149**
Revenues								
Stormwater Drainage Fees	$ 1,080,350	$ 1,240,000	$ 1,285,000	$ 1,415,000	$ 1,625,000	$ 1,868,750	$ 2,093,000	$ 2,302,300
Interest Income	74,829	80,000	145,000	150,000	150,000	150,000	150,000	150,000
Total Revenues	**$ 1,155,179**	**$ 1,320,000**	**$ 1,430,000**	**$ 1,565,000**	**$ 1,775,000**	**$ 2,018,750**	**$ 2,243,000**	**$ 2,452,300**
Expenditures								
Operations	$ 231,363	$ 414,196	$ 414,484	$ 902,848	$ 1,097,421	$ 1,190,507	$ 1,596,611	$ 1,462,788
Capital	363,520	570,000	5,899,811	2,209,731	2,814,000	750,000	750,000	750,000
Total Expenditures	**$ 594,883**	**$ 984,196**	**$ 6,314,295**	**$ 3,112,579**	**$ 3,911,421**	**$ 1,940,507**	**$ 2,346,611**	**$ 2,212,788**
Net Income	**$ 560,297**	**$ 335,804**	**$ (4,884,295)**	**$ (1,547,579)**	**$ (2,136,421)**	**$ 78,243**	**$ (103,611)**	**$ 239,512**
Transfers In	$ 400,000	$ 500,000	$ 7,170,000	$ 1,500,000	$ -	$ -	$ -	$ -
Transfers Out	42,978	29,316	29,316	68,810	75,691	83,260	91,586	100,745
Total Other Financing Sources (uses)	**$ 357,022**	**$ 470,684**	**$ 7,140,684**	**$ 1,431,190**	**$ (75,691)**	**$ (83,260)**	**$ (91,586)**	**$ (100,745)**
Ending Fund Balance	**$ 2,695,475**	**$ 3,240,736**	**$ 4,951,864**	**$ 4,835,475**	**$ 2,623,363**	**$ 2,618,346**	**$ 2,423,149**	**$ 2,561,916**
Fund Balance % of Expenditures	**423%**	**320%**	**78%**	**152%**	**66%**	**129%**	**99%**	**111%**

Stormwater Drainage Fund - 208

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 1,778,156**	**$ 2,434,248**	**$ 2,695,475**	**$ 2,695,475**	**$ 4,951,864**
Revenues					
Stormwater Fees	$ 1,080,350	$ 1,240,000	$ 1,240,000	$ 1,285,000	$ 1,415,000
Interest Income	74,829	80,000	80,000	145,000	150,000
Total Revenues	**$ 1,155,179**	**$ 1,320,000**	**$ 1,320,000**	**$ 1,430,000**	**$ 1,565,000**
Expenditures					
Stormwater Drainage Operations	$ 231,363	$ 414,196	$ 414,484	$ 414,484	$ 902,848
Stormwater Drainage Capital	363,520	570,000	7,462,775	5,899,811	2,209,731
Total Expenditures	**$ 594,883**	**$ 984,196**	**$ 7,877,259**	**$ 6,314,295**	**$ 3,112,579**
Total available resources less expenditures	**$ 2,338,453**	**$ 2,770,052**	**$ (3,861,784)**	**$ (2,188,820)**	**$ 3,404,285**
Other Financing Sources (Uses)					
Transfers In	$ 400,000	$ 500,000	$ 7,170,000	$ 7,170,000	$ 1,500,000
Transfers Out	(42,978)	(29,316)	(29,316)	(29,316)	(68,810)
Total other financing sources (uses)	**$ 357,022**	**$ 470,684**	**$ 7,140,684**	**$ 7,140,684**	**$ 1,431,190**
Fund Balance, End of Year	**$ 2,695,475**	**$ 3,240,736**	**$ 3,278,900**	**$ 4,951,864**	**$ 4,835,475**

Utility Vehicle & Equipment Replacement Fund - 213

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 1,202,081**	**$ 1,837,192**	**$ 2,362,494**	**$ 2,362,494**	**$ 2,799,130**
Revenues					
Interest Income	$ 44,122	$ 40,000	$ 40,000	$ 120,000	$ 130,000
Total Revenues	**$ 44,122**	**$ 40,000**	**$ 40,000**	**$ 120,000**	**$ 130,000**
Expenditures					
Capital Expenditures	$ 165,838	$ 310,000	$ 553,475	$ 553,475	$ 362,868
Total Expenditures	**$ 165,838**	**$ 310,000**	**$ 553,475**	**$ 553,475**	**$ 362,868**
Total available resources less expenditures	**$ 1,080,365**	**$ 1,567,192**	**$ 1,849,019**	**$ 1,929,019**	**$ 2,566,262**
Other Financing Sources (Uses)					
Transfers In	$ 1,282,129	$ 870,111	$ 870,111	$ 870,111	$ 540,812
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ 1,282,129**	**$ 870,111**	**$ 870,111**	**$ 870,111**	**$ 540,812**
Fund Balance, End of Year	**$ 2,362,494**	**$ 2,437,303**	**$ 2,719,130**	**$ 2,799,130**	**$ 3,107,074**

Special Revenue Funds

- Park Fee 109
- Hotel/Motel Fund 110
- Downtown 112
- PEG 114
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- TIRZ #11 Downtown 311
- Developer Capital Fee 450
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Special Revenue Fund Descriptions

Park Fee Fund

The Park Fee Fund receives revenue from developer agreements and is used for parks specific capital projects.

Hotel/Motel Fund

The Hotel/Motel Fund receives revenues from local hotel occupancy taxes and uses those revenues to enhance and promote tourism.

Downtown Fund

The Downtown Fund receives revenues from special events and uses those revenues to provide future funding to downtown special events and activities.

PEG Fund

The PEG Fund is used to track revenues and expenditures for Public, Educational, and Government Access Channels (PEG) related activities. Revenues are derived from fees charged to cable subscribers.

Grants Fund

The Grants Fund is used to track the various grant awards the City of Celina receives. There are specific requirements for each grant therefore a fund was set up to track the revenues and expenses separately.

Seizures and Forfeitures Fund

The Seizures and Forfeitures Fund is used to track revenue from seizures and used on Police Department specific expenses.

Donations Fund

The Donations Fund is used to track revenue from donations to the City and the corresponding expenditures.

Court Security Fund

The Court Security Fund is set by Code of Criminal Procedure 102.017 and is used for security personnel, services, and items related to buildings that house the court. The revenue is set chapters 134 and 135 of the Local Government Code which includes court fees for filing civil cases and for criminal convictions.

Special Revenue Fund Descriptions

Court Technology Fund

The Court Technology Fund is set by Code of Criminal Procedure 102.0172 and is used for purchase of or to maintain technological enhancements for a municipal court or municipal court record. The funding is from Local Government Code section 134.103, non-jailable misdemeanor convictions.

Technology Fund

The Technology Fund pays for technology infrastructure improvements and computer hardware and software needs. The funding comes from developer fees assigned when obtaining building permits.

Integrity Fund

This fund helps with the beautification of the City of Celina. The revenues collected are allocated for improvements for sidewalks, street landscaping, signage, lighting, and façade improvements as well as Music on the Square and public art. The funding for this fund comes predominantly from Water Tower Rental fees, Tree Mitigation fees, and Warning Device fees.

Stabilization Fund

The Stabilization Fund provides a dedicated reserve to protect the City from cyclical downturns in the economy. The second largest source of revenue in the City of Celina is development fees, which are a one-time revenue source and are dependent on economic conditions. A best practice for reserves for one-time revenue sources is 40%. The City's target for the Stabilization Fund is 40% of development fee revenues.

TIRZ #11 Downtown Fund

The TIRZ #11 Downtown Fund receives property tax revenue from within the downtown TIRZ boundary. That revenue is reinvested within downtown Celina with capital improvement projects.

Developer Capital Fee Fund

The Developer Capital Fee Fund accounts for the fees paid to build capital projects per individual agreements with developers.

Wilson Park Fee Fund

The Wilson Park Fee Fund is used to track development revenue and expenses dedicated to Wilson Creek Park capital improvement projects.

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Park Fee Fund - 109

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 6,834,962**	**$ 3,659,094**	**$ 7,560,209**	**$ 7,560,209**	**$ 2,626,629**
Revenues					
Park Fees	$ 3,029,502	$ 2,000,000	$ 4,775,000	$ 4,775,000	$ 4,000,000
Interest Income	280,282	200,000	200,000	465,000	480,000
Total Revenues	**$ 3,309,784**	**$ 2,200,000**	**$ 4,975,000**	**$ 5,240,000**	**$ 4,480,000**
Expenditures					
Parks & Recreation	$ 2,769,970	$ 4,448,000	$ 11,448,000	$ 10,173,580	$ 2,566,975
Total Expenditures	**$ 2,769,970**	**$ 4,448,000**	**$ 11,448,000**	**$ 10,173,580**	**$ 2,566,975**
Total available resources less expenditures	**$ 7,374,775**	**$ 1,411,094**	**$ 1,087,209**	**$ 2,626,629**	**$ 4,539,654**
Other Financing Sources (Uses)					
Transfers In	$ 185,434	$ -	$ -	$ -	$ 1,651,706
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ 185,434**	**$ -**	**$ -**	**$ -**	**$ 1,651,706**
Fund Balance, End of Year	**$ 7,560,209**	**$ 1,411,094**	**$ 1,087,209**	**$ 2,626,629**	**$ 6,191,360**

Hotel/Motel Fund - 110

Revenues, Expenditures and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 23,664**	**$ 36,046**	**$ 36,046**	**$ 36,046**	**$ 49,846**
Revenues					
Hotel Occupancy Tax	$ 11,343	$ -	$ -	$ 12,000	$ 12,000
Interest Income	1,038	-	-	1,800	1,800
Total Revenues	**$ 12,382**	**$ -**	**$ -**	**$ 13,800**	**$ 13,800**
Expenditures					
Operations	$ -	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total available resources less expenditures	**$ 36,046**	**$ 36,046**	**$ 36,046**	**$ 49,846**	**$ 63,646**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 36,046**	**$ 36,046**	**$ 36,046**	**$ 49,846**	**$ 63,646**

Downtown Fund - 112

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 63,231**	**$ 49,897**	**$ 100,872**	**$ 100,872**	**$ 68,234**
Revenues					
Contributions & Donations	$ 109,786	$ 110,000	$ 110,000	$ 77,909	$ 94,500
Interest Income	3,515	3,000	3,000	4,500	5,000
Total Revenues	**$ 113,301**	**$ 113,000**	**$ 113,000**	**$ 82,409**	**$ 99,500**
Expenditures					
Downtown	$ 75,660	$ 108,212	$ 127,112	$ 115,047	$ 95,753
Total Expenditures	**$ 75,660**	**$ 108,212**	**$ 127,112**	**$ 115,047**	**$ 95,753**
Total available resources less expenditures	**$ 100,872**	**$ 54,685**	**$ 86,760**	**$ 68,234**	**$ 71,981**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 100,872**	**$ 54,685**	**$ 86,760**	**$ 68,234**	**$ 71,981**

PEG Fund - 114

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 68,964**	**$ 79,464**	**$ 80,140**	**$ 80,140**	**$ 91,640**
Revenues					
PEG Fees	$ 8,495	$ 9,250	$ 9,250	$ 8,500	$ 8,500
Interest Income	2,681	1,000	1,000	3,000	3,000
Total Revenues	**$ 11,176**	**$ 10,250**	**$ 10,250**	**$ 11,500**	**$ 11,500**
Expenditures					
Operations	$ -	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total available resources less expenditures	**$ 80,140**	**$ 89,714**	**$ 90,390**	**$ 91,640**	**$ 103,140**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 80,140**	**$ 89,714**	**$ 90,390**	**$ 91,640**	**$ 103,140**

Grants Fund - 115

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 14,835**	**$ 2,135**	**$ 11,004**	**$ 11,004**	**$ 6,604**
Revenues					
Grants	$ 78,212	$ 2,000	$ 57,236	$ 57,236	$ 2,000
Interest Income	367	350	350	600	600
Total Revenues	**$ 78,580**	**$ 2,350**	**$ 57,586**	**$ 57,836**	**$ 2,600**
Expenditures					
Operations	$ 82,410	$ -	$ 62,236	$ 62,236	$ -
Total Expenditures	**$ 82,410**	**$ -**	**$ 62,236**	**$ 62,236**	**$ -**
Total available resources less expenditures	**$ 11,004**	**$ 4,485**	**$ 6,354**	**$ 6,604**	**$ 9,204**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 11,004**	**$ 4,485**	**$ 6,354**	**$ 6,604**	**$ 9,204**

Seizures and Forfeitures Fund - 116
Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 120,030**	**$ 59,530**	**$ 92,813**	**$ 92,813**	**$ 58,213**
Revenues					
Police Seizures	$ 13,500	$ 10,000	$ 10,000	$ 10,000	$ 10,000
Interest Income	3,638	2,750	2,750	5,400	5,400
Total Revenues	**$ 17,138**	**$ 12,750**	**$ 12,750**	**$ 15,400**	**$ 15,400**
Expenditures					
Operations	$ 44,355	$ 50,000	$ 50,000	$ 50,000	$ 50,000
Total Expenditures	**$ 44,355**	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ 50,000**
Total available resources less expenditures	**$ 92,813**	**$ 22,280**	**$ 55,563**	**$ 58,213**	**$ 23,613**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 92,813**	**$ 22,280**	**$ 55,563**	**$ 58,213**	**$ 23,613**

Donations Fund - 117

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 8,312**	**$ 2,012**	**$ 8,520**	**$ 8,520**	**$ 13,940**
Revenues					
Police Donations	$ 2,333	$ 2,500	$ 2,500	$ 2,500	$ 2,500
Fire & EMS Donations	1,000	2,500	2,500	2,500	2,500
Parks Donations	1,750	-	-	-	-
Interest Income	297	250	250	420	450
Total Revenues	**$ 5,379**	**$ 5,250**	**$ 5,250**	**$ 5,420**	**$ 5,450**
Expenditures					
Operations	$ 5,172	$ -	$ -	$ -	$ -
Total Expenditures	**$ 5,172**	**$ -**	**$ -**	**$ -**	**$ -**
Excess (deficiency) of revenues over (under) expenditures	**$ 8,520**	**$ 7,262**	**$ 13,770**	**$ 13,940**	**$ 19,390**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 8,520**	**$ 7,262**	**$ 13,770**	**$ 13,940**	**$ 19,390**

Court Security/Technology Fund - 118, 119
Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 137,576**	**$ 108,351**	**$ 145,913**	**$ 145,913**	**$ 132,713**
Revenues					
Court Security/Technology Revenue	$ 12,663	$ 8,200	$ 8,200	$ 19,000	$ 22,000
Interest Income	5,041	4,000	4,000	7,800	8,340
Total Revenues	**$ 17,704**	**$ 12,200**	**$ 12,200**	**$ 26,800**	**$ 30,340**
Expenditures					
Municipal Court Administration	$ 9,367	$ 40,000	$ 40,000	$ 40,000	$ 40,000
Total Expenditures	**$ 9,367**	**$ 40,000**	**$ 40,000**	**$ 40,000**	**$ 40,000**
Total available resources less expenditures	**$ 145,913**	**$ 80,551**	**$ 118,113**	**$ 132,713**	**$ 123,053**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 145,913**	**$ 80,551**	**$ 118,113**	**$ 132,713**	**$ 123,053**

Technology Fund - 122

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 698,372**	**$ 1,088,373**	**$ 1,378,683**	**$ 1,378,683**	**$ 2,078,683**
Revenues					
Technology Fees	$ 423,150	$ 325,000	$ 325,000	$ 825,000	$ 750,000
Interest Income	33,108	25,000	25,000	85,000	90,000
Total Revenues	**$ 456,258**	**$ 350,000**	**$ 350,000**	**$ 910,000**	**$ 840,000**
Expenditures					
Operations	$ 75,947	$ 210,000	$ 210,000	$ 210,000	$ 1,195,000
Total Expenditures	**$ 75,947**	**$ 210,000**	**$ 210,000**	**$ 210,000**	**$ 1,195,000**
Total available resources less expenditures	**$ 1,078,683**	**$ 1,228,373**	**$ 1,518,683**	**$ 2,078,683**	**$ 1,723,683**
Other Financing Sources (Uses)					
Transfers In	$ 300,000	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ 300,000**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 1,378,683**	**$ 1,228,373**	**$ 1,518,683**	**$ 2,078,683**	**$ 1,723,683**

Integrity Fund - 123

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 1,855,435**	**$ 1,885,190**	**$ 2,405,815**	**$ 2,405,815**	**$ 2,990,815**
Revenues					
Warning Device Fees	$ 131,660	$ 75,000	$ 75,000	$ 165,000	$ 125,000
Water Tower Rental Fees	203,073	150,000	150,000	205,000	205,000
Tree Mitigation Fees	411,064	125,000	125,000	750,000	450,000
Interest Income	77,818	65,000	65,000	130,000	140,000
Total Revenues	**$ 823,616**	**$ 415,000**	**$ 415,000**	**$ 1,250,000**	**$ 920,000**
Expenditures					
Operations	$ 273,235	$ 365,000	$ 665,000	$ 665,000	$ 787,500
Total Expenditures	**$ 273,235**	**$ 365,000**	**$ 665,000**	**$ 665,000**	**$ 787,500**
Total available resources less expenditures	**$ 2,405,815**	**$ 1,935,190**	**$ 2,155,815**	**$ 2,990,815**	**$ 3,123,315**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 2,405,815**	**$ 1,935,190**	**$ 2,155,815**	**$ 2,990,815**	**$ 3,123,315**
Fund Balances:					
Restricted for:					
Warning Device Program	$ 301,185	$ 224,453	$ 224,453	$ 214,453	$ 339,453
Unassigned:					
Integrity Fund Programs	$ 2,104,630	$ 1,710,737	$ 1,931,362	$ 2,776,362	$ 2,783,862
Total Fund Balances	**$ 2,405,815**	**$ 1,935,190**	**$ 2,155,815**	**$ 2,990,815**	**$ 3,123,315**

Stabilization Fund - 127

Revenues, Expenditures and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 1,513,254**	**$ 6,592,312**	**$ 6,592,312**	**$ 6,592,312**	**$ 8,197,312**
Revenues					
Interest Income	$ 79,058	$ -	$ -	$ 275,000	$ 300,000
Total Revenues	**$ 79,058**	**$ -**	**$ -**	**$ 275,000**	**$ 300,000**
Expenditures					
Operations	$ -	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total available resources less expenditures	**$ 1,592,312**	**$ 6,592,312**	**$ 6,592,312**	**$ 6,867,312**	**$ 8,497,312**
Other Financing Sources (Uses)					
Transfers In	$ 5,000,000	$ -	$ -	$ 1,800,000	$ 750,000
Transfers Out	-	-	(470,000)	(470,000)	-
Total other financing sources (uses)	**$ 5,000,000**	**$ -**	**$ (470,000)**	**$ 1,330,000**	**$ 750,000**
Fund Balance, End of Year	**$ 6,592,312**	**$ 6,592,312**	**$ 6,122,312**	**$ 8,197,312**	**$ 9,247,312**

TIRZ #11 Downtown - 311

Revenue, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 376,854**	**$ 327,380**	**$ 308,506**	**$ 308,506**	**$ 971,398**
Revenues					
Intergovernmental Revenue	$ 526,154	$ 551,488	$ 551,488	$ 1,232,326	$ 1,632,560
Interest Income	13,932	10,000	10,000	16,000	16,000
Total Revenues	**$ 540,086**	**$ 561,488**	**$ 561,488**	**$ 1,248,326**	**$ 1,648,560**
Expenditures					
Downtown Celina	$ 423,000	$ 585,434	$ 585,434	$ 585,434	$ 585,434
Total Expenditures	**$ 423,000**	**$ 585,434**	**$ 585,434**	**$ 585,434**	**$ 585,434**
Total available resources less expenditures	**$ 493,940**	**$ 303,434**	**$ 284,560**	**$ 971,398**	**$ 2,034,524**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	(185,434)	-	-	-	-
Total other financing sources (uses)	**$ (185,434)**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 308,506**	**$ 303,434**	**$ 284,560**	**$ 971,398**	**$ 2,034,524**

Developer Capital Fees - 450

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 355,456**	**$ 801,965**	**$ 636,120**	**$ 636,120**	**$ 771,629**
Revenues					
Capital Recovery Fees	$ 1,032,000	$ 700,000	$ 700,000	$ 1,100,000	$ 1,000,000
Interest Income	41,155	30,000	30,000	64,000	72,000
Total Revenues	**$ 1,073,155**	**$ 730,000**	**$ 730,000**	**$ 1,164,000**	**$ 1,072,000**
Expenditures					
Developers Incentive Payment	$ 1,542,491	$ 1,028,491	$ 1,028,491	$ 1,028,491	$ 1,028,491
Total Expenditures	**$ 1,542,491**	**$ 1,028,491**	**$ 1,028,491**	**$ 1,028,491**	**$ 1,028,491**
Total available resources less expenditures	**$ (113,880)**	**$ 503,474**	**$ 337,629**	**$ 771,629**	**$ 815,138**
Other Financing Sources (Uses)					
Transfers In	$ 750,000	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ 750,000**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 636,120**	**$ 503,474**	**$ 337,629**	**$ 771,629**	**$ 815,138**

Wilson Park Fees - 451

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 1,486,485**	**$ 2,521,485**	**$ 3,073,911**	**$ 3,073,911**	**$ 5,673,911**
Revenues					
Park Fees	$ 1,511,500	$ 250,000	$ 250,000	$ 2,400,000	$ 1,500,000
Interest Income	75,926	40,000	40,000	200,000	210,000
Total Revenues	**$ 1,587,426**	**$ 290,000**	**$ 290,000**	**$ 2,600,000**	**$ 1,710,000**
Expenditures					
Construction	$ -	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total available resources less expenditures	**$ 3,073,911**	**$ 2,811,485**	**$ 3,363,911**	**$ 5,673,911**	**$ 7,383,911**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 3,073,911**	**$ 2,811,485**	**$ 3,363,911**	**$ 5,673,911**	**$ 7,383,911**

Life Connected.

Governmental Funds

- Street Construction 106
- Roadway Impact Fee 107
- Vehicle & Equipment Replacement 113
- Capital Acquisition 120
- Roadway Capital Recovery 121

Life Connected.

Governmental Fund Descriptions

Street Construction Fund

The Street Construction Fund is used to support streets projects with general government revenue funding. Surplus revenues from General Fund are transferred to the street construction fund at year end.

The Roadway Impact Fee Fund

Roadway impact fees are fees assessed to new development in the city and are used specifically for roadway improvements within the city. These funds can be used along with a bond issuance to pay for streets and help to keep the amount of debt that needs to be issued lower.

Vehicle & Equipment Replacement Fund

The Vehicle and Equipment Replacement Fund is used to provide a funding source to replace vehicles and equipment for each of the General Fund departments. A portion of the replacement cost for each vehicle and piece of equipment is transferred to this fund over the life of the asset until the full replacement cost is recovered. The Fleet Department is included in this fund as of FY 2024.

Capital Acquisition Fund

The Capital Acquisition Fund is a fund that the City uses to allocate a portion of surplus revenues for future capital expenditures.

Roadway Capital Recovery Fund

The Roadway Capital Recovery Fund is used for roadway infrastructure and is paid by developers through development fees to the City. These funds can be used along with a bond issuance to pay for streets and help to keep the amount of debt that needs to be issued lower.

Street Construction Fund - 106
Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 1,231,747**	**$ 2,906,747**	**$ 2,672,268**	**$ 2,672,268**	**$ 5,356,157**
Revenues					
Intergovernmental Revenue	$ -	$ -	$ -	$ -	$ -
Interest Income	49,078	25,000	25,000	133,889	110,000
Total Revenues	**$ 49,078**	**$ 25,000**	**$ 25,000**	**$ 133,889**	**$ 110,000**
Expenditures					
Street Construction Operations	$ 1,108,557	$ 1,250,000	$ 7,550,000	$ 2,500,000	$ 5,056,682
Total Expenditures	**$ 1,108,557**	**$ 1,250,000**	**$ 7,550,000**	**$ 2,500,000**	**$ 5,056,682**
Total available resources less expenditures	**$ 172,268**	**$ 1,681,747**	**$ (4,852,732)**	**$ 306,157**	**$ 409,475**
Other Financing Sources (Uses)					
Transfers In	$ 2,500,000	$ -	$ 5,050,000	$ 5,050,000	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ 2,500,000**	**$ -**	**$ 5,050,000**	**$ 5,050,000**	**$ -**
Fund Balance, End of Year	**$ 2,672,268**	**$ 1,681,747**	**$ 197,268**	**$ 5,356,157**	**$ 409,475**

Roadway Impact Fees Fund - 107
Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 5,747,847**	**$ 7,422,847**	**$ 8,446,141**	**$ 8,446,141**	**$ 11,250,137**
Revenues					
Road Impact Fees	$ 2,588,632	$ 1,500,000	$ 1,500,000	$ 2,500,000	$ 2,100,000
Interest Income	288,083	200,000	200,000	460,000	500,000
Total Revenues	**$ 2,876,715**	**$ 1,700,000**	**$ 1,700,000**	**$ 2,960,000**	**$ 2,600,000**
Expenditures					
Road Impact Operations	$ 178,421	$ 1,000,000	$ 1,500,000	$ 156,004	$ 13,796,001
Total Expenditures	**$ 178,421**	**$ 1,000,000**	**$ 1,500,000**	**$ 156,004**	**$ 13,796,001**
Total available resources less expenditures	**$ 8,446,141**	**$ 8,122,847**	**$ 8,646,141**	**$ 11,250,137**	**$ 54,136**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 8,446,141**	**$ 8,122,847**	**$ 8,646,141**	**$ 11,250,137**	**$ 54,136**

Vehicle & Equipment Replacement Fund - 113
Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 4,586,872**	**$ 4,888,267**	**$ 4,858,919**	**$ 4,858,919**	**$ 4,716,014**
Revenues					
Interest Income	$ 166,173	$ 100,000	$ 100,000	$ 220,000	$ 230,000
Total Revenues	**$ 166,173**	**$ 100,000**	**$ 100,000**	**$ 220,000**	**$ 230,000**
Expenditures					
Capital Expenditures	$ 740,041	$ 884,934	$ 1,227,954	$ 1,227,954	$ 292,027
Fleet	-	131,983	131,983	123,209	295,623
Total Expenditures	**$ 740,041**	**$ 1,016,917**	**$ 1,359,937**	**$ 1,351,163**	**$ 587,650**
Total available resources less expenditures	**$ 4,013,005**	**$ 3,971,350**	**$ 3,598,982**	**$ 3,727,756**	**$ 4,358,364**
Other Financing Sources (Uses)					
Transfers In	$ 845,914	$ 988,258	$ 988,258	$ 988,258	$ 1,411,383
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ 845,914**	**$ 988,258**	**$ 988,258**	**$ 988,258**	**$ 1,411,383**
Fund Balance, End of Year	**$ 4,858,919**	**$ 4,959,608**	**$ 4,587,240**	**$ 4,716,014**	**$ 5,769,747**

Capital Acquisition Fund - 120
Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 3,104,991**	**$ 4,750,502**	**$ 5,559,173**	**$ 5,559,173**	**$ 4,480,200**
Revenues					
Interest Income	$ 122,035	$ 75,000	$ 75,000	$ 275,000	$ 250,000
Total Revenues	**$ 122,035**	**$ 75,000**	**$ 75,000**	**$ 275,000**	**$ 250,000**
Expenditures					
Capital Acquisitions	$ 367,853	$ 1,653,973	$ 1,653,973	$ 1,653,973	$ 874,488
Total Expenditures	**$ 367,853**	**$ 1,653,973**	**$ 1,653,973**	**$ 1,653,973**	**$ 874,488**
Total available resources less expenditures	**$ 2,859,173**	**$ 3,171,529**	**$ 3,980,200**	**$ 4,180,200**	**$ 3,855,712**
Other Financing Sources (Uses)					
Transfers In	$ 2,700,000	$ -	$ 300,000	$ 300,000	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ 2,700,000**	**$ -**	**$ 300,000**	**$ 300,000**	**$ -**
Fund Balance, End of Year	**$ 5,559,173**	**$ 3,171,529**	**$ 4,280,200**	**$ 4,480,200**	**$ 3,855,712**

Roadway Capital Recovery Fund - 121

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 6,741,637**	**$ 6,542,637**	**$ 7,717,642**	**$ 7,717,642**	**$ 10,285,405**
Revenues					
Road Capital Recovery Fee	$ 2,236,803	$ 1,500,000	$ 1,500,000	$ 3,490,000	$ 3,000,000
Fire Recovery Fee	-	145,000	145,000	6,000	5,000
Reimbursement - Other	79,855	-	-	-	
Escrow Revenue Lights	-	-	-	-	
Interest Income	284,236	175,000	175,000	475,000	300,000
Total Revenues	**$ 2,600,894**	**$ 1,820,000**	**$ 1,820,000**	**$ 3,971,000**	**$ 3,305,000**
Expenditures					
Road Capital Recovery Operations	$ 1,624,890	$ 2,730,000	$ 4,730,000	$ 1,403,237	$ 11,510,294
Total Expenditures	**$ 1,624,890**	**$ 2,730,000**	**$ 4,730,000**	**$ 1,403,237**	**$ 11,510,294**
Total available resources less expenditures	**$ 7,717,642**	**$ 5,632,637**	**$ 4,807,642**	**$ 10,285,405**	**$ 2,080,111**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 7,717,642**	**$ 5,632,637**	**$ 4,807,642**	**$ 10,285,405**	**$ 2,080,111**

Life Connected.

Capital Improvement Project Bond Funds

- 621General Government
- 601 A Public Safety
- 721 Water & Wastewater
- 622 General Government
- 722 Water & Wastewater
- 623 General Government
- 723 Water & Wastewater
- 624 General Government
- 724 Water & Wastewater

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CIP Bond Fund Descriptions

Fund 621 General

Fund 621 is for the tracking of Certificates of Obligation Series 2021 issued for General Government public improvements.

Fund 601 A Public Safety

Fund 601 A is for the tracking of Certificates of Obligation Series 2021A issued for General Government public safety improvements.

Fund 721 Water & Wastewater

Fund 721 is for the tracking of Certificates of Obligation Series 2021 issued for Water and Wastewater public improvements.

Fund 622 General

Fund 622 is for the tracking of Certificates of Obligation Series 2022 issued for General Government public improvements.

Fund 722 Water & Wastewater

Fund 722 is for the tracking of Certificates of Obligation Series 2022 issued for Water and Wastewater public improvements.

Fund 623 General

Fund 623 is for the tracking of Certificates of Obligation Series 2023 issued for General Government public improvements.

Fund 723 Water & Wastewater

Fund 723 is for the tracking of Certificates of Obligation Series 2023 issued for Water and Wastewater public improvements.

Fund 624 General

Fund 624 is for the tracking of Certificates of Obligation Series 2024 issued for General Government public improvements.

Fund 724 Water & Wastewater

Fund 724 is for the tracking of Certificates of Obligation Series 2024 issued for Water and Wastewater public improvements.

CELINA TEXAS EST. 1876

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Capital Improvement Project Bond Funds
Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 103,163,067**	**$ 115,842,528**	**$ 115,305,138**	**$ 115,305,138**	**$ 181,074,637**
Revenues					
Interest Income	$ 4,409,217	$ 4,000,000	$ 4,000,000	$ 4,000,000	$ 5,000,000
Total Revenues	**$ 4,409,217**	**$ 4,000,000**	**$ 4,000,000**	**$ 4,000,000**	**$ 5,000,000**
Expenditures					
621 2021 Government Bond Fund	$ 4,341,958	$ 6,287,308	$ 6,287,308	$ 6,287,308	$ 1,800,000
601 2021a Government Bond Fund	29,334,146	15,237,891	15,237,891	15,237,891	550,000
721 2021 Utility Bond Fund	6,439,764	3,705,302	3,705,302	3,705,302	2,085,000
622 2022 Government Bond Fund	8,270,797	8,000,000	8,000,000	8,000,000	5,720,000
722 2022 Utility Bond Fund	12,954,449	8,000,000	8,000,000	8,000,000	1,850,000
623 2023 Government Bond Fund	24,363,314	10,000,000	10,000,000	10,000,000	16,500,000
723 2023 Utility Bond Fund	5,066,733	10,000,000	10,000,000	10,000,000	21,639,968
624 2024 Government Bond Fund	-	-	125,000,000	15,000,000	110,000,000
724 2024 Utility Bond Fund	-	-	16,000,000	3,000,000	13,000,000
Total Expenditures	**$ 90,771,161**	**$ 61,230,501**	**$ 202,230,501**	**$ 79,230,501**	**$ 173,144,968**
Total available resources less expenditures	**$ 16,801,124**	**$ 58,612,027**	**$ (82,925,363)**	**$ 40,074,637**	**$ 12,929,669**
Other Financing Sources (Uses)					
Bonds Issued	$ 98,504,015	$ -	$ 141,000,000	$ 141,000,000	$ -
Transfers In	-	-	-	-	-
Transfers Out	-	-	-	-	(281,546)
Total other financing sources (Uses)	**$ 98,504,015**	**$ -**	**$ 141,000,000**	**$ 141,000,000**	**$ (281,546)**
Fund Balance, End of Year	**$ 115,305,138**	**$ 58,612,027**	**$ 58,074,637**	**$ 181,074,637**	**$ 12,648,123**

Life Connected.

Fiscal Year 2024 - 2025

Component Unit Budgets

Life Connected.

Component Units

- Economic Development Corporation 401
- Community Development Corporation 402

Life Connected.

Component Unit Descriptions

Economic Development Corporation (EDC)

The Celina Economic Development Corporation (EDC) is a Non-Profit Corporation funded by 0.5% sales tax for economic development. The EDC is governed by a 5-member Board of Directors and uses revenues to fund programs related to industrial development, business infrastructure, and the promotion of new and expanded business enterprises that create or retain primary jobs.

Community Development Corporation (CDC)

The Celina Community Development Corporation (CDC) is a Non-Profit Corporation funded by 0.5% sales tax for community development. The CDC is governed by a Board of Directors and uses revenues to fund programs related economic development and quality of life projects.

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Economic Development Corporation - 401

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Working Capital, Beginning of Year	**$ 2,190,553**	**$ 3,147,172**	**$ 2,921,679**	**$ 2,921,679**	**$ 3,533,145**
Revenues					
Taxes	$ 2,043,581	$ 2,021,250	$ 2,021,250	$ 2,288,800	$ 2,563,450
Other Revenues	15,582	5,000	5,000	5,000	5,000
Interest Income	54,740	50,000	50,000	80,000	80,000
Total Revenues	**$ 2,113,903**	**$ 2,076,250**	**$ 2,076,250**	**$ 2,373,800**	**$ 2,648,450**
Expenditures					
Personnel Costs	$ 456,868	$ 644,787	$ 817,586	$ 806,330	$ 826,679
Legal & Professional	36,910	42,000	91,500	100,420	48,000
Utilities	32,573	112,680	112,680	1,500	81,903
General & Administrative	470,054	794,800	794,800	626,100	879,631
Debt Service	300,360	-	-	-	594,137
Capital Acquisitions	-	-	-	100,000	-
TIRZ Agreements	71,013	70,744	70,744	82,985	100,000
Total Expenditures	**$ 1,367,777**	**$ 1,665,011**	**$ 1,887,310**	**$ 1,717,335**	**$ 2,530,350**
Total available resources less expenditures	**$ 2,936,679**	**$ 3,558,411**	**$ 3,110,619**	**$ 3,578,145**	**$ 3,651,245**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	(15,000)	(45,000)	(45,000)	(45,000)	(45,000)
Total other financing sources (uses)	**$ (15,000)**	**$ (45,000)**	**$ (45,000)**	**$ (45,000)**	**$ (45,000)**
Working Capital, End of Year	**$ 2,921,679**	**$ 3,513,411**	**$ 3,065,619**	**$ 3,533,145**	**$ 3,606,245**

Community Development Corporation - 402
Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 2,332,838**	**$ 4,181,408**	**$ 4,350,400**	**$ 4,350,400**	**$ 5,884,958**
Revenues					
Taxes	$ 2,043,581	$ 2,021,250	$ 2,021,250	$ 2,288,800	$ 2,563,450
TIRZ Agreements	(71,013)	(75,000)	(75,000)	(82,985)	(100,000)
Interest Income	114,755	75,000	75,000	150,000	175,000
Total Revenues	**$ 2,087,323**	**$ 2,021,250**	**$ 2,021,250**	**$ 2,355,815**	**$ 2,638,450**
Expenditures					
Miscellaneous Expense	$ 69,761	$ -	$ -	$ -	$ -
Total Expenditures	**$ 69,761**	**$ -**	**$ -**	**$ -**	**$ -**
Total available resources less expenditures	**$ 4,350,400**	**$ 6,202,658**	**$ 6,371,650**	**$ 6,706,215**	**$ 8,523,408**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	(821,257)	(821,257)	(821,257)	(1,651,706)
Total other financing sources (uses)	**$ -**	**$ (821,257)**	**$ (821,257)**	**$ (821,257)**	**$ (1,651,706)**
Fund Balance, End of Year	**$ 4,350,400**	**$ 5,381,401**	**$ 5,550,393**	**$ 5,884,958**	**$ 6,871,702**

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Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Wells South NIA #1 PID Bond Refunding

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project); calling for redemption of certain currently outstanding bonds; approving and authorizing related agreements and an updated service and assessment plan; and providing an effective date. (Stovall)

Background Information:
In 2015, the City issued $5,790,000 Wells South Neighborhood Improvement Area 1 ("NIA #1") Bonds for the Wells South Public Improvement District ("Wells South PID"). Due to the current favorable market conditions and improved credit metrics of the Wells South PID, the City can refund ("refinance") the previously issued NIA #1 bonds for debt service savings that will be realized by the residents.

Per the draft Preliminary Limited Offering Memorandum, NIA #1 has 285 lots with 282 homes owned by individuals (as of June 2024), representing 98.9% of the entire NIA #1 development. The remaining 3 lots in NIA #1 are owned by M/I Homes. NIA #1 has an approximate 99% PID assessment collection rate.

The NIA #1 bonds are currently outstanding at a 6.25% interest rate, and the 2024 NIA1 refunding has a projected average interest rate of 5.00%, based on current market conditions. The 2024 NIA #1 refunding is projected to produce approximately $1.4 million of gross debt service savings, or approximately $67,000, on average, from 2025-2045.

The refunding will not extend the final maturity of the original bonds, and the par amount of the new debt is expected to be slightly less than the current outstanding bonds which reduces the lien on each parcel. Pricing of the refunding issue is currently scheduled to occur on Tuesday, August 13th. Final pricing will be presented to Council on that evening for their consideration. An updated Ordinance will also be provided after the pricing is completed.

Legal Review:
This item has been reviewed by bond counsel.

Supporting Documents:
1. Wells South NIA PID Bond Refunding - Powerpoint
2. Wells South PID (2024 NIA #1 Ref Bonds) - DRAFT Bond Ordinance (with Exhibits) w/o final price

Financial Consideration:
The refunding reduces the debt obligation of homeowners in the PID.

Staff Recommendation:
Staff recommends approval.

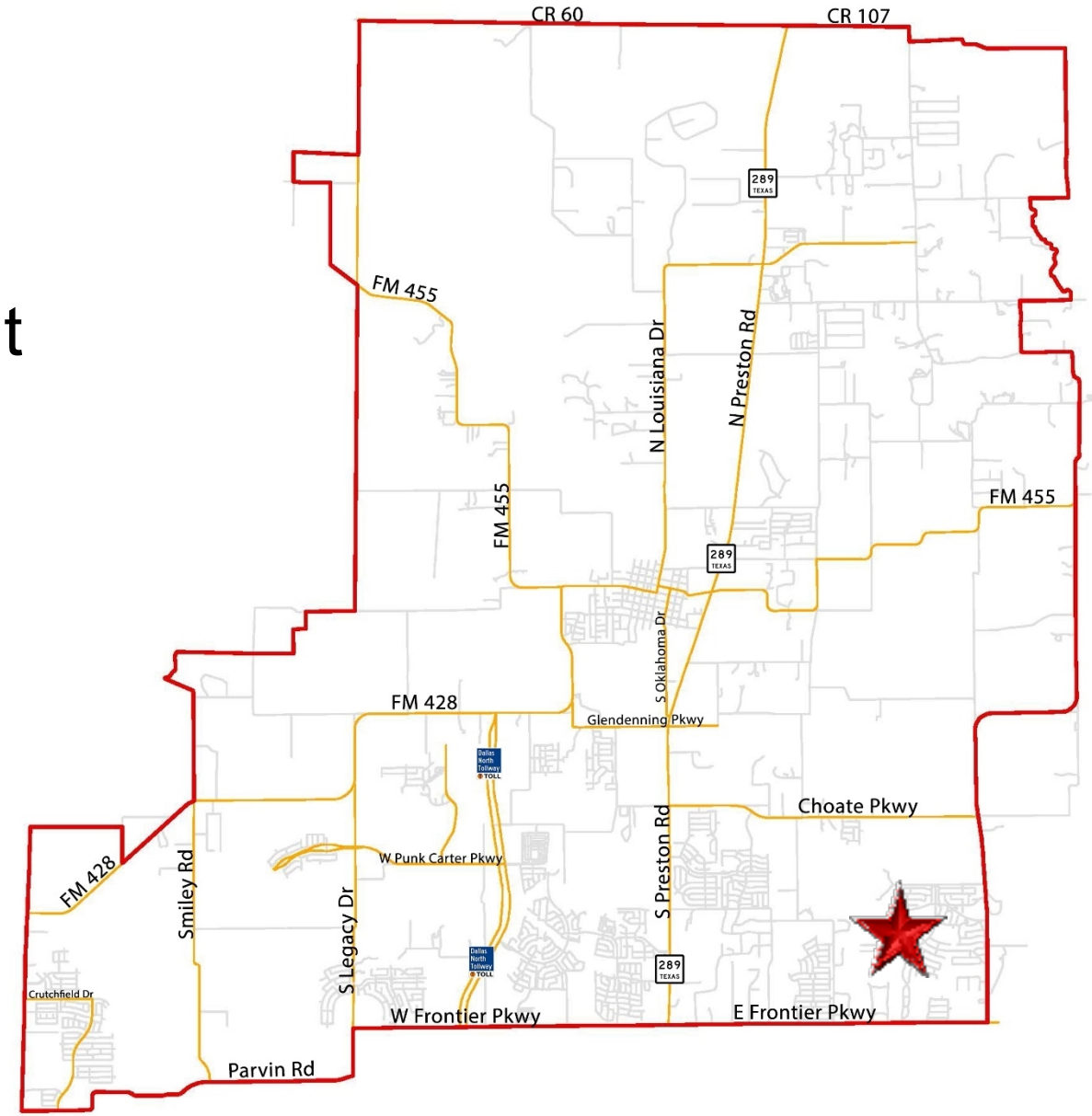
Wells South NIA #1 PID Bond Refunding

City Council Meeting
August 13, 2024



WELLS SOUTH PID

- Generally located East of Coit Road and North of Frontier Parkway



BACKGROUND ON WELLS SOUTH NIA #1

- In 2015, the City issued $5,790,000 Wells South Neighborhood Improvement Area 1 (“NIA #1”) Bonds for the Wells South Public Improvement District (“Wells South PID”).
- Due to the current favorable market conditions and improved credit metrics of the Wells South PID, the City can refund (“refinance”) the previously issued NIA #1 bonds for debt service savings that will be realized by the residents.
- The NIA #1 bonds are currently outstanding at a 6.25% interest rate.
- The refunding will not extend the final maturity of the original bonds, and the par amount of the new debt is expected to be slightly less than the current outstanding bonds which reduces the lien on each parcel. Pricing of the refunding issue is currently scheduled to occur on Tuesday, August 13th.

CITY TEAM

- Hilltop Securities – Financial Advisor
  - Fiduciary responsibility to the City
  - Advises on all capital-related matters for the City and related PIDs
  - Structure overall finance plans
- Norton Rose Fulbright – Bond Counsel
  - Opines on legal matters related to bond issuances and development districts
  - Ensure City is in compliance with State law and Federal tax law
  - Interfaces with the Texas AG

FINAL PRICING RESULTS

Results provided on August 13th at council meeting.

QUESTIONS?

ORDINANCE NO. 2024-_

AN ORDINANCE APPROVING AND AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF CELINA, TEXAS, SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024 (WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT NEIGHBORHOOD IMPROVEMENT AREA #1 PROJECT); CALLING FOR REDEMPTION CERTAIN CURRENTLY OUTSTANDING BONDS; AND APPROVING AND AUTHORIZING AN UPDATED SERVICE AND ASSESSMENT PLAN AND RELATED AGREEMENTS

WHEREAS, the City of Celina, Texas (the "City"), pursuant to and in accordance with the terms, provisions and requirements of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (the "PID Act"), has previously established the Wells South Public Improvement District (the "District"), pursuant to Resolution No. 2015-34R adopted by the City Council of the City (the "City Council") on July 14, 2015; and

WHEREAS, pursuant to the PID Act, the City Council published and mailed notice of and convened a public hearing on November 10, 2015, regarding the levy of special assessments against benefitted property located within the initial construction phase of the District ("Improvement Area #1"), and, after hearing testimony at such public hearing, the City Council recessed such public hearing until December 7, 2015; and

WHEREAS, on December 7, 2015, the City Council reconvened the public hearing first opened on November 10, 2015, regarding the levy of special assessments against benefitted property located within Neighborhood Improvement Area #1 of the District, and, after hearing testimony at such public hearing, the City Council closed the public hearing and adopted Ordinance No. 2015-66 (the "Neighborhood Improvement Area #1 Assessment Ordinance"); and

WHEREAS, the City has previously issued its "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project)" (the "Refunded Bonds") secured by the Assessments levied on the Assessed Property within Neighborhood Improvement Area #1 of the District for the purpose of financing a portion of the Actual Costs of Neighborhood Improvement Area #1 Projects that benefit Assessed Property within Neighborhood Improvement Area #1 of the District, pursuant to that certain Indenture of Trust, dated as of December 1, 2015 by and between City and U.S. Bank National Association (the "2015 Indenture"); and

WHEREAS, Chapter 1207, Texas Government Code, as amended, and the PID Act, provide that the City is authorized to issue refunding bonds for the purpose of refunding the Refunded Bonds and restructuring the City's debt service requirements, and to accomplish such refunding by depositing directly with the trustee under the 2015 Indenture, the proceeds of such refunding bonds, together with other available funds, in an amount sufficient to provide for the payment or redemption of such Refunded Bonds, and that such deposit shall constitute the making of firm banking and financial arrangements for the discharge and final payment or redemption of the Refunded Bonds;

WHEREAS, the City Council hereby finds and determines that it is in the best interests of the City to issue its bonds to be designated "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project)" (the "Bonds"), such series to be payable from and secured by the Trust Estate (as defined in the Indenture); and

WHEREAS, the City Council has found and determined that: (i) the issuance of the Bonds is beneficial to the homeowners in Neighborhood Improvement Area #1 of the District and is in the best interests of the City and (ii) the refunding of the Refunded Bonds will result in a net present value debt service savings of approximately $___,___.__; and

WHEREAS, the City Council hereby finds and determines to (i) approve the issuance of the Bonds to refund the Refunded Bonds, fund a reserve fund for the payment of principal of and interest on the Bonds, and pay the costs of issuing the Bonds, (ii) approve the form, terms, and provisions of the Indenture (defined below) securing the Bonds authorized hereby, (iii) approve the form, terms and provisions of a Bond Purchase Agreement (defined below) between the City and the purchaser of the Bonds, (iv) approve a Preliminary Official Statement and an Official Statement (defined below), (v) approve the form, terms and provisions of a Continuing Disclosure Agreement (defined below), (vi) approve the form, terms, and provisions of the Amended and Restated Service and Assessment Plan (defined below), as updated for the Bonds, and (vii) authorize the refunding of the Refunded Bonds on their redemption date; and

WHEREAS, capitalized terms used in this Ordinance and not otherwise defined herein shall have the meanings assigned to them in the Indenture; and

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and the public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code; now, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1. Approval of Issuance of Bonds and Indenture of Trust.

(a) The issuance of the Bonds in the principal amount of $__,___,__ for the purpose of providing funds for (i) refunding the Refunded Bonds, (ii) funding a reserve fund for payment of principal and interest on the Bonds, and (iii) paying the costs of issuing the Bonds, is hereby authorized and approved.

(b) The Bonds shall be issued and secured under that certain Indenture of Trust (the "Indenture") dated as of August 1, 2024, between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), which Indenture is hereby approved in substantially the form attached hereto as **Exhibit A,** which is incorporated herein as a part hereof for all purposes, with such changes or additions thereto as may be approved by the Mayor or Mayor Pro Tem of the City (upon the advice of the City Manager) as evidenced by the execution and delivery thereof. The Mayor or Mayor Pro Tem of the City is hereby authorized and directed to execute the Indenture and the City Secretary is hereby authorized and directed to attest such signature of the Mayor or Mayor Pro Tem and such officials are hereby authorized to deliver the Indenture.

(c) The Bonds shall be dated, shall mature on the date or dates and in the principal amounts, shall bear interest, shall be subject to redemption and shall have such other terms and provisions as set forth in the Indenture. The Bonds shall be in substantially the form set forth in the Indenture with such insertions, omissions and modifications as may be required to conform the form of bond to the actual terms of the Bonds. The Bonds shall be payable from and secured by the Trust Estate (as defined in the Indenture) and other assets of the Trust Estate pledged to such series, and shall never be payable from ad valorem taxes.

SECTION 2. Sale of Bonds; Approval of Bond Purchase Agreement. The Bonds shall be sold to FMSbonds, Inc., (the "Purchaser") under that certain Bond Purchase Agreement (the "Bond Purchase Agreement"), dated the date hereof, between the City and the Purchaser,

substantially in the form attached hereto as **Exhibit B** which is incorporated herein as a part hereof for all purposes, which terms of sale are declared to be in the best interests of the City at the price and on the terms and provisions set forth in the Bond Purchase Agreement. The form, terms and provisions of the Bond Purchase Agreement are hereby authorized and approved with such changes as may be necessary or desirable to carry out the intent of this Ordinance and as approved by the City Manager, such approval to be evidenced by the execution and delivery of the Bond Purchase Agreement by the Mayor, Mayor Pro Tem, or City Manager of the City. The Mayor, Mayor Pro Tem, and City Manager of the City is hereby authorized and directed to execute and deliver the Bond Purchase Agreement.

SECTION 3. Official Statement. The form and substance of the Preliminary Official Statement for the Bonds (the "Preliminary Official Statement") and any addenda, supplement or amendment thereto and the final Official Statement (the "Official Statement") are hereby in all respects approved and adopted. The Official Statement as thus approved and delivered, with such appropriate variations as shall be approved by the Mayor or Mayor Pro Tem of the City and the Underwriter, may be used by the Underwriter in the offering and sale of the Bonds. The City Secretary is hereby authorized and directed to include and maintain a copy of the Preliminary Official Statement and Official Statement and any addenda, supplement or amendment thereto thus approved among the permanent records of this meeting. The use and distribution of the Preliminary Official Statement in the offering of the Bonds is hereby ratified, approved and confirmed and the Preliminary Official Statement is hereby deemed "final" as of its date, within the meaning of Rule 15c2-12 of the Securities and Exchange Commission. Notwithstanding the approval and delivery of such Preliminary Official Statement and Official Statement by the Mayor or Mayor Pro Tem, this City Council, including the Mayor and Mayor Pro Tem, are not responsible for and proclaim no specific knowledge of the information contained in the Preliminary Official Statement and Official Statement pertaining to the Development (as defined in the Official Statement) or the financial ability of any developers, any builders, any landowners, or the appraisal of the property in the District.

SECTION 4. Continuing Disclosure Agreement. That certain "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project) Continuing Disclosure Agreement of the Issuer" (the "Continuing Disclosure Agreement") between the City and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc. is hereby authorized and approved in substantially the form attached hereto as **Exhibit C** which is incorporated herein as a part hereof for all purposes and the City Manager, Mayor and Mayor Pro Tem of the City is authorized and directed to execute and deliver such Continuing Disclosure Agreement with such changes as may be required to carry out the purpose of this Ordinance and as approved by the City Manager, Mayor or Mayor Pro Tem, such approval to be evidenced by the execution thereof.

SECTION 5. Amended and Restated Service and Assessment Plan. That certain "Wells South Public Improvement District Amended and Restated Service and Assessment Plan" as updated and as dated August 13, 2024 (as updated, the "Amended and Restated Service and Assessment Plan"), is hereby authorized and approved in substantially the form attached hereto as **Exhibit D** which is incorporated herein as a part hereof for all purposes with such changes as may be required to carry out the purposes of this Ordinance. The Amended and Restated Service and Assessment Plan, including the method of assessment, is approved and adopted as the service and assessment plan for the District, including Neighborhood Improvement Area #1 of the District and the "Neighborhood Improvement Area #1 Assessment Roll" attached thereto as Appendix F sets forth the Assessments previously levied against the Assessed Property within Neighborhood Improvement Area #1 of the District, including the Annual Installments expected to

be collected in connection with the Bonds, and which are hereby approved as an act and deed of the City Council. The City Secretary is directed to cause a copy of this Ordinance, including the Amended and Restated Service and Assessment Plan and the Neighborhood Improvement Area #1 Assessment Roll, to be recorded in the real property records of Collin County, not later than the seventh day after the date the City Council adopts this Ordinance approving the Amended and Restated Service and Assessment Plan. The City Secretary is further directed to similarly file each Annual Service Plan Update (as defined in the Amended and Restated Service and Assessment Plan) approved by the City Council not later than the seventh day after the date that the City Council approves each Annual Service Plan Update.

SECTION 6. Redemption of Refunded Bonds. The Refunded Bonds described in the form of notice of redemption attached as **Exhibit E** hereto are hereby called for redemption on September 1, 2024 (or the earliest business day thereafter in accordance with the terms of the 2015 Indenture). U.S. Bank Trust Company, National Association, in its capacity as the successor trustee for the Refunded Bonds (the "Trustee"), is hereby authorized to issue all required notices of redemption (or obtain or confirm the sufficiency of the waivers and consents of the bondholders to effect such redemption), and to effect payment and redemption of the Refunded Bonds in full and to pay all fees and expenses of the Trustee through such final payment and redemption of the Refunded Bonds; and any notices of redemption given by the Trustee to effect the redemption of the Refunded Bonds on September 1, 2024 (or the earliest business day thereafter in accordance with the terms of the 2015 Indenture) are hereby ratified and confirmed as of the date such actions were taken.

SECTION 7. Additional Actions. The Mayor, Mayor Pro Tem, the City Manager, the Assistant City Manager, and the City Secretary are each hereby authorized and directed to take any and all actions on behalf of the City necessary or desirable to carry out the intent and purposes of this Ordinance and to issue the Bonds in accordance with the terms of this Ordinance, including entering into any agreement associated with securing a policy of insurance and/or any surety policy which would insure the timely payment of the principal of and interest on the Bonds. The Mayor, Mayor Pro Tem, the City Manager, the Assistant City Manager, and the City Secretary are each hereby authorized and directed to execute and deliver any and all certificates, agreements, notices, instruction letters, requisitions, and other documents which may be necessary or advisable in connection with the sale, issuance and delivery of the Bonds and the carrying out of the purposes and intent of this Ordinance or any other certificates, agreements, or other documents subsequent to the delivery of the Bonds which may be necessary or appropriate to carry out or fulfill the purpose and intent of the Amended and Restated Service and Assessment Plan and the refunding of the Refunded Bonds.

SECTION 8. Governing Law. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 9. Effect of Headings. The Section headings herein are for convenience only and shall not affect the construction hereof.

SECTION 10. Severability. If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance or the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 11. Construction of Terms. If appropriate in the context of this Ordinance, words of the singular number shall be considered to include the plural, words of the plural number

shall be considered to include the singular, and words of the masculine, feminine or neuter gender shall be considered to include the other genders.

SECTION 12. Incorporation of Findings and Determinations. The findings and determinations of the City Council contained in the preamble of this Ordinance are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section.

SECTION 13. Effective Date. This Ordinance shall take effect and be in force immediately from and after its adoption on the date shown below in accordance with Texas Government Code, Section 1201.028, as amended.

PASSED AND ADOPTED, this August 13, 2024.

CITY OF CELINA, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2024 by Ryan Tubbs, Mayor of the City of Celina, Texas on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

EXHIBIT A

INDENTURE OF TRUST

INDENTURE OF TRUST

By and Between

CITY OF CELINA, TEXAS

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

DATED AS OF AUGUST 1, 2024

SECURING

$_____
CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT
NEIGHBORHOOD IMPROVEMENT AREA #1 PROJECT)

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INDENTURE OF TRUST

THIS INDENTURE of Trust (the "Indenture"), dated as of August 1, 2024 is by and between the CITY OF CELINA, TEXAS (the "City"), and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as trustee (together with its successors, the "Trustee"). Capitalized terms used in the preambles, recitals and granting clauses and not otherwise defined shall have the meanings assigned thereto in Article I.

WHEREAS, a petition was submitted and filed with the City Secretary of the City (the "City Secretary") pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "PID Act"), requesting the creation of a public improvement district located in the extraterritorial jurisdiction of the City to be known as the Wells South Public Improvement District (the "District"); and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the District, as determined by the then current ad valorem tax rolls of the Collin Central Appraisal District, and the signatures of property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the District; and

WHEREAS, on July 14, 2015, after due notice, the City Council of the City (the "City Council") held the public hearing in the manner required by law on the advisability of the improvement projects and services described in the petition as required by Section 372.009 of the PID Act and on July 14, 2015, the City Council made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 2015-34R, adopted by a majority of the members of the City Council, authorized the District in accordance with its finding as to the advisability of the improvement projects and services; and

WHEREAS, on July 24, 2015, the City published notice of its authorization of the District in the *Celina Record*, a newspaper of general circulation in the City and in the part of the extraterritorial jurisdiction of the City in which the District is located and where the improvements were undertaken; and

WHEREAS, no written protests of the District from any owners of record of property within the District were filed with the City Secretary within 20 days after July 24, 2015; and

WHEREAS, the District is now located entirely within the corporate limits of the City; and

WHEREAS, on October 13, 2015, the City Council by Resolution 2015-56R made findings and determinations relating to the Actual Costs of certain Public Improvements (the "Neighborhood Improvement Area #1 Projects") benefitting Neighborhood Improvement Area #1 of the District (as hereinafter defined) and directed City staff to (i) prepare a proposed assessment roll as required by Section 372.016(a) of the PID Act, (ii) file said proposed assessment roll with the City Secretary and to make it available for public inspection as required by Section 372.016(b) of the PID Act, (iii) publish such notice as required by Section 372.016(b) of the PID Act, and (iv) prepare a service and assessment plan in accordance with Sections 372.13 and 372.14 of the PID Act; and

WHEREAS, on October 30, 2015, the City Council, pursuant to Section 372.016(b) of the PID Act, published notice of a public hearing in the *Celina Record*, a newspaper of general circulation in the City and in the part of the extraterritorial jurisdiction of the City in which the District is located and where the improvements were undertaken, to consider the proposed Assessment Roll and the Service and Assessment Plan and the levy of the Assessments on property in the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the PID Act, mailed notice of the public hearing to consider the proposed Assessment Roll and the Service and Assessment Plan and the levy of Assessments on property in the District to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council convened the hearing on November 10, 2015, and at such public hearing all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the proposed Assessment Roll and the Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessment, the allocation of Actual Costs, the purposes of the Assessment, the special benefits of the Assessment, and the penalties and interest on annual installments and on delinquent annual installments of the Assessment, and then the City Council recessed such public hearing until December 7, 2015; and

WHEREAS, on December 7, 2015, the City Council reconvened the public hearing first opened on November 10, 2015 as referenced above, and all persons who appeared, or requested to appear, in person or by their attorney, were also given the opportunity to contend for or contest the proposed Assessment Roll and the Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessment, the allocation of Actual Costs, the purposes of the Assessment, the special benefits of the Assessment, and the penalties and interest on annual installments and on delinquent annual installments of the Assessment, and there were no written objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of Costs, the Assessment Roll, and the levy of the Assessments; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, and

WHEREAS, on December 7, 2015, the City approved and accepted the Service and Assessment Plan in conformity with the requirements of the PID Act and adopted the Assessment Ordinance and therein levied the Assessments; and

WHEREAS, the City has previously issued its City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project) (the "Refunded Bonds") secured by the Assessments levied against property located within the first construction phase of the District ("Neighborhood Improvement Area #1") for the purpose of financing a portion of the Actual Costs of the Neighborhood Improvement Area #1 Projects that benefit assessed property within Neighborhood Improvement Area #1 of the District; and

WHEREAS, the City has issued its City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Major Improvement Area Project)

(the "Major Improvement Area Bonds") secured by certain assessments levied on the assessed property with the portion of the District outside of Neighborhood Improvement Area #1 (the "Major Improvement Area"); and

WHEREAS, the City has previously issued its City of Celina, Texas, Special Assessment Revenue Bonds, Series 2020 (Wells South Public Improvement District Neighborhood Improvement Areas #2-3 Project) (the "Neighborhood Improvement Areas #2-3 Bonds") secured by certain assessments levied against property located within the second and third construction phases of the District; and

WHEREAS, the City has previously issued its City of Celina, Texas, Special Assessment Revenue Bonds, Series 2021 (Wells South Public Improvement District Neighborhood Improvement Area #4 Project) (the "Neighborhood Improvement Area #4 Bonds") secured by certain assessments levied against property located within the fourth construction phase of the District; and

WHEREAS, the City has previously issued its City of Celina, Texas, Special Assessment Revenue Bonds, Series 2022 (Wells South Public Improvement District Neighborhood Improvement Area #5 Project) (the "Neighborhood Improvement Area #5 Bonds") secured by certain assessments levied against property located within the fifth construction phase of the District; and

WHEREAS, the City has previously issued its City of Celina, Texas, Special Assessment Revenue Bonds, Series 2024 (Wells South Public Improvement District Neighborhood Improvement Areas #6-7 Project) (the "Neighborhood Improvement Areas #6-7 Bonds") secured by certain assessments levied against property located within the sixth and seventh construction phases of the District; and

WHEREAS, in the indentures authorizing the Major Improvement Area Bonds, the Neighborhood Improvement Areas #2-3 Bonds, the Neighborhood Improvement Area #4 Bonds, the Neighborhood Improvement Area #5 Bonds and the Neighborhood Improvement Areas #6-7 Bonds, the City reserved the right to an additional series of bonds as "Additional Obligations" pursuant to other indentures, assessment ordinances, or similar agreements, which do not constitute or create a lien on the trust estate securing each series of bonds and are not payable from pledged revenues which secure the Major Improvement Area Bonds, the Neighborhood Improvement Areas #2-3 Bonds, the Neighborhood Improvement Area #4 Bonds, the Neighborhood Improvement Area #5 Bonds and the Neighborhood Improvement Areas #6-7 Bonds, respectively; and

WHEREAS, Chapter 1207, Texas Government Code, as amended, and Section 372.027 of the PID Act, provide that the City is authorized to issue refunding bonds for the purpose of refunding the Refunded Bonds and restructuring the City's debt service requirements, and to accomplish such refunding by depositing directly with the paying agent for the Refunded Bonds, the trustee under a trust indenture, or an escrow agent, the proceeds of such refunding bonds, together with other available funds, in an amount sufficient to provide for the payment or redemption of such Refunded Bonds, and that such deposit shall constitute the making of firm banking and financial arrangements for the discharge and final payment or redemption of the Refunded Bonds;

WHEREAS, the City Council is authorized by the PID Act to issue its revenue bonds payable from the Assessments for the purpose of (i) refunding the Refunded Bonds, (ii) funding a reserve fund for payment of principal and interest on the Bonds, and (iii) paying the costs of issuing the Bonds; and

WHEREAS, the City Council now desires to issue revenue bonds, in accordance with the PID Act and Chapter 1207, Texas Government Code, as amended, to refund the Refunded Bonds, such bonds to be entitled "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Major Improvement Area Project)" (the "Bonds"), such Bonds being payable solely from the Trust Estate; and

WHEREAS, the City Council has found and determined that: (i) the issuance of the Bonds and restructuring of the debt service requirements for the Refunded Bonds is beneficial to the homeowners in the District and is in the best interests of the City and (ii) the refunding of the Refunded Bonds will result in a present value debt service savings for the City; and

WHEREAS, concurrently with the issuance of the Bonds, the City anticipates issuing a separate series of bonds (the "Major Improvement Area Refunding Bonds") which will refund, in full, the outstanding Major Improvement Area Bonds and authorizing a separate indenture which will authorize the issuance of and set forth additional limitations related to the issuance of Additional Obligations; and

WHEREAS, the Bonds are expected to be issued as Additional Obligations under the indentures authorizing the Major Improvement Area Refunding Bonds, the Neighborhood Improvement Areas #2-3 Bonds, the Neighborhood Improvement Area #4 Bonds, the Neighborhood Improvement Area #5 Bonds and the Neighborhood Improvement Areas #6-7 Bonds, respectively, and will not constitute or create a lien on the trust estate securing each such series of bonds and are not payable from pledged revenues which secure the Major Improvement Area Refunding Bonds, the Neighborhood Improvement Areas #2-3 Bonds, the Neighborhood Improvement Area #4 Bonds, the Neighborhood Improvement Area #5 Bonds or the Neighborhood Improvement Areas #6-7 Bonds, respectively; and

WHEREAS, the Trustee has agreed to accept the trusts herein created upon the terms set forth in this Indenture; and

THIS INDENTURE FURTHER WITNESSETH, and it is expressly declared, that all Bonds issued and secured hereunder are to be issued, authenticated, and delivered and the Trust Estate hereby created, assigned, and pledged is to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses, and purposes as hereinafter expressed, and the City has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners from time to time of the Bonds as follows:

ARTICLE I

DEFINITIONS, FINDINGS AND INTERPRETATION

Section 1.1. Definitions.

Unless otherwise expressly provided or unless the context clearly requires otherwise in this Indenture, the following terms shall have the meanings specified below:

"Account" means any of the accounts established pursuant to Section 6.1 of this Indenture.

"Actual Costs" means, with respect to a Neighborhood Improvement Area #1 Project, the demonstrated, reasonable, allocable, and allowable costs of constructing such Neighborhood Improvement Area #1 Project, as specified in a payment request in a form that has been reviewed and approved by the City. Actual Cost may include (a) the costs incurred for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Neighborhood Improvement Area #1 Project, (b) the costs incurred in preparing the construction plans for such Neighborhood Improvement Area #1 Project, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Neighborhood Improvement Area #1 Project, (d) the costs incurred for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes related to such Neighborhood Improvement Area #1 Project, (e) all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and materialmen in connection with the acquisition, construction or implementation of such Neighborhood Improvement Area #1 Project, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal and consulting fees, financing charges, taxes, governmental fees and charges, insurance premiums, and miscellaneous expenses, and (g) all payments for Administrative Expenses.

"Additional Interest" means the amount collected by application of the Additional Interest Rate.

"Additional Interest Rate" means the up to rate 0.50% additional interest rate charged on the Assessments pursuant to Section 372.018 of the PID Act.

"Additional Interest Reserve Account" means the reserve account administered by the City and segregated from other funds of the City in accordance with the provisions of Section 6.7 of this Indenture.

"Additional Interest Reserve Requirement" means an amount equal to $49,300.00 (or such lesser amount that may be identified in a City Certificate pursuant to Section 6.7(b) hereof), which will initially be funded in full at the Closing Date pursuant to Section 6.2 hereof, and, if necessary, will thereafter be funded from Additional Interest, if collected, to be deposited to the Pledged Revenue Fund and transferred to the Additional Interest Reserve Account in accordance with provisions of Section 6.7(b) hereof.

"Additional Obligations" means any bonds or obligations, including specifically, any installment contracts, reimbursement agreements, temporary note or time warrant secured in

whole or in part by an assessment, other than the Assessments securing the Bonds, levied against property within the Neighborhood Improvement Area #1 of the District in accordance with the PID Act.

"Administrative Expenses" means the administrative, organization, maintenance and operation costs and expenses associated with, or incident to, the administration, organization, maintenance and operation of the District, including, but not limited to, the costs of (i) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, (ii) creating and organizing the District and preparing the Assessment Roll, (iii) computing, levying, collecting and transmitting the Assessments or the Annual Installments thereof, (iv) maintaining the record of Assessments, including payments, reallocations and/or cancellations of the Assessments or Annual Installments thereof, (v) issuing, paying, and redeeming the Bonds, (vi) investing or depositing the Assessments or other monies, (vii) complying with the PID Act with respect to the Bonds, (viii) paying the paying agent/registrar's and trustee's fees and expenses (including the fees and expenses of its legal counsel) related to the Bonds, and (ix) administering the construction of the Neighborhood Improvement Area #1 Projects. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"Administrative Fund" means that Fund established by Section 6.1 and administered pursuant to Section 6.9 hereof.

"Administrator" means an employee of the City or third-party designee of the City who shall have the responsibilities provided in the Service and Assessment Plan, this Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is MuniCap, Inc.

"Annual Debt Service" means, for each Bond Year, the sum of (i) the interest due on the Outstanding Bonds in such Bond Year, assuming that the Outstanding Bonds are retired as scheduled (including by reason of Sinking Fund Installments), and (ii) the principal amount of the Outstanding Bonds due in such Bond Year (including any Sinking Fund Installments due in such Bond Year).

"Annual Installment" means, with respect to each Assessed Parcel, each annual payment of the Assessments (including principal and interest due on the Assessments) as shown on the Assessment Roll attached to the Service and Assessment Plan as Appendix F and related to the Bonds; which annual payment includes the Administrative Expenses and the Additional Interest, if any, collected on each annual payment of the Assessments as described in Section 6.7 herein and as defined and calculated in the Service and Assessment Plan or in any Annual Service Plan Update.

"Annual Service Plan Update" means the annual review and update of the Service and Assessment Plan required by the PID Act and the Service and Assessment Plan.

"Applicable Laws" means the PID Act, and all other laws or statutes, rules, or regulations, and any amendments thereto, of the State of Texas or of the United States, by which the City and its powers, securities, operations, and procedures are, or may be, governed or from which its powers may be derived.

"Assessed Parcel" means each respective parcel of land located within Neighborhood Improvement Area #1 of the District against which an Assessment has been levied by the Assessment Ordinance in accordance with the Service and Assessment Plan.

"Assessed Property" means collectively, all the Assessed Parcels.

"Assessment Ordinance" means Ordinance No. 2015-66 adopted by the City Council on December 7, 2015, that levied the Assessments on the Assessed Property located within Neighborhood Improvement Area #1 of the District.

"Assessment Revenue" means monies collected by or on behalf of the City from any one or more of the following: (i) an Assessment levied against an Assessed Parcel, or Annual Installment payment thereof, including any interest on such Assessment or Annual Installment thereof during any period of delinquency, (ii) a Prepayment, and (iii) Foreclosure Proceeds.

"Assessment Roll" means the assessment roll attached as Appendix F to the Service and Assessment Plan or any other assessment roll in an amendment or supplement to the Service and Assessment Plan or in an Annual Service Plan Update, showing the total amount of the Assessment against each Assessed Parcel related to the Neighborhood Improvement Area #1 Projects, as updated, modified, or amended from time to time in accordance with the terms of the Service and Assessment Plan and the PID Act.

"Assessments" means the aggregate assessments shown on the Assessment Roll. The singular of such term means the assessment levied against an Assessed Parcel as shown on the Assessment Roll, subject to reallocation upon the subdivision of an Assessed Parcel or reduction according to the provisions of the Service and Assessment Plan and the PID Act.

"Authorized Denomination" means $5,000 and any integral multiple of $1,000 in excess thereof; provided, however, that if the total principal amount of any Outstanding Bond is less than $5,000, then the Authorized Denomination of such Outstanding Bond shall be the amount of such Outstanding Bond.

"Authorized Improvements" means improvements authorized by Section 372.003 of the PID Act, including but not limited to Neighborhood Improvement Area #1 Projects constructed and installed in accordance with the Service and Assessment Plan or an Annual Service Plan Update which will benefit the property within the District.

"Bond" means any of the Bonds.

"Bond Counsel" means Norton Rose Fulbright US LLP or any other attorney or firm of attorneys designated by the City that are nationally recognized for expertise in rendering opinions as to the legality and tax-exempt status of securities issued by public entities.

"Bond Date" means the date designated as the initial date of the Bonds by Section 3.2(a) of this Indenture.

"Bond Fund" means the Fund established pursuant to Section 6.1 and administered as provided in Section 6.4.

"Bond Ordinance" means Ordinance No. 2024-_____ adopted by the City Council on August 13, 2024, authorizing the issuance of the Bonds pursuant to this Indenture.

"Bond Pledged Revenue Account" means the Account of such name established pursuant to Section 6.1.

"Bond Proceeds Account" means the Account of such name established pursuant to Section 6.1.

"Bond Year" means the one-year period beginning on September 1 in each year and ending on August 31 in the following year.

"Bonds" means the City's bonds authorized to be issued by Section 3.1 of this Indenture entitled "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project)".

"Business Day" means any day other than a Saturday, Sunday or legal holiday in the State of Texas observed as such by the City or the Trustee.

"City Certificate" means a certificate signed by a City Representative and delivered to the Trustee.

"City Representative" means any official or agent of the City authorized by the City Council to undertake the action referenced herein.

"Closing Date" means the date of the initial delivery of and payment for the Bonds.

"Code" means the Internal Revenue Code of 1986, as amended, including applicable regulations, published rulings and court decisions.

"Costs of Issuance Account" means the Account of such name established pursuant to Section 6.1.

"CPA Certificate" means a report prepared by an independent certified public accountant selected by the City verifying the sufficiency of the moneys or Defeasance Securities deposited with the Trustee to pay when due the principal of and interest on the Refunded Bonds being refunded with the proceeds of the Bonds.

"Defeasance Securities" means Investment Securities then authorized by Applicable Law for the investment of funds to defease public securities.

"Delinquent Collection Costs" means the costs related to the foreclosure on an Assessed Parcel and the costs of collection of a delinquent Assessment, including penalties and reasonable attorney's fees actually paid, but excluding amounts representing interest and penalty interest.

"Designated Payment/Transfer Office" means (i) with respect to the initial Paying Agent/Registrar named in this Indenture, the transfer/payment office located in St. Paul, Minnesota, or such other location designated by the Paying Agent/Registrar and (ii) with respect

to any successor Paying Agent/Registrar, the office of such successor designated and located as may be agreed upon by the City and such successor.

"DTC" shall mean the Depository Trust Company located in New York, New York, or any successor securities depository.

"DTC Participant" shall mean brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations on whose behalf DTC was created to hold securities to facilitate the clearance and settlement of securities transactions among such Persons.

"Foreclosure Proceeds" means the proceeds, including interest and penalty interest, received by the City from the enforcement of the Assessments against any Assessed Parcel or Assessed Parcels, whether by foreclosure of lien or otherwise, but excluding and net of all Delinquent Collection Costs.

"Fund" means any of the funds established pursuant to Section 6.1 of this Indenture.

"Indenture" means this Indenture of Trust as originally executed or as it may be from time to time supplemented or amended by one or more indentures supplemental hereto and entered into pursuant to the applicable provisions hereof.

"Independent Financial Consultant" means any consultant or firm of such consultants appointed by the City who, or each of whom: (i) is judged by the City, as the case may be, to have experience in matters relating to the issuance and/or administration of the Bonds; (ii) is in fact independent and not under the domination of the City; (iii) does not have any substantial interest, direct or indirect, with or in the City, or any owner of real property in the District, or any real property in the District; and (iv) is not connected with the City as an officer or employee of the City, but who may be regularly retained to make reports to the City.

"Initial Bond" means the Initial Bond in the form set forth in Exhibit A to this Indenture.

"Interest Payment Date" means the date or dates upon which interest on the Bonds is scheduled to be paid until their respective dates of maturity or prior redemption, such dates being on March 1 and September 1 of each year, commencing March 1, 2025.

"Investment Securities" means those authorized investments described in the Public Funds Investment Act, Texas Government Code, Chapter 2256, as amended; provided that such investments are, at the time made, included in and authorized by the City's official investment policy as approved by the City Council from time to time.

"Major Improvements" mean the Authorized Improvements which benefit all assessed property within the District and are described in Section III.B of the Service and Assessment Plan.

"Maximum Annual Debt Service" means the largest Annual Debt Service for any Bond Year after the calculation is made through the final maturity date of any Outstanding Bonds; provided, however for purposes of calculating the Maximum Annual Debt Service, the Annual Debt Service due on September 1, 2025, shall be excluded.

"Minor Amount Redemption" means a redemption, pursuant to Section 4.4 of this Indenture, of a principal amount of Bonds that is less than 10% of the Outstanding principal amount of the Bonds.

"Neighborhood Improvement Area #1" means the property located within the first construction phase of the District and further identified and depicted in Appendix B-2 of the Service and Assessment Plan or in any Annual Service Plan Update.

"Neighborhood Improvement Area #1 Improvements" means the Authorized Improvements which confer a special benefit solely to the property located within Neighborhood Improvement Area #1 of the District and are described in Section III.C of the Service and Assessment Plan.

"Neighborhood Improvement Area #1 Projects" means collectively, (i) the pro rata portion of the Major Improvements allocable to Neighborhood Improvement Area #1 and (ii) the Neighborhood Improvement Area #1 Improvements.

"Outstanding" means, as of any particular date when used with reference to Bonds, all Bonds authenticated and delivered under this Indenture except (i) any Bond that has been canceled by the Trustee (or has been delivered to the Trustee for cancellation) at or before such date, (ii) any Bond for which the payment of the principal or Redemption Price of and interest on such Bond shall have been made as provided in Article IV, and (iii) any Bond in lieu of or in substitution for which a new Bond shall have been authenticated and delivered pursuant to Section 3.10 herein.

"Owner" means the Person who is the registered owner of a Bond or Bonds, as shown in the Register, which shall be Cede & Co., as nominee for DTC, so long as the Bonds are in book-entry only form and held by DTC as securities depository in accordance with Section 3.11 herein.

"Paying Agent/Registrar" means initially the Trustee, or any successor thereto as provided in this Indenture.

"Person" or "Persons" means any individual, corporation, partnership, limited liability company, joint venture, association, joint-stock company, trust, unincorporated organization or government or any agency or political subdivision thereof.

"PID Act" means Texas Local Government Code, Chapter 372, as amended.

"Pledged Funds" means the Pledged Revenue Fund, the Bond Fund, the Project Fund, the Reserve Fund, and the Redemption Fund.

"Pledged Revenue Fund" means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.3 herein.

"Pledged Revenues" means the sum of (i) Assessment Revenue less the Administrative Expenses and (ii) any additional revenues that the City may pledge to the payment of Bonds.

"Prepayment" means the payment of all or a portion of an Assessment before the due date thereof.

"Project Fund" means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.5 herein.

"Purchaser" means the initial purchaser of the Bonds.

"Rating Agency" means any nationally recognized securities rating agency.

"Rebate Amount" has the meaning set forth in section 1.148-1(b) of the Regulations.

"Rebate Fund" means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.8 herein.

"Record Date" means the close of business on the 15th calendar day of the month (whether or not a Business Day) next preceding an Interest Payment Date.

"Redemption Fund" means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.6 herein.

"Redemption Price" means, when used with respect to any Bond or portion thereof, the amount of par plus accrued and unpaid interest to the date of redemption.

"Refunded Bonds" means the Outstanding City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project) being refunded with the proceeds of the Bonds.

"Register" means the register specified in Article III of this Indenture.

"Reserve Account" means the Account of such name established pursuant to Section 6.1.

["Reserve Account Obligation" means, to the extent permitted by law, (i) a policy of an insurance or a surety bond, issued by an issuer of policies of insurance insuring the timely payment of debt service on governmental obligations, provided that a Rating Agency, at the time of the delivery of such credit facility, would rate the Bonds fully insured by a standard policy issued by the City of such credit facility in any one of its three highest generic rating categories for such obligations; and/or (ii) a line of credit issued by any financial institution, provided that a Rating Agency, at the time of delivery of such letter or line of credit, would rate the Bonds in any one of its three highest generic rating categories for such obligations if the letter or line of credit proposed to be issued by such financial institution secured the timely payment of the entire principal amount of the Bonds and the interest thereon.

"Reserve Account Obligation Payment" means any payment the City is obligated to make from Pledged Revenues deposited in the Reserve Account with respect to a Reserve Account Obligation.]

"Reserve Account Requirement" means 50% of the Maximum Annual Debt Service of the Bonds as of the date of issuance; provided, however, that such amount shall be reduced by the amount of any transfers made pursuant to subsection (d) of Section 6.7; and provided further that as a result of an optional redemption pursuant to Section 4.3 or an extraordinary optional redemption pursuant to Section 4.4, the Reserve Account Requirement shall be reduced by a

percentage equal to the pro rata principal amount of Bonds redeemed by such redemption compared to the total principal amount of the Outstanding Bonds prior to such redemption or as otherwise provided in a City Certificate delivered in connection with the redemption of such Bonds. As of the date of delivery of the Bonds, the Reserve Account Requirement is [$196,125.00].

"Reserve Fund" means that fund established pursuant to Section 6.1 and administered in Section 6.7 herein.

"Service and Assessment Plan" means the document, including the Assessment Roll, as amended, which is attached as Exhibit D to the Bond Ordinance, and which replaces any previously approved Service and Assessment Plan in connection with the Refunded Bonds, including any annual updates thereto.

"Sinking Fund Installment" means the amount of money to redeem or pay at maturity the portion of the principal of Bonds payable from such installments at the times and in the amounts provided in Section 4.2 herein.

"Stated Maturity" means the date the Bonds, or any portion of the Bonds, as applicable are scheduled to mature without regard to any redemption or prepayment.

"Substantial Amount Redemption" means a redemption, pursuant to Section 4.4 of this Indenture, of a principal amount of the Bonds that is greater than or equal to 10% of the Outstanding principal amount of such Bonds.

"Supplemental Indenture" means an indenture which has been duly executed by the City Representative pursuant to an ordinance adopted by the City Council and which indenture amends or supplements this Indenture, but only if and to the extent that such indenture is specifically authorized or permitted hereunder.

"Tax Certificate" means the Certificate as to Tax Exemption delivered by the City on the Closing Date for the Bonds setting forth the facts, estimates and circumstances in existence on the Closing Date which establish that it is not expected that the proceeds of the Bonds will be used in a manner that would cause the interest on such Bonds to be included in the gross income of the Owners thereof for Federal income tax purposes.

"Trust Estate" means the Trust Estate described in the granting clauses of this Indenture.

"Trustee" means U.S. Bank Trust Company, National Association, and its successors, and any other corporation or association that may at any time be substituted in its place, as provided in Article IX, such entity to serve as Trustee and Paying Agent/Registrar for the Bonds.

Section 1.2. Findings.

The declarations, determinations and findings declared, made and found in the preamble to this Indenture are hereby adopted, restated and made a part of the operative provisions hereof.

Section 1.3. Table of Contents, Titles and Headings.

The table of contents, titles, and headings of the Articles and Sections of this Indenture have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof and shall never be considered or given any effect in construing this Indenture or any provision hereof or in ascertaining intent, if any question of intent should arise.

Section 1.4. Interpretation.

(a) Unless the context requires otherwise, words of the masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa.

(b) Words importing persons include any individual, corporation, limited liability company, partnership, joint venture, association, joint stock company, trust, unincorporated organization or government or agency or political subdivision thereof.

(c) Any reference to a particular Article or Section shall be to such Article or Section of this Indenture unless the context shall require otherwise.

(d) This Indenture and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein to sustain the validity of this Indenture.

ARTICLE II

THE BONDS

Section 2.1. Granting Clauses

(a) In order to secure the payment of debt service on all Bonds, and the performance and observance by the City of all the covenants expressed or implied herein, the City does hereby grant to the Trustee, as good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, a security interest in, mortgage, create a first lien on, and pledge to the Trustee, all of its right, title, and interest, whether now owned or hereafter acquired, in, to, and under the following (the "Trust Estate"):

(i) All Pledged Revenues and all moneys and investments held in the Pledged Funds, including any contract or any evidence of indebtedness related thereto or other rights of the City to receive any of such moneys or investments, whether now existing or hereafter coming into existence, and whether now or hereafter acquired; and

(ii) Any and all other property or money of every name and nature which is, from time to time hereafter by delivery or by writing of any kind, conveyed, pledged, assigned or transferred, to the Trustee as additional security hereunder by the City or by anyone on its behalf or with its written consent, and the Trustee is hereby authorized to receive any and all such property or money at any and all times and to hold and apply the same subject to the terms thereof.

(b) The Trustee shall have and hold the Trust Estate, whether now owned or hereafter acquired or received by the Trustee and its successors or assigns, in trust upon the terms and trusts herein set forth for the benefit of all present and future Owners of the Bonds from time to time issued under and secured by this Indenture, and for enforcement of the payment of the Bonds in accordance with their terms, and for the performance of and compliance with the obligations, covenants, and conditions of this Indenture. Provided, however, if the City or its assigns shall well and truly pay, or cause to be paid, the principal or redemption price of and the interest on all the Bonds at the times and in the manner stated in the Bonds, according to the true intent and meaning thereof, then this Indenture and the rights hereby granted shall cease, terminate and be void; otherwise this Indenture is to be and shall remain in full force and effect.

(c) Except as otherwise provided in the remaining provisions of this Indenture, nothing in this Section 2.1 shall prohibit the Trustee from bringing any actions or proceedings for the enforcement of the obligation of the City hereunder except that nothing in this Section shall prejudice the rights of the Trustee under Articles IX and XI hereof; provided further that the priority of payment and the source for the repayment of the debt service on the Bonds shall be subject to the terms as set forth herein, including without limitation Article VI herein; provided further that the right to direct remedies following an Event of Default shall be limited to the Owners of the Bonds to the extent provided as set forth in Articles XI and XV herein.

(d) The Bonds are to be issued, registered, authenticated, and delivered, and the Trust Estate is to be held, dealt with and disposed of by the Trustee, upon and subject to the terms, covenants, conditions, uses, agreements and trusts set forth in this Indenture.

Section 2.2. Security for the Bonds.

The Bonds, as to both principal and interest, are and shall be equally and ratably secured by and payable from a first lien on and pledge of the Trust Estate.

The lien on and pledge of the Trust Estate shall be valid and binding and fully perfected from and after the Closing Date, without physical delivery or transfer of control of the Trust Estate, the filing of this Indenture or any other act; all as provided in Texas Government Code, Chapter 1208, as amended, which applies to the issuance of the Bonds and the pledge of the Trust Estate granted by the City under this Indenture, and such pledge is therefore valid, effective and perfected from and after the Closing Date. If Texas law is amended at any time while the Bonds are Outstanding such that the pledge of the Trust Estate granted by the City under this Indenture is to be subject to the filing requirements of Texas Business and Commerce Code, Chapter 9, as amended, then in order to preserve to the registered owners of the Bonds the perfection of the security interest in said pledge, the City agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Texas Business and Commerce Code, Chapter 9, as amended, and enable a filing to perfect the security interest in said pledge to occur.

Section 2.3. Limited Obligations.

The Bonds are special and limited obligations of the City, payable solely from and secured solely by the Trust Estate, including the Pledged Revenues and the Pledged Funds; and the Bonds shall never be payable out of funds raised or to be raised by taxation or from any other revenues, properties or income of the City.

Section 2.4. Authorization for Indenture.

The terms and provisions of this Indenture and the execution and delivery hereof by the City to the Trustee have been duly authorized by official action of the City Council of the City. The City has ascertained and it is hereby determined and declared that the execution and delivery of this Indenture is necessary to carry out and effectuate the purposes set forth in the preambles of this Indenture and that each and every covenant or agreement herein contained and made is necessary, useful or convenient in order to better secure the Bonds and is a contract or agreement necessary, useful and convenient to carry out and effectuate the purposes herein described.

Section 2.5. Purpose.

(a) The purposes of this Indenture are to establish a lien and the security for, and to prescribe the minimum standards for the authorization, issuance, execution and delivery of, the Bonds and to prescribe the rights of the Owners, and the rights and duties of the City and the Trustee.

(b) In consideration of the purchase and acceptance of any or all of the Bonds by those who shall purchase and hold the same from time to time, the provisions of this Indenture shall be a part of the contract of the City with the Owner, and shall be deemed to be and shall constitute a contract among the City, the Owners, and the Trustee.

ARTICLE III

AUTHORIZATION; GENERAL TERMS AND PROVISIONS REGARDING THE BONDS

Section 3.1. Authorization.

The Bonds are hereby authorized to be issued and delivered in accordance with the Constitution and laws of the State of Texas, including particularly the PID Act, as amended, and Chapter 1207, Texas Government Code, as amended. The Bonds shall be issued in the aggregate principal amount of $_____ for the purpose of (i) refunding the Refunded Bonds, (ii) funding a reserve fund for payment of principal and interest on the Bonds, and (iii) paying the costs of issuing the Bonds.

Section 3.2. Date, Denomination, Maturities, Numbers and Interest.

(a) The Bonds shall be dated August 30, 2024 (the "Bond Date") and shall be issued in Authorized Denominations. The Bonds shall be in fully registered form, without coupons. The Bonds shall be numbered separately from R-1 upward, except the Initial Bond, which shall be numbered T-1.

(b) Interest shall accrue and be paid on each Bond from the later of the Closing Date or the most recent Interest Payment Date to which interest has been paid or provided for, at the rate per annum set forth below until the principal thereof has been paid on the maturity date specified below or otherwise provided for. Such interest shall be payable semiannually on March 1 and September 1 of each year, commencing March 1, 2025 computed on the basis of a 360-day year of twelve 30-day months.

(c) The Bonds shall mature on September 1, in the years and in the principal amounts and shall bear interest as set forth below:

Year	Principal Amount ($)	Interest Rate (%)

(d) The Bonds shall be subject to mandatory sinking fund redemption, optional redemption, and extraordinary optional redemption prior to maturity as provided in Article IV herein, and shall otherwise have the terms, tenor, denominations, details, and specifications as set forth in the form of Bond set forth in **Exhibit A** to this Indenture.

Section 3.3. Conditions Precedent to Delivery of Bonds.

The Bonds shall be executed by the City and delivered to the Trustee, whereupon the Trustee shall authenticate the Bonds and, upon payment of the purchase price of the Bonds, shall deliver the Bonds upon the order of the City, but only upon delivery to the Trustee of:

(a) a certified copy of the Assessment Ordinance;

(b) a certified copy of the Bond Ordinance;

(c) a copy of this Indenture executed by the Trustee and the City;

(f) an executed CPA Certificate; and

(g) a City Certificate directing the authentication and delivery of the Bonds, describing the Bonds to be authenticated and delivered, designating the Purchaser to whom the Bonds are to be delivered, stating the purchase price of the Bonds and stating that all items required by this Section are therewith delivered to the Trustee in form and substance satisfactory to the City.

Section 3.4. Medium, Method and Place of Payment.

(a) Principal of and interest on the Bonds shall be paid in lawful money of the United States of America, as provided in this Section.

(b) Interest on the Bonds shall be payable to the Owners thereof as shown in the Register at the close of business on the relevant Record Date; provided, however, that in the event of nonpayment of interest on a scheduled Interest Payment Date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Trustee, if and when funds for the payment of such interest have been received from or on behalf of the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be 15 days after the Special Record Date) shall be sent at least five Business Days prior to the Special Record Date by United States mail, first-class, postage prepaid, to the address of each Owner of a Bond appearing on the books of the

Trustee at the close of business on the last Business Day preceding the date of mailing such notice.

(c) Interest on the Bonds shall be paid by check, dated as of the Interest Payment Date, and sent, United States mail, first-class, postage prepaid, by the Paying Agent/Registrar to each Owner at the address of each Owner as such appears in the Register or by such other customary banking arrangement acceptable to the Paying Agent/Registrar and the Owner; provided, however, the Owner shall bear all risk and expense of such other banking arrangement.

(d) The principal of each Bond shall be paid to the Owner of such Bond on the due date thereof, whether at the maturity date or the date of prior redemption thereof, upon presentation and surrender of such Bond at the Designated Payment/Transfer Office of the Paying Agent/Registrar

(e) If the date for the payment of the principal of or interest on the Bonds shall be a Saturday, Sunday, legal holiday, or day on which banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are required or authorized by law or executive order to close, the date for such payment shall be the next succeeding day that is not a Saturday, Sunday, legal holiday, or day on which such banking institutions are required or authorized to close, and payment on such date shall for all purposes be deemed to have been made on the due date thereof as specified in Section 3.2 of this Indenture.

(f) Unclaimed payments of amounts due hereunder shall be segregated in a special account and held in trust, uninvested by the Paying Agent/Registrar, for the account of the Owner of the Bonds to which such unclaimed payments pertain. Subject to any escheat, abandoned property, or similar law of the State of Texas, any such payments remaining unclaimed by the Owners entitled thereto for two (2) years after the applicable payment or redemption date shall be applied to the next payment or payments on such Bonds thereafter coming due and, to the extent any such money remains after the retirement of all Outstanding Bonds, shall be paid to the City to be used for any lawful purpose. Thereafter, none of the City, the Paying Agent/Registrar, or any other Person shall be liable or responsible to any Owners of such Bonds for any further payment of such unclaimed moneys or on account of any such Bonds, subject to any applicable escheat law or similar law of the State of Texas.

Section 3.5. Execution and Registration of Bonds.

(a) The Bonds shall be executed on behalf of the City by the Mayor or Mayor Pro Tem and City Secretary, by their manual or facsimile signatures, and the official seal of the City shall be impressed or placed in facsimile thereon. Such facsimile signatures on the Bonds shall have the same effect as if each of the Bonds had been signed manually and in person by each of said officers, and such facsimile seal on the Bonds shall have the same effect as if the official seal of the City had been manually impressed upon each of the Bonds.

(b) In the event that any officer of the City whose manual or facsimile signature appears on the Bonds no longer holds such office before the authentication of such Bonds or before the delivery thereof, such manual or facsimile signature nevertheless shall be valid and sufficient for all purposes as if such officer had remained in such office.

(c) Except as provided below, no Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Indenture unless and until there appears thereon the Certificate of Trustee substantially in the form provided herein, included in the form of Bond attached hereto as Exhibit A, duly authenticated by manual or electronic execution by an officer or duly authorized signatory of the Trustee. It shall not be required that the same officer or authorized signatory of the Trustee sign the Certificate of Trustee on all of the Bonds. In lieu of the executed Certificate of Trustee described above, the Initial Bond delivered at the Closing Date shall have attached thereto the Comptroller's Registration Certificate substantially in the form provided herein, included in the form of Bond attached hereto as Exhibit A, manually or electronically executed by the Comptroller of Public Accounts of the State of Texas, or by his or her duly authorized agent, which certificate shall be evidence that such Initial Bond has been duly approved by the Attorney General of the State of Texas, is a valid and binding obligation of the City, and has been registered by the Comptroller of Public Accounts of the State of Texas.

(d) On the Closing Date, one Initial Bond representing the entire principal amount of all Bonds, payable in stated installments to the Purchaser, or its designee, executed with the manual or facsimile signatures of the Mayor or Mayor Pro Tem and the City Secretary, approved by the Attorney General, and registered and manually signed by the Comptroller of Public Accounts, will be delivered to the Purchaser or its designee. Upon payment for the Initial Bond, the Trustee shall cancel the Initial Bond and deliver to DTC on behalf of the Purchaser one registered definitive Bond for each year of maturity of the Bonds, in the aggregate principal amount of all Bonds for such maturity, registered in the name of Cede & CO., as nominee of DTC.

Section 3.6. Ownership.

(a) The City, the Trustee, the Paying Agent/Registrar and any other Person may treat the Person in whose name any Bond is registered as the absolute owner of such Bond for the purpose of making and receiving payment as provided herein (except interest shall be paid to the Person in whose name such Bond is registered on the relevant Record Date) and for all other purposes, whether or not such Bond is overdue, and neither the City nor the Trustee, nor the Paying Agent/Registrar, shall be bound by any notice or knowledge to the contrary.

(b) All payments made to the Owner of any Bond shall be valid and effectual and shall discharge the liability of the City, the Trustee and the Paying Agent/Registrar upon such Bond to the extent of the sums paid.

Section 3.7. Registration, Transfer and Exchange.

(a) So long as any Bond remains Outstanding, the City shall cause the Paying Agent/Registrar to keep at the Designated Payment/Transfer Office a Register in which, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Bonds in accordance with this Indenture. The Paying Agent/Registrar represents and warrants that it will file and maintain a copy of the Register with the City, and shall cause the Register to be current with all registration and transfer information as from time to time may be applicable.

(b) A Bond shall be transferable only upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar with such endorsement or other evidence of transfer as is acceptable to the Paying Agent/Registrar. No transfer of any Bond shall be effective until entered in the Register.

(c) The Bonds shall be exchangeable upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar for a Bond or Bonds of the same maturity and interest rate and in any Authorized Denomination and in an aggregate principal amount equal to the unpaid principal amount of the Bond presented for exchange.

(d) The Trustee is hereby authorized to authenticate and deliver Bonds transferred or exchanged in accordance with this Section. A new Bond or Bonds will be delivered by the Paying Agent/Registrar, in lieu of the Bond being transferred or exchanged, at the Designated Payment/Transfer Office, or sent by United States mail, first-class, postage prepaid, to the Owner or his designee. Each transferred Bond delivered by the Paying Agent/Registrar in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such transferred Bond is delivered.

(e) Each exchange Bond delivered in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such exchange Bond is delivered.

(f) No service charge shall be made to the Owner for the initial registration, subsequent transfer, or exchange for a different Authorized Denomination of any of the Bonds. The Paying Agent/Registrar, however, may require the Owner to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection with the registration, transfer, or exchange of a Bond.

(g) Neither the City nor the Paying Agent/Registrar shall be required to issue, transfer, or exchange any Bond or portion thereof called for redemption prior to maturity within forty-five (45) days prior to the date fixed for redemption; provided, however, such limitation shall not be applicable to an exchange by the Owner of the uncalled principal balance of a Bond redeemed in part.

Section 3.8. Cancellation.

All Bonds paid or redeemed before scheduled maturity in accordance with this Indenture, and all Bonds in lieu of which exchange Bonds or replacement Bonds are authenticated and delivered in accordance with this Indenture, shall be cancelled, and proper records shall be made regarding such payment, redemption, exchange, or replacement. The Paying Agent/Registrar shall dispose of cancelled Bonds in accordance with the records retention requirements of the Trustee.

Section 3.9. Temporary Bonds.

(a) Following the delivery and registration of the Initial Bond and pending the preparation of definitive Bonds, the proper officers of the City may execute and, upon the City's request, the Trustee shall authenticate and deliver, one or more temporary Bonds that are printed, lithographed, typewritten, mimeographed or otherwise produced, in any denomination, substantially of the tenor of the definitive Bonds in lieu of which they are delivered, without coupons, and with such appropriate insertions, omissions, substitutions and other variations as the officers of the City executing such temporary Bonds may determine, as evidenced by their signing of such temporary Bonds.

(b) Until exchanged for Bonds in definitive form, such Bonds in temporary form shall be entitled to the benefit and security of this Indenture.

(c) The City, without unreasonable delay, shall prepare, execute and deliver to the Trustee the Bonds in definitive form; thereupon, upon the presentation and surrender of the Bond or Bonds in temporary form to the Paying Agent/Registrar, the Paying Agent/Registrar shall cancel the Bonds in temporary form and the Trustee shall authenticate and deliver in exchange therefor a Bond or Bonds of the same maturity and series, in definitive form, in the Authorized Denomination, and in the same aggregate principal amount, as the Bond or Bonds in temporary form surrendered. Such exchange shall be made without the making of any charge therefor to any Owner.

Section 3.10. Replacement Bonds.

(a) Upon the presentation and surrender to the Paying Agent/Registrar of a mutilated Bond, the Trustee shall authenticate and deliver in exchange therefor a replacement Bond of like tenor and principal amount, bearing a number not contemporaneously outstanding. The City or the Paying Agent/Registrar may require the Owner of such Bond to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection therewith and any other expenses connected therewith.

(b) In the event that any Bond is lost, apparently destroyed or wrongfully taken, the Trustee, pursuant to the Applicable Laws of the State of Texas and in the absence of notice or knowledge that such Bond has been acquired by a bona fide purchaser, shall authenticate and deliver a replacement Bond of like tenor and principal amount bearing a number not contemporaneously outstanding, provided that the Owner first complies with the following requirements:

(i) furnishes to the Paying Agent/Registrar satisfactory evidence of his or her ownership of and the circumstances of the loss, destruction or theft of such Bond;

(ii) furnishes such security or indemnity as may be required by the Paying Agent/Registrar and the Trustee to save them and the City harmless;

(iii) pays all expenses and charges in connection therewith, including, but not limited to, printing costs, legal fees, fees of the Trustee and the Paying Agent/Registrar and any tax or other governmental charge that is authorized to be imposed; and

(iv) satisfies any other reasonable requirements imposed by the City and the Trustee.

(c) After the delivery of such replacement Bond, if a bona fide purchaser of the original Bond in lieu of which such replacement Bond was issued presents for payment such original Bond, the City and the Paying Agent/Registrar shall be entitled to recover such replacement Bond from the Person to whom it was delivered or any Person taking therefrom, except a bona fide purchaser, and shall be entitled to recover upon the security or indemnity provided therefor to the extent of any loss, damage, cost, or expense incurred by the City, the Paying Agent/Registrar or the Trustee in connection therewith.

(d) In the event that any such mutilated, lost, apparently destroyed or wrongfully taken Bond has become or is about to become due and payable, the Paying Agent/Registrar, in its discretion, instead of issuing a replacement Bond, may pay such Bond if it has become due and payable or may pay such Bond when it becomes due and payable.

(e) Each replacement Bond delivered in accordance with this Section shall constitute an original additional contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such replacement Bond is delivered.

Section 3.11. Book-Entry Only System.

The Bonds shall initially be issued in book-entry-only form and shall be deposited with DTC, which is hereby appointed to act as the securities depository therefor, in accordance with the letter of representations from the City to DTC. On the Closing Date the definitive Bonds shall be issued in the form of a single typewritten certificate for each maturity thereof registered in the name of Cede & Co., as nominee for DTC.

With respect to Bonds registered in the name of Cede & Co., as nominee of DTC, the City, the Trustee and the Paying Agent/Registrar shall have no responsibility or obligation to any DTC Participant or to any Person on behalf of whom such a DTC Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the City, the Trustee and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant or any other Person, other than an Owner, as shown on the Register, of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any DTC Participant or any other Person, other than an Owner, as shown in the Register of any amount with respect to principal of, premium, if any, or interest on the Bonds. Notwithstanding any other provision of this Indenture to the contrary, the City, the Trustee and the Paying Agent/Registrar shall be entitled to treat and consider the Person in whose name each Bond is registered in the Register as the absolute owner of such Bond for the purpose of payment of principal of, premium, if any, and interest on Bonds, for the purpose of giving notices of redemption and other matters with respect to such Bond, for the purpose of registering transfer with respect to such Bond, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of, premium, if any, and interest on the Bonds only to or upon the order of the respective Owners as shown in the Register, as provided in this Indenture, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of principal of, premium, if any, and interest on the Bonds to the extent of the sum or sums so paid. No Person other than an Owner, as shown in the Register, shall receive a Bond certificate evidencing the obligation of the City to make payments of amounts due pursuant to this Indenture. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Indenture with respect to interest checks or drafts being mailed to the registered owner at the close of business on the relevant Record Date, the word "Cede & Co." in this Indenture shall refer to such new nominee of DTC.

Section 3.12. Successor Securities Depository: Transfer Outside Book-Entry-Only System.

In the event that the City determines that DTC is incapable of discharging its responsibilities described herein and in the letter of representations from the City to DTC, the City shall (i) appoint a successor securities depository, qualified to act as such under Section 17(a) of

the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Bonds to such successor securities depository; or (ii) notify DTC and DTC Participants of the availability through DTC of certificated Bonds and cause the Paying Agent/Registrar to transfer one or more separate registered Bonds to DTC Participants having Bonds credited to their DTC accounts. In such event, the Bonds shall no longer be restricted to being registered in the Register in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Owners transferring or exchanging Bonds shall designate, in accordance with the provisions of this Indenture.

Section 3.13. Payments to Cede & Co.

Notwithstanding any other provision of this Indenture to the contrary, so long as any Bonds are registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, premium, if any, and interest on such Bonds, and all notices with respect to such Bonds shall be made and given, respectively, in the manner provided in the rules and procedures of DTC or in the blanket letter of representations from the City to DTC.

ARTICLE IV

REDEMPTION OF BONDS BEFORE MATURITY

Section 4.1. Limitation on Redemption.

The Bonds shall be subject to redemption before their scheduled maturity only as provided in this Article IV.

Section 4.2. Mandatory Sinking Fund Redemption.

(a) The Bonds are subject to mandatory sinking fund redemption prior to their Stated Maturity and will be redeemed by the City in part at the Redemption Price from moneys available for such purpose in the Bond Fund pursuant to Article VI, on the dates and in the respective Sinking Fund Installments as set forth in the following schedule:

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__ *

_____
*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__ *	

_____
*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__ *

_____
*Stated Maturity

(b) At least 45 days prior to each mandatory sinking fund redemption date, and subject to any prior reduction authorized by subparagraphs (c) and (d) of this Section, the Trustee shall select a principal amount of Bonds of such maturity equal to the Sinking Fund Installment amount of such Bonds to be redeemed, in accordance with Section 4.5(b), shall call such Bonds for redemption on such scheduled mandatory sinking fund redemption date, and shall give notice of such redemption, as provided in Section 4.6.

(c) The principal amount of Bonds of a Stated Maturity required to be redeemed on any mandatory sinking fund redemption date pursuant to subparagraph (a) of this Section 4.2 shall be reduced, at the option of the City, by the principal amount of any Bonds of such maturity which, at least 45 days prior to the mandatory sinking fund redemption date shall have been acquired by the City at a price not exceeding the principal amount of such Bonds plus accrued and unpaid interest to the date of purchase thereof, and delivered to the Trustee for cancellation.

(d) The principal amount of Bonds required to be redeemed on any mandatory sinking fund redemption date pursuant to subparagraph (a) of this Section 4.2 shall be reduced on a pro rata basis among Sinking Fund Installments by the principal amount of any Bonds which, at least 45 days prior to the mandatory sinking fund redemption date, shall have been redeemed pursuant to the optional redemption or extraordinary optional redemption provisions hereof and not previously credited to a mandatory sinking fund redemption.

Section 4.3. Optional Redemption.

The City reserves the right and option to redeem the Bonds maturing on or after September 1, 20___, before their respective scheduled maturity dates, in whole or in part, on any date on or after September 1, 20___, such redemption date or dates to be fixed by the City, at the Redemption Price.

Section 4.4. Extraordinary Optional Redemption.

Notwithstanding any provision in this Indenture to the contrary, the City reserves the right and option to redeem Bonds before their respective scheduled maturity dates, in whole or in part and in an amount and on any date specified in a City Certificate, at the Redemption Price of such Bonds, or portions thereof, to be redeemed plus accrued interest to the date of redemption from amounts on deposit in the Redemption Fund as a result of Prepayments (including related transfers to the Redemption Fund made pursuant to the terms of this Indenture) or any other transfers to the Redemption Fund under the terms of this Indenture.

Section 4.5. Partial Redemption.

(a) If less than all of the Bonds are to be redeemed pursuant to Sections 4.2, 4.3, or 4.4, Bonds shall be redeemed in minimum principal amounts of $1,000 or any integral multiple thereof. Each Bond shall be treated as representing the number of Bonds that is obtained by dividing the principal amount of such Bond by $1,000. No redemption shall result in a Bond in a denomination of less than the Authorized Denomination in effect at that time; provided, however, if the amount of the Outstanding Bond is less than an Authorized Denomination after giving effect to such partial redemption, a Bond in the principal amount equal to the unredeemed portion may be issued.

(b) In selecting the Bonds to be redeemed pursuant to Section 4.2, the Trustee may select Bonds in any method that results in a random selection.

(c) In selecting the Bonds to be redeemed pursuant to Section 4.3, the Trustee may rely on the directions provided in a City Certificate.

(d) If less than all of the Bonds are called for extraordinary optional redemption pursuant to Section 4.4 hereof, the Bonds or portion of a Bond, as applicable, to be redeemed shall be selected in the following manner:

(i) with respect to a Substantial Amount Redemption, the principal amount called for redemption shall be allocated on a pro-rata basis among all Outstanding Bonds; and

(ii) with respect to a Minor Amount Redemption, the Outstanding Bonds or Bond, as applicable, shall be redeemed in the inverse order of maturity.

(e) Upon surrender of any Bond for redemption in part, the Trustee in accordance with Section 3.7 of this Indenture, shall authenticate and deliver an exchange Bond or Bonds in an aggregate principal amount equal to the unredeemed portion of the Bond so surrendered, such exchange being without charge.

Section 4.6. Notice of Redemption to Owners.

(a) The Trustee shall give notice of any redemption of Bonds by sending notice by United States mail, first-class, postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Bond or portion thereof to be redeemed, at the address shown in the Register. So long as the Bonds are in book-entry-only form and held by DTC as the securities depository, Owner means Cede & Co., as nominee for DTC.

(b) The notice shall state the redemption date, the Redemption Price, the place at which the Bonds are to be surrendered for payment, and, if less than all the Bonds Outstanding are to be redeemed, and subject to Section 4.5 hereof, an identification of the Bonds or portions thereof to be redeemed, any conditions to such redemption and that on the redemption date, if all conditions, if any, to such redemption have been satisfied, such Bond shall become due and payable.

(c) Any notice given as provided in this Section shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

(d) The City has the right to rescind any optional redemption or extraordinary optional redemption described in Section 4.3 or 4.4 by written notice to the Trustee on or prior to the date fixed for redemption. Any notice of redemption shall be cancelled and annulled if for any reason funds are not available on the date fixed for redemption for the payment in full of the Bonds then called for redemption, and such cancellation shall not constitute an Event of Default under the Indenture. The Trustee shall mail notice of rescission of redemption in the same manner notice of redemption was originally provided.

(e) With respect to any optional redemption or extraordinary optional redemption of the Bonds, unless the Trustee has received funds sufficient to pay the Redemption Price of the Bonds to be redeemed before giving of a notice of redemption, the notice may state that the City may condition redemption on the receipt of such funds by the Trustee on or before the date fixed for the redemption, or on the satisfaction of any other prerequisites set forth in the notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not satisfied and sufficient funds are not received, the notice shall be of no force and effect, the City shall not redeem the Bonds and the Trustee shall give notice, in the manner in which the notice of redemption was given, that the Bonds have not been redeemed.

Section 4.7. Payment Upon Redemption.

(a) The Trustee shall make provision for the payment of the Bonds to be redeemed on such date by setting aside and holding in trust an amount from the Redemption Fund or otherwise received by the Trustee from the City and shall use such funds solely for the purpose of paying the Redemption Price on the Bonds being redeemed.

(b) Upon presentation and surrender of any Bond called for redemption at the Designated Payment/Transfer Office on or after the date fixed for redemption, the Paying Agent/Registrar shall pay the Redemption Price on such Bond to the date of redemption from the moneys set aside for such purpose.

Section 4.8. Effect of Redemption.

Notice of redemption having been given as provided in Section 4.6 of this Indenture, the Bonds or portions thereof called for redemption shall become due and payable on the date fixed for redemption provided that funds for the payment of the Redemption Price are on deposit with the Trustee; thereafter, such Bonds or portions thereof shall cease to bear interest from and after the date fixed for redemption, whether or not such Bonds are presented and surrendered for payment on such date.

ARTICLE V

FORM OF THE BONDS

Section 5.1. Form Generally.

(a) The Bonds, including the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the Certificate of the Trustee, and the Assignment to appear on each of the Bonds, (i) shall be substantially in the form set forth in Exhibit A to this Indenture with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Indenture, and (ii) may have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including any reproduction of an opinion of counsel or evidence of insurance) thereon as, consistently herewith, may be determined by the City or by the officers executing such Bonds, as evidenced by their execution thereof.

(b) Any portion of the text of any Bonds may be set forth on the reverse side thereof, with an appropriate reference thereto on the face of the Bonds.

(c) The definitive Bonds shall be typewritten, printed, lithographed, or engraved, and may be produced by any combination of these methods or produced in any other similar manner, all as determined by the officers executing such Bonds, as evidenced by their execution thereof.

(d) The Initial Bond submitted to the Attorney General of the State of Texas may be typewritten and photocopied or otherwise reproduced.

(e) A statement relating to a municipal bond insurance policy or surety policy, if any, to be issued for the Bonds may be printed on or attached to each Bond.

Section 5.2. CUSIP Registration.

The City may secure identification numbers through the CUSIP Services managed by S&P Global Market Intelligence on behalf of The American Bankers Association, New York, New York, and may authorize the printing of such numbers on the face of the Bonds. It is expressly provided, however, that the presence or absence of CUSIP numbers on the Bonds shall be of no significance or effect as regards the legality thereof and neither the City, the Trustee or the attorneys approving said Bonds as to legality are to be held responsible for CUSIP numbers incorrectly printed on the Bonds. The Trustee may include in any redemption notice a statement to the effect that the CUSIP numbers on the Bonds have been assigned by an independent

service and are included in such notice solely for the convenience of the Owners of the Bonds and that neither the City nor the Trustee shall be liable for any inaccuracies of such numbers.

Section 5.3. Legal Opinion.

The approving legal opinion of Bond Counsel may be printed on or attached to each Bond over the certification of the City Secretary of the City, which may be executed in facsimile.

ARTICLE VI

FUNDS AND ACCOUNTS

Section 6.1. Establishment of Funds and Accounts.

(a) Creation of Funds. The following Funds are hereby created and established under this Indenture:

(i) Pledged Revenue Fund;

(ii) Bond Fund;

(iii) Project Fund;

(iv) Reserve Fund;

(v) Redemption Fund;

(vi) Rebate Fund; and

(vii) Administrative Fund.

(b) Creation of Accounts.

(i) The following Accounts are hereby created and established under the Reserve Fund:

(A) Reserve Account; and

(B) Additional Interest Reserve Account.

(ii) The following Accounts are hereby created and established under the Project Fund:

(A) Bond Proceeds Account; and

(B) Costs of Issuance Account.

(iii) The following Account is hereby created and established under the Pledged Revenue Fund:

(A) Bond Pledged Revenue Account.

(c) Each Fund and Account created within such Fund shall be maintained by the Trustee separate and apart from all other funds and accounts of the City. The Pledged Funds shall constitute trust funds which shall be held in trust by the Trustee as part of the Trust Estate solely for the benefit of the Owners of the Bonds.

(d) Except as provided in Section 6.10(f) hereof, interest earnings and profit on each respective Fund and Account established by this Indenture shall be applied or withdrawn for the purposes of such Fund or Account as specified below.

(e) The Trustee may, from time to time, upon written direction from the City pursuant to a City Certificate, create additional Funds or Accounts hereunder as may be necessary for the receipt and application of the Assessment Revenues, to facilitate the payment or redemption of the Bonds.

Section 6.2. Initial Deposits to Funds and Accounts.

(a) The proceeds from the sale of the Bonds in the amount of $_____, and moneys transferred from accounts previously created in the indenture authorizing the Refunded Bonds in an amount of $_____ shall be paid to the Trustee and deposited or transferred by the Trustee as follows:

(i) to the Costs of Issuance Account of the Project Fund: $_____;

(ii) to the Bond Proceeds Account of the Project Fund: $_____;

(iii) to the Principal and Interest Account of the Bond Fund: $_____;

(iv) to the Reserve Account of the Reserve Fund: $_____; and

(v) to the Additional Interest Reserve Account of the Reserve Fund: $_____.

Section 6.3. Pledged Revenue Fund.

(a) On or before February 15 of each year while the Bonds are Outstanding and beginning February 15, 2025, the City shall deposit or cause to be deposited the Pledged Revenues into the Pledged Revenue Fund. From amounts deposited to the Pledged Revenue Fund, the City shall deposit or cause to be deposited the Pledged Revenues as follows: (i) first, to the Bond Pledged Revenue Account of the Pledged Revenue Fund in an amount sufficient to pay debt service on the Bonds next coming due in such calendar year, (ii) second, to the Reserve Account of the Reserve Fund in an amount to cause the amount in the Reserve Account to equal the Reserve Account Requirement in accordance with Section 6.7 hereof, (iii) third, to the Additional Interest Reserve Account in an amount equal to the Additional Interest collected, if any,

in accordance with Section 6.7(b) hereof, and (iv) fourth, to pay other costs permitted by the PID Act.

(b) From time to time as needed to pay the obligations relating to the Bonds, but no later than five (5) Business Days before each Interest Payment Date, the Trustee shall withdraw from the Bond Pledged Revenue Account of the Pledged Revenue Fund and transfer to the Bond Fund, an amount, taking into account any amounts then on deposit in the Bond Fund, such that the amount on deposit in the Bond Fund equals the principal (including any Sinking Fund Installments) and interest due on the Bonds on the next Interest Payment Date.

(c) If, after the foregoing transfers and any transfer from an Account within the Reserve Fund as provided in Section 6.7 herein, there are insufficient funds to make the payments provided in paragraph (b) above, the Trustee shall apply the available funds in the Bond Fund first to the payment of interest, and, then to the payment of principal (including any Sinking Fund Installments) on the Bonds.

(d) Notwithstanding Section 6.3(a) hereof, the Trustee shall deposit Prepayments to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer such Prepayments to the Redemption Fund.

(e) Notwithstanding Section 6.3(a) hereof, the Trustee shall deposit Foreclosure Proceeds to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer Foreclosure Proceeds first, to the Reserve Account to restore any transfers from the Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, second, to the Additional Interest Reserve Account to restore any transfers from the Additional Interest Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, and third, to the Redemption Fund.

(f) After satisfaction of the requirement to provide for the payment of the principal and interest on the Bonds and to fund any deficiency that may exist in an Account of the Reserve Fund, the Trustee, at the direction of the City by City Certificate, may apply Assessments for any lawful purposes permitted by the PID Act for which Assessments may be paid, including making transfers to the Redemption Fund to redeem Bonds in accordance with the terms hereof.

(g) Any Pledged Revenues remaining after satisfying the foregoing payments shall be applied by the Trustee, as instructed by the City pursuant to a City Certificate, for any lawful purpose permitted by the PID Act for which such additional Pledged Revenues may be used, including transfers to other Funds and Accounts created pursuant to this Indenture.

Section 6.4. Bond Fund.

(a) On each Interest Payment Date, the Trustee shall withdraw from the Bond Fund and transfer to the Paying Agent/Registrar the principal (including any Sinking Fund Installments) and/or interest then due and payable on the Bonds.

(b) If amounts in the Bond Fund are insufficient for the purposes set forth in paragraph (a) above, the Trustee shall withdraw from the Reserve Fund amounts to cover the amount of such insufficiency in accordance with Section 6.7(f) hereof. Amounts so withdrawn

from the Reserve Fund shall be deposited in the Bond Fund and transferred to the Paying Agent/Registrar.

Section 6.5. Project Fund.

(a) Money on deposit in the Project Fund shall be used for the purposes specified in Section 3.1 hereof.

(b) On the Closing Date, the proceeds in the Bond Proceeds Account shall be immediately transferred by the Trustee to the paying agent/registrar for the Refunded Bonds to be applied towards the defeasance of the Refunded Bonds, as set forth in the indenture authorizing the Refunded Bonds. Once all of the funds deposited into the Bond Proceeds Account have been transferred to the paying agent/registrar for the Refunded Bonds, the Bond Proceeds Account of the Project Fund shall be closed.

(c) Disbursements from the Costs of Issuance Account of the Project Fund shall be made by the Trustee to pay costs of issuance of the Bonds pursuant to one or more City Certificates.

(d) Not later than six months following the Closing Date or upon an earlier determination by the City Representative that all costs of issuance of the Bonds have been paid, any amounts remaining in the Costs of Issuance Account shall be transferred to the Bond Fund and used to pay interest on the Bonds, as directed by the City in a City Certificate filed with the Trustee, and the Costs of Issuance Account shall be closed.

(e) In making the determination pursuant to subsection (d) of this Section, the City Representative may conclusively rely upon a certificate of an Independent Financial Consultant.

Section 6.6. Redemption Fund.

(a) The Trustee shall cause to be deposited to the Redemption Fund from the Pledged Revenue Fund an amount sufficient to redeem Bonds as provided in Sections 4.3 and 4.4 on the dates specified for redemption as provided in Sections 4.3 and 4.4. Amounts on deposit in the Redemption Fund shall be used and withdrawn by the Trustee to redeem Bonds as provided in Article IV.

Section 6.7. Reserve Fund.

(a) At the Closing Date, the Reserve Account shall be funded as set forth in Section 6.2 above. The City agrees with the Owners of the Bonds to accumulate, and when accumulated maintain in the Reserve Account of the Reserve Fund, an amount equal to not less than the Reserve Account Requirement, which amount may be funded with cash, Investment Securities, and/or a Reserve Account Obligation, except to the extent such deficiency is due to the application of Section 6.7(d) hereof. All amounts deposited in the Reserve Account of the Reserve Fund shall be used and withdrawn by the Trustee for the purpose of making transfers to the Bond Fund or the Redemption Fund as provided in this Indenture.

(b) At the Closing Date, the Additional Interest Reserve Account shall be funded as set forth in Section 6.2 above. If the amount on deposit in the Additional Interest Reserve

Account shall at any time, be less than the Additional Interest Reserve Requirement, the Trustee shall notify the City, in writing, of the amount of such shortfall, and the City shall file a City Certificate with the Trustee instructing the Trustee to transfer from the Bond Pledged Revenue Account to the Additional Interest Reserve Account on March 1 and September 1 of each year, an amount equal to the Additional Interest collected, if any, until the Additional Interest Reserve Requirement has been accumulated in the Additional Interest Reserve Account. If, after such deposits, there is surplus Additional Interest remaining in excess of the Additional Interest Reserve Requirement, the Trustee shall transfer such surplus Additional Interest to the Redemption Fund, and shall notify the City of such transfer in writing. Notwithstanding the foregoing, the City shall not be required to replenish the Additional Interest Reserve Account in the event funds are transferred from the Additional Interest Reserve Account to the Redemption Fund as a result of an extraordinary optional redemption of Bonds from the proceeds of a Prepayment pursuant to Section 4.4 of this Indenture, and the Additional Interest Reserve Requirement shall be reduced, accordingly. In the event the Additional Interest Reserve Requirement is reduced in accordance with the above provisions, the City will notify the Trustee, by a City Certificate, of the new Additional Interest Reserve Requirement. In calculating the amounts to be transferred pursuant to this Section, the Trustee may conclusively rely on the Annual Installments as shown on the Assessment Roll in the Service and Assessment Plan or an Annual Service Plan Update, unless and until it receives a City Certificate directing that a different amount be used.

(c) Whenever a transfer is made from an Account of the Reserve Fund to the Bond Fund due to a deficiency in the Bond Fund, the Trustee shall provide written notice thereof to the City, specifying the amount withdrawn and the source of said funds.

(d) Whenever Bonds are to be redeemed with the proceeds of Prepayments pursuant to Section 4.4, the Trustee shall transfer, on the Business Day prior to the redemption date (or on such other date as agreed to by the City and the Trustee), from the Reserve Account of the Reserve Fund to the Redemption Fund, an amount specified in a City Certificate to be applied to the redemption of the Bonds. The amount so transferred from the Reserve Account of the Reserve Fund shall be equal to the principal amount of the Bonds to be redeemed with such Prepayments multiplied by the lesser of: (i) the amount required to be in the Reserve Account of the Reserve Fund divided by the principal amount of Outstanding Bonds prior to the redemption, and (ii) the amount actually in the Reserve Account of the Reserve Fund divided by the principal amount of Outstanding Bonds prior to the redemption. If after such transfer, and after applying investment earnings on the Prepayment toward payment of accrued interest, there are insufficient funds in the Redemption Fund to pay the principal amount plus accrued and unpaid interest to the date fixed for redemption of the Bonds to be redeemed, as identified in a City Certificate, as a result of such Prepayment and as a result of the transfer from the Reserve Account under this Section 6.7(d), the Trustee shall transfer an amount equal to the shortfall, and/or any additional amounts necessary to permit the Bonds to be redeemed in minimum principal amounts of $1,000, from the Additional Interest Reserve Account to the Redemption Fund to be applied to the redemption of the Bonds.

(e) Whenever, on any Interest Payment Date, or on any other date at the written request of a City Representative, the amount in the Reserve Account (including the value of the cash together with the value of any Reserve Account Obligation and/or Investment Securities then on deposit in the Reserve Account) exceeds the Reserve Account Requirement, the Trustee shall provide written notice to the City Representative of the amount of the excess. Such excess shall be transferred to the Bond Fund to be used for the payment of debt service on the Bonds on the

next Interest Payment Date in accordance with Section 6.4 hereof, unless within 30 days of such notice to the City Representative, the Trustee receives a City Certificate instructing the Trustee to apply such excess: (i) to pay amounts due under Section 6.8 hereof, or (ii) for such other use specified in a City Certificate (including reducing the face amount of any Reserve Account Obligation) if the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that such alternate use will not adversely affect the exemption from federal income tax of the interest on the Bond.

(f) Whenever, on any Interest Payment Date, the amount on deposit in the Bond Fund is insufficient to pay the debt service on the Bonds due on such date, the Trustee shall transfer first, from the Additional Interest Reserve Account of the Reserve Fund to the Bond Fund and, second, from the Reserve Account of the Reserve Fund to the Bond Fund the amounts necessary to cure such deficiency. . If the City is required to make a withdrawal from the Reserve Account, the City shall promptly notify the provider of any Reserve Account Obligation of the necessity for such withdrawal, and shall make such withdrawal first from available cash or Investment Securities then on deposit in the Reserve Account and next from a drawing under any Reserve Account Obligation to the extent of such deficiency. In the event there is a draw upon the Reserve Account Obligation, the City shall reimburse the provider of such Reserve Account Obligation for such draw from Pledged Revenues available for such purpose and in accordance with the terms of any agreement or commitment pursuant to which the Reserve Account Obligation is used; provided, however, that such reimbursement from the available Pledged Revenues shall be subordinate and junior in right to the Owners' right to the payment of principal of and interest on the then Outstanding Bonds.

(g) At the final maturity of the Bonds, the amount on deposit in the Reserve Account and the Additional Interest Reserve Account shall be transferred to the Bond Fund and applied to the payment of the principal of the Bonds.

(h) If, after a Reserve Account withdrawal pursuant to Section 6.7(f), the amount on deposit in the Reserve Account of the Reserve Fund is less than the Reserve Account Requirement, the Trustee shall transfer from the Pledged Revenue Fund to the Reserve Account of the Reserve Fund the amount of such deficiency, in accordance with Section 6.3.

(i) If the amount held in the Reserve Fund together with the amount held in the Bond Fund and Redemption Fund is sufficient to pay the principal amount of all Outstanding Bonds on the next Interest Payment Date, together with the unpaid interest accrued on such Outstanding Bonds as of such Interest Payment Date, the moneys shall be transferred to the Redemption Fund and thereafter used to redeem all Outstanding Bonds as of such Interest Payment Date.

(j) In the event the City is required to make a Reserve Account Obligation payment, funds on deposit in the Reserve Account may be used for such purpose. Reimbursements to the provider, if any, of a Reserve Account Obligation shall constitute the payment for a deficiency in the Reserve Account to the extent that such reimbursements result in the reinstatement, in whole or in part, as the case may be of the amount of the Reserve Account Obligation.

(k) The City may at any time deposit, supplement, replace or substitute a Reserve Account Obligation for cash or Investment Securities on deposit in the Reserve Account or in substitution for or replacement of any existing Reserve Account Obligation, provided that the

deposit, supplement, replacement or substitution of the Reserve Account Obligation will not, in and of itself, cause any ratings then assigned to the Bonds by any Rating Agency to be lowered.

Section 6.8. Rebate Fund: Rebate Amount.

(a) There is hereby established a special fund of the City to be designated "City of Celina, Texas, Rebate Fund" (the "Rebate Fund") to be held by the Trustee in accordance with the terms and provisions of this Indenture. Amounts on deposit in the Rebate Fund shall be used solely for the purpose of paying amounts due the United States Government relating to the Bonds, in accordance with the Code.

(b) In order to assure that Rebate Amount is paid to the United States rather than to a third party, investments of funds on deposit in the Rebate Fund shall be made in accordance with the Code and the Tax Certificate.

(c) The Trustee conclusively shall be deemed to have complied with the provisions of this Section and Section 7.5(h) and shall not be liable or responsible if it follows the instructions of the City and shall not be required to take any action under this Section (including investment of amounts in the Rebate Fund) and Section 7.5(h) in the absence of written instructions from the City.

(d) If, on the date of each annual calculation, the amount on deposit in the Rebate Fund exceeds the Rebate Amount, the City may direct the Trustee, pursuant to a City Certificate, to transfer the amount in excess of the Rebate Amount to the Bond Fund.

Section 6.9. Administrative Fund.

(a) The City shall deposit or cause to be deposited to the Administrative Fund the amounts collected each year to pay the Administrative Expenses and Delinquent Collection Costs.

(b) Moneys in the Administrative Fund shall be held by the Trustee separate and apart from the other Funds created and administered hereunder and used as directed by a City Certificate solely for the purposes set forth in the Service and Assessment Plan.

(c) The Administrative Fund shall not be part of the Trust Estate and shall not be security for the Bonds.

Section 6.10. Investment of Funds.

(a) Money in any Fund or Account established pursuant to this Indenture shall be invested by the Trustee as directed by the City pursuant to a City Certificate filed with the Trustee at least two (2) days in advance of the making of such investment. The money in any Fund or Account shall be invested (i) in time deposits or certificates of deposit secured in the manner required by law for public funds, (ii) in direct obligations of, including obligations the principal and interest on which are unconditionally guaranteed by, the United States of America, (iii) in obligations of any agencies or instrumentalities thereof, or (iv) in such other investments as are permitted under the Public Funds Investment Act, Texas Government Code, Chapter 2256, as amended, or any successor law, as in effect from time to time; provided that all such deposits and

investments shall be directed by the City to be made in such manner (which may include repurchase agreements for such investment with any primary dealer of such agreements) that the money required to be expended from any Fund will be available at the proper time or times. Such investments shall be valued each year in terms of current market value as of September 30. Notwithstanding the preceding sentences, amounts in the Additional Interest Reserve Account may not be invested above the Yield (as defined in Section 7.5(a) hereof) on the Bonds, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that such investment and/or the failure to comply with such yield restriction will not adversely affect the exemption from federal income tax of the interest on any Bond. For purposes of maximizing investment returns, to the extent permitted by law, money in such Funds or Accounts may be invested in common investments of the kind described above, or in a common pool of such investment which shall be kept and held at an official depository bank, which shall not be deemed to be or constitute a commingling of such money or funds provided that safekeeping receipts or certificates of participation clearly evidencing the investment or investment pool in which such money is invested and the share thereof purchased with such money or owned by such Fund or Account are held by or on behalf of each such Fund or Account. If necessary, upon written direction by the City to the Trustee, such investments shall be promptly sold to prevent any default.

(b) Obligations purchased as an investment of moneys in any Fund or Account shall be deemed to be part of such Fund or Account, subject, however, to the requirements of this Indenture for transfer of interest earnings and profits resulting from investment of amounts in Funds and Accounts. Whenever in this Indenture any moneys are required to be transferred by the City to the Trustee, such transfer may be accomplished by transferring a like amount of Investment Securities.

(c) The Trustee and its affiliates may act as sponsor, advisor, depository, principal or agent in the acquisition or disposition of any investment. The Trustee shall have no investment discretion and the Trustee's only responsibility for investments shall be to follow the written instructions contained in any City Certificate and to ensure that an investment it is directed to purchase is a permitted investment pursuant to the terms of this Indenture. The Trustee shall not incur any liability for losses arising from any investments made pursuant to this Section. The Trustee shall not be required to determine the suitability or legality of any investments.

(d) Investments in any and all Funds and Accounts may be commingled in a separate fund or funds for purposes of making, holding and disposing of investments, notwithstanding provisions herein for transfer to or holding in or to the credit of particular Funds or Accounts of amounts received or held by the Trustee hereunder, provided that the Trustee shall at all times account for such investments strictly in accordance with the Funds and Accounts to which they are credited and otherwise as provided in this Indenture.

(e) The Trustee will furnish the City and the Administrator monthly cash transaction statements for such month which include detail for all investment transactions made by the Trustee hereunder; and, unless the Trustee receives a written request, the Trustee is not required to provide brokerage confirmations so long as the Trustee is providing such monthly cash transaction statements.

(f) If, following an annual calculation of the Rebate Amount in accordance with Sections 6.8 and 7.5(h) hereof, it is determined that a Rebate Amount is owed with respect to the Bonds, the City shall direct the Trustee, pursuant to a City Certificate, to transfer to the Rebate

Fund an amount equal to the Rebate Amount owed by the City from investment earnings derived from the investment of the amount on deposit in Pledged Funds. The City Certificate shall specify the amount to be transferred and identify the Pledged Fund or Pledged Funds from which the investment earnings shall be transferred.

Section 6.11. Security of Funds.

All Funds or Accounts heretofore created, to the extent not invested as herein permitted, shall be secured in the manner and to the fullest extent required by law for the security of public funds, and such Funds or Accounts shall be used only for the purposes and in the manner permitted or required by this Indenture.

ARTICLE VII

COVENANTS

Section 7.1. Confirmation of Assessments.

The City hereby confirms, covenants, and agrees that the Assessments to be collected from the Assessed Property are as so reflected in the Service and Assessment Plan (as it may be updated from time to time) and, in accordance with the Assessment Ordinance, it has levied the Assessments against the respective Assessed Parcels from which the Pledged Revenues will be collected and received.

Section 7.2. Collection and Enforcement of Assessments.

(a) For so long as any Bonds are Outstanding, the City covenants, agrees and warrants that it will take and pursue all actions permissible under Applicable Laws to cause the Assessments to be collected and the liens thereof enforced continuously, in the manner and to the maximum extent permitted by Applicable Laws, and, to the extent permitted by Applicable Laws, to cause no reduction, abatement or exemption in the Assessments.

(b) The City will determine or cause to be determined, no later than February 15 of each year, whether or not any Annual Installment is delinquent and, if such delinquencies exist, the City will order and cause to be commenced as soon as practicable any and all appropriate and legally permissible actions to obtain such Annual Installment, and any delinquent charges and interest thereon, including diligently prosecuting an action in district court to foreclose the currently delinquent Annual Installment. Notwithstanding the foregoing, the City shall not be required under any circumstances to purchase or make payment for the purchase of the delinquent Assessment or the corresponding Assessed Parcel. Furthermore, nothing shall obligate the City, the City Attorney, or any appropriate designee to undertake collection or foreclosure actions against delinquent accounts in violation of applicable state law, court order, or existing contractual provisions between the City and its appropriate collections enforcement designees.

Section 7.3. Against Encumbrances.

(a) Other than bonds issued to refund all or a portion of the Bonds, the City shall not create and, to the extent Pledged Revenues are received, shall not suffer to remain, any lien,

encumbrance or charge upon the Trust Estate, other than that specified in Section 9.6 of this Indenture, or upon any other property pledged under this Indenture, except the pledge created for the security of the Bonds, and other than a lien or pledge subordinate to the lien and pledge of such property related to the Bonds.

(b) So long as Bonds are Outstanding hereunder, and except as set forth in Section 13.2 hereof, the City shall not issue any bonds, notes or other evidences of indebtedness other than the Bonds and bonds issued to refund all or a portion of the Bonds secured by any pledge of or other lien or charge on the Trust Estate or other property pledged under this Indenture, other than a lien or pledge subordinate to the lien and pledge of such property related to the Bonds.

Section 7.4. Records, Accounts, Accounting Reports.

The City hereby covenants and agrees that so long as any of the Bonds or any interest thereon remain Outstanding and unpaid, it will keep and maintain a proper and complete system of records and accounts pertaining to the Assessments. The Trustee and Owner or Owners of any Bonds or any duly authorized agent or agents of such Owners shall have the right at all reasonable times to inspect all such records, accounts, and data relating thereto, upon written request to the City by the Trustee, such Owner or duly authorized representative, as applicable. The City shall provide the Trustee, such Owner or duly authorized representative, as applicable, an opportunity to inspect such books and records relating to the Bonds during the City's regular business hours and on a mutually agreeable date not later than thirty days after the City receives such request.

Section 7.5. Covenants to Maintain Tax-Exempt Status.

(a) Definitions. When used in this Section, the following terms shall have the following meanings:

> "*Closing Date*" means the date on which the Bonds are first authenticated and delivered to the Purchaser against payment therefor.
>
> *"Code"* means the Internal Revenue Code of 1986, as amended by all legislation, if any, effective on or before the Closing Date.
>
> *"Computation Date"* has the meaning set forth in section 1.148-1(b) of the Regulations.
>
> *"Gross Proceeds"* means any proceeds as defined in section 1.148-1(b) of the Regulations, and any replacement proceeds as defined in section 1.148-1(c) of the Regulations, of the Bonds.
>
> *"Investment"* has the meaning set forth in section 1.148-1(b) of the Regulations.
>
> *"Nonpurpose Investment"* means any investment property, as defined in section 148(b) of the Code, in which Gross Proceeds of

the Bonds are invested and which is not acquired to carry out the governmental purposes of the Bonds.

"Regulations" means any proposed, temporary or final Income Tax Regulations issued pursuant to sections 103 and 141 through 150 of the Code, and 103 of the Internal Revenue Code of 1954, which are applicable to the Bonds. Any reference to any specific Regulation shall also mean, as appropriate, any proposed, temporary or final Income Tax Regulation designed to supplement, amend or replace the specific Regulation referenced.

"Yield" of (1) any Investment has the meaning set forth in section 1.148-5 of the Regulations; and (2) the Bonds has the meaning set forth in section 1.148-4 of the Regulations.

(b) Not to Cause Interest to Become Taxable. The City shall not use, permit the use of, or omit to use Gross Proceeds or any other amounts (or any property the acquisition, construction or improvement of which is to be financed directly or indirectly with Gross Proceeds) in a manner which if made or omitted, respectively, would cause the interest on any Bond to become includable in the gross income, as defined in section 61 of the Code, of the owner thereof for federal income tax purposes. Without limiting the generality of the foregoing, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that failure to comply with such covenant will not adversely affect the exemption from federal income tax of the interest on any Bond, the City shall comply with each of the specific covenants in this Section.

(c) No Private Use or Private Payments. Except as permitted by section 141 of the Code and the Regulations and rulings thereunder, the City shall at all times prior to the last Stated Maturity of Bonds:

(i) exclusively own, operate and possess all property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with Gross Proceeds of the Bonds (including property financed with Gross Proceeds of the Refunded Bonds), and not use or permit the use of such Gross Proceeds (including all contractual arrangements with terms different than those applicable to the general public) or any property acquired, constructed or improved with such Gross Proceeds in any activity carried on by any person or entity (including the United States or any agency, department and instrumentality thereof) other than a state or local government, unless such use is solely as a member of the general public; and

(ii) not directly or indirectly impose or accept any charge or other payment by any person or entity who is treated as using Gross Proceeds of the Bonds or any property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with such Gross Proceeds (including property financed with Gross Proceeds of the Refunded Bonds), other than taxes of general application within the City or interest earned on investments acquired with such Gross Proceeds pending application for their intended purposes.

(d) No Private Loan.

(i) Except to the extent permitted by section 141 of the Code and the Regulations and rulings thereunder, the City shall not use Gross Proceeds of the Bonds to make or finance loans to any person or entity other than a state or local government. For purposes of the foregoing covenant, such Gross Proceeds are considered to be "loaned" to a person or entity if: (1) property acquired, constructed or improved with such Gross Proceeds is sold or leased to such person or entity in a transaction which creates a debt for federal income tax purposes; (2) capacity in or service from such property is committed to such person or entity under a take-or-pay, output or similar contract or arrangement; or (3) indirect benefits, or burdens and benefits of ownership, of such Gross Proceeds or any property acquired, constructed or improved with such Gross Proceeds are otherwise transferred in a transaction which is the economic equivalent of a loan.

(ii) The City covenants and agrees that the levied Assessments will meet the requirements of the "tax assessment loan exception" within the meaning of section 1.141-5(d) of the Regulations on the date the Bonds are delivered and will ensure that the Assessments continue to meet such requirements for so long as the Bonds are outstanding hereunder.

(e) Not to Invest at Higher Yield. Except to the extent permitted by section 148 of the Code and the Regulations and rulings thereunder, the City shall not at any time prior to the final Stated Maturity of the Bonds directly or indirectly invest Gross Proceeds in any Investment (or use Gross Proceeds to replace money so invested) if, as a result of such investment, the Yield from the Closing Date of all Investments acquired with Gross Proceeds (or with money replaced thereby), whether then held or previously disposed of, exceeds the Yield of the Bonds.

(f) Not Federally Guaranteed. Except to the extent permitted by section 149(b) of the Code and the Regulations and rulings thereunder, the City shall not take or omit to take any action which would cause the Bonds to be federally guaranteed within the meaning of section 149(b) of the Code and the Regulations and rulings thereunder.

(g) Information Report. The City shall timely file the information required by section 149(e) of the Code with the Secretary of the Treasury on Form 8038-G or such other form and in such place as the Secretary may prescribe.

(h) Rebate of Arbitrage Profits. Except to the extent otherwise provided in section 148(f) of the Code and the Regulations and rulings thereunder:

(i) The City shall account for all Gross Proceeds (including all receipts, expenditures and investments thereof) on its books of account separately and apart from all other funds (and receipts, expenditures and investments thereof) and shall retain all records of accounting for at least six years after the day on which the last outstanding Bond is discharged. However, to the extent permitted by law, the City may commingle Gross Proceeds of the Bonds with other money of the City, provided that the City separately accounts for each receipt and expenditure of Gross Proceeds and the obligations acquired therewith.

(ii) Not less frequently than each Computation Date, the City shall calculate the Rebate Amount in accordance with rules set forth in section 148(f) of the Code and the Regulations and rulings thereunder. The City shall maintain such calculations with its

official transcript of proceedings relating to the issuance of the Bonds until six years after the final Computation Date.

(iii) As additional consideration for the purchase of the Bonds by the Purchaser and the loan of the money represented thereby and in order to induce such purchase by measures designed to insure the excludability of the interest thereon from the gross income of the owners thereof for federal income tax purposes, the City shall, pursuant to a City Certificate, direct the Trustee to transfer to the Rebate Fund from the funds or subaccounts designated in such City Certificate and direct the Trustee to pay to the United States from the Rebate Fund the amount that when added to the future value of previous rebate payments made for the Bonds equals (i) in the case of a Final Computation Date as defined in Section 1.148-3(e)(2) of the Regulations, 100% of the Rebate Amount on such date; and (ii) in the case of any other Computation Date, 90% of the Rebate Amount on such date. In all cases, the rebate payments shall be made at the times, in the installments, to the place and in the manner as is or may be required by section 148(f) of the Code and the Regulations and rulings thereunder, and shall be accompanied by Form 8038-T or such other forms and information as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder.

(iv) The City shall exercise reasonable diligence to assure that no errors are made in the calculations and payments required by paragraphs (ii) and (iii), and if an error is made, to discover and promptly correct such error within a reasonable amount of time thereafter (and in all events within 180 days after discovery of the error), including payment to the United States of any additional Rebate Amount owed to it, interest thereon, and any penalty imposed under Section 1.148-3(h) of the Regulations.

(i) Not to Divert Arbitrage Profits. Except to the extent permitted by section 148 of the Code and the Regulations and rulings thereunder, the City shall not, at any time prior to the earlier of the Stated Maturity or final payment of the Bonds, enter into any transaction that reduces the amount required to be paid to the United States pursuant to Subsection (h) of this Section because such transaction results in a smaller profit or a larger loss than would have resulted if the transaction had been at arm's length and had the Yield of the Bonds not been relevant to either party.

(j) Elections. The City hereby directs and authorizes the Mayor, Mayor Pro Tem, City Manager, Assistant City Manager, Finance Director, or City Secretary, individually or jointly, to make elections permitted or required pursuant to the provisions of the Code or the Regulations, as they deem necessary or appropriate in connection with the Bonds, in the Tax Certificate or similar or other appropriate certificate, form or document.

(k) Bonds Not Hedge Bonds.

(i) At the time the Refunded Bonds were issued, the City reasonably expected to spend at least 85% of the spendable proceeds of the Refunded Bonds within three years after the Refunded Bonds were issued.

(ii) Not more than 50% of the proceeds of the Refunded Bonds were invested in Nonpurpose Investments having a substantially guaranteed Yield for a period of four (4) years or more.

ARTICLE VIII

LIABILITY OF CITY

The City shall not incur any responsibility in respect of the Bonds or this Indenture other than in connection with the duties or obligations explicitly herein or in the Bonds assigned to or imposed upon it. The City shall not be liable in connection with the performance of its duties hereunder, except for its own willful default or act of bad faith. The City shall not be bound to ascertain or inquire as to the performance or observance of any of the terms, conditions covenants or agreements of the Trustee herein or of any of the documents executed by the Trustee in connection with the Bonds, or as to the existence of a default or event of default thereunder.

In the absence of bad faith, the City may conclusively rely, as to the truth of the statements and the correctness of the opinions expressed therein, upon certificates or opinions furnished to the City and conforming to the requirements of this Indenture. The City shall not be liable for any error of judgment made in good faith unless it shall be proved that it was negligent in ascertaining the pertinent facts.

No provision of this Indenture, the Bonds, the Assessment Ordinance, the Bond Ordinance, or any agreement, document, instrument, or certificate executed, delivered or approved in connection with the issuance, sale, delivery, or administration of the Bonds (the "Bond Documents"), shall require the City to expend or risk its own general funds or otherwise incur any financial liability (other than with respect to the Trust Estate and the Administrative Expenses) in the performance of any of its obligations hereunder, or in the exercise of any of its rights or powers, if in the judgment of the City there are reasonable grounds for believing that the repayment of such funds or liability is not reasonably assured to it.

Neither the Owners nor any other Person shall have any claim against the City or any of its officers, officials, agents, or employees for damages suffered as a result of the City's failure to perform in any respect any covenant, undertaking, or obligation under any Bond Documents or as a result of the incorrectness of any representation in, or omission from, any of the Bond Documents, except to the extent that any such claim relates to an obligation, undertaking, representation, or covenant of the City, in accordance with the Bond Documents and the PID Act. Any such claim shall be payable only from the Pledged Revenues or the amounts collected to pay Administrative Expenses on deposit in the Administrative Fund. Nothing contained in any of the Bond Documents shall be construed to preclude any action or proceeding in any court or before any governmental body, agency, or instrumentality against the City or any of its officers, officials, agents, or employees to enforce the provisions of any of the Bond Documents or to enforce all rights of the Owners of the Bonds by mandamus or other proceeding at law or in equity.

The City may rely on and shall be protected in acting or refraining from acting upon any notice, resolution, request, consent, order, certificate, report, warrant, bond, or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or proper parties. The City may consult with counsel with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith and in accordance therewith.

Whenever in the administration of its duties under this Indenture the City shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically

prescribed) may, in the absence of willful misconduct on the part of the City, be deemed to be conclusively proved and established by a certificate of the Trustee, an Independent Financial Consultant, an independent inspector or City Manager or other person designated by the City Council to so act on behalf of the City, and such certificate shall be full warrant to the City for any action taken or suffered under the provisions of this Indenture upon the faith thereof, but in its discretion the City may, in lieu thereof, accept other evidence of such matter or may require such additional evidence as to it may seem reasonable.

In order to perform its duties and obligations hereunder, the City may employ such persons or entities as it deems necessary or advisable. The City shall not be liable for any of the acts or omissions of such persons or entities employed by it in good faith hereunder, and shall be entitled to rely, and shall be fully protected in doing so, upon the opinions, calculations, determinations, and directions of such persons or entities.

ARTICLE IX

THE TRUSTEE

Section 9.1. Trustee as Paying Agent/Registrar.

The Trustee is hereby designated and agrees to act as Paying Agent/Registrar for and in respect to the Bonds.

Section 9.2. Trustee Entitled to Indemnity.

The Trustee shall be under no obligation to spend its own funds, to institute any suit, or to undertake any proceeding under this Indenture, or to enter any appearance or in any way defend in any suit in which it may be made defendant, or to take any steps in the execution of the trusts hereby created or in the enforcement of any rights and powers hereunder, until it shall be indemnified, to the extent permitted by law, to its satisfaction against any and all costs and expenses, outlays, and counsel fees and other reasonable disbursements, and against all liability except as a consequence of its own negligence or willful misconduct; provided, however, the Trustee may not request or require indemnification as a condition to making any deposits, payments, or transfers when required hereunder, or delivering any notice when required hereunder. Nevertheless, the Trustee may begin suit, or appear in and defend suit, or do anything else in its judgment proper to be done by it as the Trustee, without indemnity, and in such case the Trustee may make transfers from the District Administration Account of the Administrative Fund, and to the extent money in the District Administration Account is insufficient, from the Pledged Revenue Fund to pay all costs and expenses, outlays, and counsel fees and other reasonable disbursements properly incurred in connection therewith and shall, to the extent permitted by law, be entitled to a preference therefor over any Bonds Outstanding hereunder.

Section 9.3. Responsibilities of the Trustee.

The recitals contained in this Indenture and in the Bonds shall be taken as the statements of the City and the Trustee assumes no responsibility for the correctness of the same. The Trustee makes no representations as to the validity or sufficiency of any offering documents, this Indenture, or the Bonds or with respect to the security afforded by this Indenture, and the Trustee shall incur no liability with respect thereto. Except as otherwise expressly provided in this Indenture, the Trustee shall have no responsibility or duty with respect to: (i) the issuance of Bonds for value; (ii) the application of the proceeds thereof, except to the extent that such

proceeds are received by it in its capacity as Trustee; (iii) the application of any moneys paid to the City or others in accordance with this Indenture, except as to the application of any moneys paid to it in its capacity as Trustee; or (iv) any calculation of arbitrage or rebate under the Code. The Trustee has the right to act through agents and attorneys and shall have no liability for the negligence or willful misconduct of the agents and attorneys appointed with due care.

The duties and obligations of the Trustee shall be determined by the express provisions of this Indenture, and the Trustee shall not be liable except for the performance of such duties and obligations as are specifically set forth in this Indenture. No implied covenants or obligations shall be read into this Indenture against the Trustee.

The Trustee shall not be liable for any action taken or omitted by it in the performance of its duties under this Indenture, except for its own negligence or willful misconduct, both before and after default by the City. In no event shall the Trustee be liable for incidental, indirect, special or consequential damages in connection with or arising from this Indenture for the existence, furnishing or use of the Neighborhood Improvement Area #1 Projects.

The Trustee shall not be required to take notice, and shall not be deemed to have notice, of any default or Event of Default hereunder, unless the Trustee shall be notified specifically of the default or Event of Default in a written instrument or document delivered to it by the City or by the holders of at least a majority of the aggregate principal amount of Bonds then Outstanding. In the absence of delivery of a notice satisfying those requirements, the Trustee may assume conclusively that there is no default or Event of Default.

In case a default or an Event of Default has occurred and is continuing hereunder (of which the Trustee has been notified), the Trustee shall exercise those rights and powers vested in it by this Indenture and shall use the same degree of care and skill in its exercise, as a prudent person would exercise or use under the circumstances in the conduct of his own affairs.

Section 9.4. Property Held in Trust.

All moneys and securities held by the Trustee at any time pursuant to the terms of this Indenture shall be held by the Trustee in trust for the purposes and under the terms and conditions of this Indenture.

Section 9.5. Trustee Protected in Relying on Certain Documents.

The Trustee may rely upon any order, notice, request, consent, waiver, certificate, statement, affidavit, requisition, bond, or other document provided to the Trustee in accordance with the terms of this Indenture that it shall in good faith reasonably believe to be genuine and to have been adopted or signed by the proper board or Person or to have been prepared and furnished pursuant to any of the provisions of this Indenture, or upon the written opinion of any counsel, architect, engineer, insurance consultant, management consultant, or accountant believed by the Trustee to be qualified in relation to the subject matter, and the Trustee shall be under no duty to make any investigation or inquiry into any statements contained or matters referred to in any such instrument. The Trustee may consult with counsel, who may or may not be Bond Counsel, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken, suffered, or omitted to be taken by it in good faith and in accordance therewith.

Whenever the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action under this Indenture, such matter may be deemed to be conclusively proved and established by a City Certificate, unless other evidence in respect thereof be hereby specifically prescribed. Such City Certificate shall be full warrant for any action taken or suffered in good faith under the provisions hereof, but in its sole discretion the Trustee may in lieu thereof accept other evidence of such fact or matter or may require such further or additional evidence as it may deem reasonable. Except as otherwise expressly provided herein, any request, order, notice, or other direction required or permitted to be furnished pursuant to any provision hereof by the City to the Trustee shall be sufficiently executed if executed in the name of the City by the City Representative.

The Trustee shall not be under any obligation to see to the recording or filing of this Indenture, or otherwise to the giving to any Person of notice of the provisions hereof except as expressly required in Section 9.13 herein.

Section 9.6. Compensation.

Unless otherwise provided by contract with the Trustee, the Trustee shall transfer from the District Administration Account of the Administrative Fund, from time to time, reasonable compensation for all services rendered by it hereunder, including its services as Paying Agent/Registrar, together with all its reasonable expenses, charges, and other disbursements and those of its counsel, agents and employees, incurred in and about the administration and execution of the trusts hereby created and the exercise of its powers and the performance of its duties hereunder, subject to any limit on the amount of such compensation or recovery of expenses or other charges as shall be prescribed by specific agreement, and the Trustee shall have a lien therefor on any and all funds at any time held by it in the Administrative Fund. None of the provisions contained in this Indenture shall require the Trustee to expend or risk its own funds or otherwise incur financial liability in the performance of any of its duties or in the exercise of any of its rights or powers, if in the judgment of the Trustee there are reasonable grounds for believing that the repayment of such funds or liability is not reasonably assured to it. If the City shall fail to make any payment required by this Section, the Trustee may make such payment from any moneys in its possession in the Administrative Fund.

Section 9.7. Permitted Acts.

The Trustee and its directors, officers, employees, or agents may become the owner of or may in good faith buy, sell, own, hold and deal in Bonds and may join in any action that any Owner of Bonds may be entitled to take as fully and with the same rights as if it were not the Trustee. The Trustee may act as depository, and permit any of its officers or directors to act as a member of, or in any other capacity with respect to, the City or any committee formed to protect the rights of Owners or to effect or aid in any reorganization growing out of the enforcement of the Bonds or this Indenture, whether or not such committee shall represent the Owners of a majority in aggregate outstanding principal amount of the Bonds.

Section 9.8. Resignation of Trustee.

The Trustee may at any time resign and be discharged of its duties and obligations hereunder by giving not fewer than 30 days' written notice, specifying the date when such resignation shall take effect, to the City and each Owner of any Outstanding Bond. Such resignation shall take effect upon the appointment of a successor as provided in Section 9.10 and the acceptance of such appointment by such successor.

Section 9.9. Removal of Trustee.

The Trustee may be removed at any time by (i) the Owners of at least a majority of the aggregate Outstanding principal of the Bonds by an instrument or concurrent instruments in writing signed and acknowledged by such Owners or by their attorneys-in-fact, duly authorized and delivered to the City, or (ii) the City, so long as the City is not in default under this Indenture. Copies of each such instrument shall be delivered by the City to the Trustee and any successor thereof. The Trustee may also be removed at any time for any breach of trust or for acting or proceeding in violation of, or for failing to act or proceed in accordance with, any provision of this Indenture with respect to the duties and obligations of the Trustee by any court of competent jurisdiction upon the application of the City or the Owners of not less than 10% of the aggregate Outstanding principal of the Bonds.

Section 9.10. Successor Trustee.

If the Trustee shall resign, be removed, be dissolved, or become incapable of acting, or shall be adjudged as bankrupt or insolvent, or if a receiver, liquidator, or conservator of the Trustee or of its property shall be appointed, or if any public officer shall take charge or control of the Trustee or of its property or affairs, the position of the Trustee hereunder shall thereupon become vacant.

If the position of Trustee shall become vacant for any of the foregoing reasons or for any other reason, a successor Trustee may be appointed within one year after any such vacancy shall have occurred by the Owners of at least 25% of the aggregate outstanding principal of the Bonds by an instrument or concurrent instruments in writing signed and acknowledged by such Owners or their attorneys-in-fact, duly authorized and delivered to such successor Trustee, with notification thereof being given to the predecessor Trustee and the City.

Unless such successor Trustee shall have been appointed by the Owners of the Bonds, the City shall forthwith appoint a Trustee to act hereunder. Copies of any instrument of the City providing for any such appointment shall be delivered by the City to the Trustee so appointed. The City shall mail notice of any such appointment to each Owner of any Outstanding Bonds within 30 days after such appointment. Any appointment of a successor Trustee made by the City immediately and without further act shall be superseded and revoked by an appointment subsequently made by the Owners of Bonds, in accordance with the immediately preceding paragraph.

If in a proper case no appointment of a successor Trustee shall be made within 45 days after the giving by any Trustee of any notice of resignation in accordance with Section 9.8 herein or after the occurrence of any other event requiring or authorizing such appointment, the Trustee or any Owner of Bonds may apply to any court of competent jurisdiction for the appointment of such a successor, and the court may thereupon, after such notice, if any, as the court may deem proper, appoint such successor and the City shall be responsible for the costs of such appointment process.

Any successor Trustee appointed under the provisions of this Section shall be a commercial bank or trust company or national banking association (i) having a capital and surplus and undivided profits aggregating at least $50,000,000, if there be such a commercial bank or trust company or national banking association willing and able to accept the appointment on reasonable and customary terms, and (ii) authorized by law to perform all the duties of the Trustee required by this Indenture.

Each successor Trustee shall mail, in accordance with the provisions of the Bonds, notice of its appointment to the Trustee, any rating agency which, at the time of such appointment, is providing a rating on the Bonds and each of the Owners of the Bonds.

Section 9.11. Transfer of Rights and Property to Successor Trustee.

Any successor Trustee appointed under the provisions of Section 9.10 shall execute, acknowledge, and deliver to its predecessor and the City an instrument in writing accepting such appointment, and thereupon such successor, without any further act, deed, or conveyance, shall become fully vested with all moneys, estates, properties, rights, immunities, powers, duties, obligations, and trusts of its predecessor hereunder, with like effect as if originally appointed as Trustee. However, the Trustee then ceasing to act shall nevertheless, on request of the City or of such successor, execute, acknowledge, and deliver such instruments of conveyance and further assurance and do such other things as may reasonably be required for more fully and certainly vesting and confirming in such successor all the rights, immunities, powers, and trusts of such Trustee and all the right, title, and interest of such Trustee in and to the Trust Estate, and shall pay over, assign, and deliver to such successor any moneys or other properties subject to the trusts and conditions herein set forth. Should any deed, conveyance, or instrument in writing from the City be required by such successor for more fully and certainly vesting in and confirming to it any such moneys, estates, properties, rights, powers, duties, or obligations, any and all such deeds, conveyances, and instruments in writing, on request and so far as may be authorized by law, shall be executed, acknowledged, and delivered by the City.

Section 9.12. Merger, Conversion or Consolidation of Trustee.

Any corporation or association into which the Trustee may be merged or with which it may be consolidated or any corporation or association resulting from any merger, conversion or consolidation to which it shall be a party or any corporation or association to which the Trustee may sell or transfer all or substantially all of its corporate trust business shall be the successor to such Trustee hereunder, without any further act, deed or conveyance, provided that such corporation or association shall be a commercial bank or trust company or national banking association qualified to be a successor to such Trustee under the provisions of Section 9.10, or a trust company that is a wholly-owned subsidiary of any of the foregoing.

Section 9.13. Trustee to File Continuation Statements.

If necessary, the Trustee shall file or cause to be filed, such continuation statements as are delivered to the Trustee by the City, or on behalf of the City, and which may be required by the Texas Uniform Commercial Code, as from time to time in effect (the "UCC"), in order to continue perfection of the security interest of the Trustee in such items of tangible or intangible personal property and any fixtures as may have been granted to the Trustee pursuant to this Indenture in the time, place and manner required by the UCC.

Section 9.14. Accounts, Periodic Reports and Certificates.

The Trustee shall keep or cause to be kept proper books of record and account (separate from all other records and accounts) in which complete and correct entries shall be made of its transactions relating to the Funds and Accounts established by this Indenture and which shall at all times be subject to inspection by the City, and the Owner or Owners of not less than 10% in principal amount of any Bonds then Outstanding or their representatives duly authorized in writing.

Section 9.15. Construction of Indenture.

The Trustee may construe any of the provisions of this Indenture insofar as the same may appear to be ambiguous or inconsistent with any other provision hereof, and any construction of any such provisions hereof by the Trustee in good faith shall be binding upon the Owners of the Bonds. Permissive rights of the Trustee are not to be construed as duties.

ARTICLE X

MODIFICATION OR AMENDMENT OF THIS INDENTURE

Section 10.1. Amendments Permitted.

(a) This Indenture and the rights and obligations of the City and of the Owners of the Bonds may be modified or amended at any time by a Supplemental Indenture, except as provided below, pursuant to the affirmative vote at a meeting of Owners of the Bonds, or with the written consent without a meeting, of the Owners of at least fifty-one percent (51%) of the aggregate principal amount of the Bonds then Outstanding. No such modification or amendment shall (i) extend the maturity of any Bond or reduce the interest rate thereon, or otherwise alter or impair the obligation of the City to pay the principal of or the interest and any premium on, any Bond, without the express consent of the Owner of such Bond, (ii) permit the creation by the City of any pledge or lien upon the Trust Estate superior to or on a parity with the pledge and lien created for the benefit of the Bonds (except as otherwise permitted by Applicable Laws or this Indenture), or (iii) reduce the percentage of the Owners of Bonds required for the amendment hereof. Any such amendment may not modify any of the rights or obligations of the Trustee without its written consent.

(b) This Indenture and the rights and obligations of the City and of the Owners may also be modified or amended at any time by a Supplemental Indenture, without the consent of any Owners, only to the extent permitted by law and only for any one or more of the following purposes:

(i) to add to the covenants and agreements of the City in this Indenture contained, other covenants and agreements thereafter to be observed, or to limit or surrender any right or power herein reserved to or conferred upon the City;

(ii) to make modifications not adversely affecting any Outstanding Bonds in any material respect;

(iii) to make such provisions for the purpose of curing any ambiguity, or of curing, correcting or supplementing any defective provision contained in this Indenture, or in regard to questions arising under this Indenture, as the City and the Trustee may deem necessary or desirable and not inconsistent with this Indenture, and that shall not adversely affect the rights of the Owners of the Bonds; and

(iv) to provide for the issuance of bonds issued to refund all of the Bonds, as set forth in Section 13.2; and

(v) to make such additions, deletions or modifications as may be necessary or desirable to assure exemption from federal income taxation of interest on the Bonds.

(c) Any such modification or amendment made pursuant to Section 10.1(b) shall not be subject to the notice procedures specified in Section 10.3 below.

(d) Notwithstanding the above, no Supplemental Indenture under this Section shall be effective unless the City first delivers to the Trustee an opinion of Bond Counsel to the effect that such amendment or supplement (i) is permitted under Applicable Laws and the provisions of this Indenture in effect after taking into account the proposed amendment or supplement; (ii) will not adversely affect the interests of the Owners in any material respect; provided, however, that issuance of Refunding Bonds in accordance with the provisions of Section 13.2 hereof is deemed to not be a material adverse effect for purposes of such opinion; and (iii) will not adversely affect the exclusion of interest on any Bond from gross income for purposes of federal income taxation.

Section 10.2. Owners' Meetings.

The City may at any time call a meeting of the Owners of the Bonds. In such event the City is authorized to fix the time and place of said meeting and to provide for the giving of notice thereof, and to fix and adopt rules and regulations for the conduct of said meeting.

Section 10.3. Procedure for Amendment with Written Consent of Owners.

The City and the Trustee may at any time adopt a Supplemental Indenture amending the provisions of the Bonds or of this Indenture, to the extent that such amendment is permitted by Section 10.1 herein, to take effect when and as provided in this Section. A copy of such Supplemental Indenture, together with a request to Owners for their consent thereto, which Supplemental Indenture shall be mailed by first-class mail, by the Trustee to each Owner of Bonds from whom consent is required under this Indenture, but failure to mail copies of such Supplemental Indenture and request shall not affect the validity of the Supplemental Indenture when assented to as in this Section provided.

Such Supplemental Indenture shall not become effective unless there shall be filed with the Trustee the written consents of the Owners as required by this Indenture and a notice shall have been mailed as hereinafter in this Section provided. Each such consent shall be effective only if accompanied by proof of ownership of the Bonds for which such consent is given, which proof shall be such as is permitted by Section 11.6 herein. Any such consent shall be binding upon the Owner of the Bonds giving such consent and on any subsequent Owner (whether or not such subsequent Owner has notice thereof), unless such consent is revoked in writing by the Owner giving such consent or a subsequent Owner by filing such revocation with the Trustee prior to the date when the notice hereinafter in this Section provided for has been mailed.

After the Owners of the required percentage of Bonds shall have filed their consents to the Supplemental Indenture, the City shall mail a notice to the Owners in the manner hereinbefore provided in this Section for the mailing of the Supplemental Indenture, stating in substance that the Supplemental Indenture has been consented to by the Owners of the required percentage of Bonds and will be effective as provided in this Section (but failure to mail copies of said notice shall not affect the validity of the Supplemental Indenture or consents thereto). Proof of the mailing of such notice shall be filed with the Trustee. A record, consisting of the papers required by this Section 10.3 to be filed with the Trustee, shall be proof of the matters therein stated until the contrary is proved. The Supplemental Indenture shall become effective upon the filing with the Trustee of the proof of mailing of such notice, and the Supplemental Indenture shall be deemed

conclusively binding (except as otherwise hereinabove specifically provided in this Article) upon the City and the Owners of all Bonds at the expiration of sixty (60) days after such filing, except in the event of a final decree of a court of competent jurisdiction setting aside such consent in a legal action or equitable proceeding for such purpose commenced within such sixty-day period; provided, however, that the Trustee during such sixty day period and any such further period during which any such action or proceeding may be pending shall be entitled in its sole discretion to take such action, or to refrain from taking such action, with respect to such Supplemental Indenture, as it may deem expedient; provided, further, that the Trustee shall have no obligation to take or refrain from taking any such action and the Trustee shall have no liability with respect to any action taken or any instance of inactions.

Section 10.4. Effect of Supplemental Indenture.

From and after the time any Supplemental Indenture becomes effective pursuant to this Article X, this Indenture shall be deemed to be modified and amended in accordance therewith, the respective rights, duties, and obligations under this Indenture of the City, the Trustee, and all Owners of Bonds Outstanding shall thereafter be determined, exercised and enforced hereunder subject in all respects to such modifications and amendments, and all the terms and conditions of any such Supplemental Indenture shall be deemed to be part of the terms and conditions of this Indenture for any and all purposes.

Section 10.5. Endorsement or Replacement of Bonds Issued After Amendments.

The City may determine that Bonds issued and delivered after the effective date of any action taken as provided in this Article X shall bear a notation, by endorsement or otherwise, in form approved by the City, as to such action. In that case, upon demand of the Owner of any Bond Outstanding at such effective date and presentation of his Bond for that purpose at the designated office of the Trustee or at such other office as the City may select and designate for that purpose, a suitable notation shall be made on such Bond. The City may determine that new Bonds, so modified as in the opinion of the City is necessary to conform to such Owners' action, shall be prepared, executed, and delivered. In that case, upon demand of the Owner of any Bonds then Outstanding, such new Bonds shall be exchanged at the designated office of the Trustee without cost to any Owner, for Bonds then Outstanding, upon surrender of such Bonds.

Section 10.6. Amendatory Endorsement of Bonds.

The provisions of this Article X shall not prevent any Owner from accepting any amendment as to the particular Bonds held by such Owner, provided that due notation thereof is made on such Bonds.

Section 10.7. Waiver of Default.

With the written consent of at least a majority in aggregate principal amount of the Bonds then Outstanding, the Owners may waive non-compliance by the City with certain past defaults under the Indenture and their consequences. Any such consent shall be conclusive and binding upon the Owners and upon all future Owners.

Section 10.8. Execution of Supplemental Indenture

In executing, or accepting the additional trusts created by, any Supplemental Indenture permitted by this Article or the modification thereby of the trusts created by this Indenture, the Trustee shall receive, and shall be fully protected in relying upon, an opinion of counsel addressed and delivered to the Trustee and the City stating that the execution of such Supplemental Indenture is permitted by and in compliance with this Indenture. The Trustee may, but shall not be obligated to, enter into any such Supplemental Indenture which affects the Trustee's own rights, duties and immunities under this Indenture.

ARTICLE XI

DEFAULT AND REMEDIES

Section 11.1. Events of Default.

(a) Each of the following occurrences or events shall be and is hereby declared to be an "Event of Default," to wit:

(i) The failure of the City to deposit the Pledged Revenues to the Bond Pledged Revenue Account of the Pledged Revenue Fund;

(ii) The failure of the City to enforce the collection of the Assessments including the prosecution of foreclosure proceedings;

(iii) The failure to make payment of the principal of or interest on any of the Bonds when the same becomes due and payable and such failure is not remedied within 30 days; provided however that the payments are to be made only from Pledged Revenues or other funds currently available in the Pledged Funds and available to the City to make such payments; and

(iv) Default in the performance or observance of any covenant, agreement or obligation of the City under this Indenture and the continuation thereof for a period of 90 days after written notice to the City by the Trustee, or by the Owners of at least 25% of the aggregate Outstanding principal of the Bonds with a copy to the Trustee, specifying such default and requesting that the failure be remedied.

(b) Nothing in Section 11.1(a) will be an Event of Default if such provision is in violation of any applicable federal or state law or court order.

Section 11.2. Immediate Remedies for Default.

(a) Subject to Article VIII, upon the happening and continuance of any of the Events of Default described in Section 11.1 the Trustee may, and at the written direction of the Owners of at least 25% of the Bonds then Outstanding and its receipt of indemnity satisfactory to it, shall proceed against the City for the purpose of protecting and enforcing the rights of the Owners under this Indenture, by action seeking mandamus or by other suit, action, or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief to the extent permitted by Applicable Laws, including, but not limited to, the specific performance of any

covenant or agreement contained herein, or injunction; provided, however, that no action for money damages against the City may be sought or shall be permitted. The Trustee retains the right to obtain the advice of counsel in its exercise of remedies of default.

(b) THE PRINCIPAL OF AND INTEREST ON THE BONDS, AS APPLICABLE, SHALL NOT BE SUBJECT TO ACCELERATION UNDER ANY CIRCUMSTANCES.

(c) If the assets of the Trust Estate are sufficient to pay all amounts due with respect to Outstanding Bonds, in the selection of Trust Estate assets to be used in the payment of Bonds due under this Article, the City shall determine, in its absolute discretion, and shall instruct the Trustee by City Certificate, which Trust Estate assets shall be applied to such payment and shall not be liable to any Owner or other Person by reason of such selection and application. In the event that the City shall fail to deliver to the Trustee such City Certificate, the Trustee shall select and liquidate or sell Trust Estate assets as provided in the following paragraph, and shall not be liable to any Owner, or other Person, or the City by reason of such selection, liquidation or sale.

(d) Whenever moneys are to be applied pursuant to this Article XI, irrespective of and whether other remedies authorized under this Indenture shall have been pursued in whole or in part, the Trustee may cause any or all of the assets of the Trust Estate, including Investment Securities, to be sold. The Trustee may so sell the assets of the Trust Estate and all right, title, interest, claim and demand thereto and the right of redemption thereof, in one or more parts, at any such place or places, and at such time or times and upon such notice and terms as the Trustee may deem appropriate and as may be required by law and apply the proceeds thereof in accordance with the provisions of this Section. Upon such sale, the Trustee may make and deliver to the purchaser or purchasers a good and sufficient assignment or conveyance for the same, which sale shall be a perpetual bar both at law and in equity against the City, and all other Persons claiming such properties. No purchaser at any sale shall be bound to see to the application of the purchase money proceeds thereof or to inquire as to the authorization, necessity, expediency, or regularity of any such sale. Nevertheless, if so requested by the Trustee, the City shall ratify and confirm any sale or sales by executing and delivering to the Trustee or to such purchaser or purchasers all such instruments as may be necessary or, in the judgment of the Trustee, proper for the purpose which may be designated in such request.

Section 11.3. Restriction on Owner's Action.

(a) No Owner shall have any right to institute any action, suit or proceeding at law or in equity for the enforcement of this Indenture or for the execution of any trust thereof or any other remedy hereunder, unless (i) a default has occurred and is continuing of which the Trustee has been notified in writing, (ii) such default has become an Event of Default and the Owners of at least 25% of the aggregate principal amount of the Bonds then Outstanding have made written request to the Trustee and offered it reasonable opportunity either to proceed to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in its own name, (iii) the Owners have furnished to the Trustee indemnity as provided in Section 9.2 herein, (iv) the Trustee has for 90 days after such notice failed or refused to exercise the powers hereinbefore granted, or to institute such action, suit, or proceeding in its own name, (v) no direction inconsistent with such written request has been given to the Trustee during such 90-day period by the Owners of at least a majority of the aggregate principal amount of the Bonds then Outstanding, and (vi) notice of such action, suit, or proceeding is given to the Trustee; however, no one or more Owners of the Bonds shall have any right in any manner whatsoever to affect,

disturb, or prejudice this Indenture by its, his or their action or to enforce any right hereunder except in the manner provided herein, and that all proceedings at law or in equity shall be instituted and maintained in the manner provided herein and for the equal benefit of the Owners of all Bonds then Outstanding. The notification, request and furnishing of indemnity set forth above shall, at the option of the Trustee, be conditions precedent to the execution of the powers and trusts of this Indenture and to any action or cause of action for the enforcement of this Indenture or for any other remedy hereunder.

(b) Subject to Article VIII, nothing in this Indenture shall affect or impair the right of any Owner to enforce, by action at law, payment of any Bond at and after the maturity thereof, or on the date fixed for redemption or the obligation of the City to pay each Bond issued hereunder to the respective Owners thereof at the time and place, from the source and in the manner expressed herein and in the Bonds.

(c) In case the Trustee or any Owners shall have proceeded to enforce any right under this Indenture and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Trustee or any Owners, then and in every such case the City, the Trustee and the Owners shall be restored to their former positions and rights hereunder, and all rights, remedies and powers of the Trustee shall continue as if no such proceedings had been taken.

Section 11.4. Application of Revenues and Other Moneys After Default.

(a) All moneys, securities, funds and Pledged Revenues and other assets of the Trust Estate and the income therefrom received by the Trustee pursuant to any right given or action taken under the provisions of this Article shall, after payment of the cost and expenses of the proceedings resulting in the collection of such amounts, the expenses (including its counsel), liabilities, and advances incurred or made by the Trustee and the fees of the Trustee in carrying out this Indenture, during the continuance of an Event of Default, notwithstanding Section 11.2 hereof, be applied by the Trustee, on behalf of the City, to the payment of interest, and principal or Redemption Price then due on Bonds, as follows:

> FIRST: To the payment to the Owners entitled thereto all installments of interest then due in the direct order of maturity of such installments, and, if the amount available shall not be sufficient to pay in full any installment, then to the payment thereof ratably, according to the amounts due on such installment, to the Owners entitled thereto, without any discrimination or preference; and
>
> SECOND: To the payment to the Owners entitled thereto of the unpaid principal of Outstanding Bonds, or Redemption Price of any Bonds which shall have become due, whether at maturity or by call for redemption, in the direct order of their due dates and, if the amounts available shall not be sufficient to pay in full all the Bonds due on any date, then to the payment thereof ratably, according to the amounts of principal due and to the Owners entitled thereto, without any discrimination or preference.

Within 10 days of receipt of such good and available funds, the Trustee may fix a record and payment date for any payment to be made to Owners pursuant to this Section 11.4.

(b) In the event funds are not adequate to cure any of the Events of Default described in Section 11.1, the available funds shall be allocated to the Bonds that are Outstanding in proportion to the quantity of Bonds that are currently due and in default under the terms of this Indenture.

(c) The restoration of the City to its prior position after any and all defaults have been cured, as provided in Section 11.3, shall not extend to or affect any subsequent default under this Indenture or impair any right consequent thereon.

Section 11.5. Effect of Waiver.

No delay or omission of the Trustee, or any Owner, to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or an acquiescence therein; and every power and remedy given by this Indenture to the Trustee or the Owners, respectively, may be exercised from time to time and as often as may be deemed expedient.

Section 11.6. Evidence of Ownership of Bonds.

(a) Any request, consent, revocation of consent or other instrument which this Indenture may require or permit to be signed and executed by the Owners of Bonds may be in one or more instruments of similar tenor, and shall be signed or executed by such Owners in person or by their attorneys duly appointed in writing. Proof of the execution of any such instrument, or of any instrument appointing any such attorney, or the holding by any Person of the Bonds shall be sufficient for any purpose of this Indenture (except as otherwise herein expressly provided) if made in the following manner:

(i) The fact and date of the execution of such instruments by any Owner of Bonds or the duly appointed attorney authorized to act on behalf of such Owner may be provided by a guarantee of the signature thereon by a bank or trust company or by the certificate of any notary public or other officer authorized to take acknowledgments of deeds, that the Person signing such request or other instrument acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer. Where such execution is by an officer of a corporation or association or a member of a partnership, on behalf of such corporation, association or partnership, such signature guarantee, certificate, or affidavit shall also constitute sufficient proof of his authority.

(ii) The ownership of Bonds and the amount, numbers and other identification and date of holding the same shall be proved by the Register.

(b) Except as otherwise provided in this Indenture with respect to revocation of a consent, any request or consent by an Owner of Bonds shall bind all future Owners of the same Bonds in respect of anything done or suffered to be done by the City or the Trustee in accordance therewith.

Section 11.7. No Acceleration.

In the event of the occurrence of an Event of Default under Section 11.1 hereof, the right of acceleration of any Stated Maturity is not granted as a remedy hereunder and the right of acceleration under this Indenture is expressly denied.

Section 11.8. Mailing of Notice.

Any provision in this Article for the mailing of a notice or other document to Owners shall be fully complied with if it is mailed, first-class, postage prepaid, only to each Owner at the address appearing upon the Register.

Section 11.9. Exclusion of Bonds.

Bonds owned or held by or for the account of the City will not be deemed Outstanding for the purpose of consent or other action or any calculation of Outstanding Bonds provided for in this Indenture, and the City shall not be entitled with respect to such Bonds to give any consent or take any other action provided for in this Indenture.

Section 11.10. Remedies Not Exclusive.

No remedy herein conferred upon or reserved to the Trustee or to the Owners is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to any other remedy given hereunder or now or hereafter existing at law or in equity, by statute or by contract.

Section 11.11. Direction by Owners.

Anything herein to the contrary notwithstanding, the Owners of at least 25% of the aggregate outstanding principal of the Bonds shall have the right by an instrument in writing executed and delivered to the Trustee, to direct the choice of remedies and the time, method, and place of conducting a proceeding for any remedy available to the Trustee hereunder, under each Supplemental Indenture, or otherwise, or exercising any trust or power conferred upon the Trustee, including the power to direct or withhold directions with respect to any remedy available to the Trustee or the Owners, provided, (i) such direction shall not be otherwise than in accordance with Applicable Laws and the provisions hereof, (ii) that the Trustee may take any other action deemed proper by the Trustee which is not inconsistent with such direction, and (iii) that the Trustee shall have the right to decline to follow any such direction which, in the opinion of the Trustee, would be unjustly prejudicial to Owners not parties to such direction.

ARTICLE XII

GENERAL COVENANTS AND REPRESENTATIONS

Section 12.1. Representations as to Trust Estate.

(a) The City represents and warrants that it is authorized by Applicable Laws to authorize and issue the Bonds, to execute and deliver this Indenture and to pledge the Trust Estate in the manner and to the extent provided in this Indenture, and that the Trust Estate is and will remain free and clear of any pledge, lien, charge, or encumbrance thereon or with respect

thereto prior to, or of equal rank with, the pledge and lien created in or authorized by this Indenture except as expressly provided herein.

(b) The City shall at all times, to the extent permitted by Applicable Laws, defend, preserve and protect the pledge of the Trust Estate and all the rights of the Owners and the Trustee, under this Indenture against all claims and demands of all Persons whomsoever.

(c) The City will take all steps reasonably necessary and appropriate, and will direct the Trustee to take all steps reasonably necessary and appropriate, to collect all delinquencies in the collection of the Assessments and any other amounts pledged to the payment of the Bonds to the fullest extent permitted by the PID Act and other Applicable Laws.

(d) To the extent permitted by law, notice of the Annual Installments shall be sent by, or on behalf of the City, to the affected property owners on the same statement or such other mechanism that is used by the City, so that such Annual Installments are collected simultaneously with ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City.

Section 12.2. Books of Record – Accounts.

The Trustee shall keep or cause to be kept proper books of record and account (separate from all other records and accounts) in which complete and correct entries shall be made of its transactions relating to the Funds and Accounts established by this Indenture and which shall at all times be subject to inspection by the City, and the Owner or Owners of not less than 10% in principal amount of any Bonds then Outstanding or their representatives duly authorized in writing.

Section 12.3. General.

The City shall do and perform or cause to be done and performed all acts and things required to be done or performed by or on behalf of the City under the provisions of this Indenture.

ARTICLE XIII

SPECIAL COVENANTS

Section 13.1. Further Assurances; Due Performance.

(a) At any and all times the City will duly execute, acknowledge and deliver, or will cause to be done, executed and delivered, all and every such further acts, conveyances, transfers, and assurances in a manner as the Trustee shall reasonably require for better conveying, transferring, pledging, and confirming unto the Trustee, all and singular, the revenues, Funds, Accounts and properties constituting the Pledged Revenues, and the Trust Estate hereby transferred and pledged, or intended so to be transferred and pledged.

(b) The City will duly and punctually keep, observe and perform each and every term, covenant and condition on its part to be kept, observed and performed, contained in this Indenture.

Section 13.2. Additional Obligations or Other Liens.

(a) The City reserves the right, subject to the provisions contained in this Section 13.2, to issue Additional Obligations under other indentures, assessment ordinances, or similar agreements or other obligations which do not constitute or create a lien on any portion of the Trust Estate and are not payable from Pledged Revenues or any other portion of the Trust Estate. Additionally, the City has reserved the right to issue bonds or other obligations secured by and payable from Pledged Revenues or assessments levied against the Assessed Property so long as such pledge is subordinate to the pledge of Pledged Revenues securing payment of the Bonds.

(b) Other than bonds issued to refund all or a portion of the Bonds, the City will not create or voluntarily permit to be created any debt, lien or charge on the Trust Estate, and will not do or omit to do or suffer to be or omitted to be done any matter or things whatsoever whereby the lien of this Indenture or the priority hereof might or could be lost or impaired.

(c) Notwithstanding any contrary provision of this Indenture, the City shall not issue additional bonds, notes or other obligations under this Indenture, secured by any pledge of or other lien or charge on the Trust Estate, other than refunding bonds. The City reserves the right to issue refunding bonds, the proceeds of which would be utilized to refund all or any portion of the Outstanding Bonds or Outstanding refunding bonds and to pay all costs incident to the refunding bonds, as authorized by the laws of the State of Texas. In addition, the City reserves the right to issue Additional Obligations as described below, which additional obligations will not be secured by the Trust Estate.

(d) Notwithstanding anything to the contrary herein, no bond issued to refund all or a portion of the Bonds or the subordinate obligations described by Section 13.2(a) above may be issued by the City unless: (1) the principal (including any principal amounts to be redeemed on a mandatory sinking fund redemption date) of such refunding bonds or subordinate obligations are scheduled to mature on September 1 of the years in which principal is scheduled to mature, and (2) the interest on such refunding bonds or subordinate obligations is scheduled to be paid on March 1 and September 1 of the years in which interest is scheduled to be paid.

ARTICLE XIV

PAYMENT AND CANCELLATION OF THE BONDS AND SATISFACTION OF THE INDENTURE

Section 14.1. Trust Irrevocable.

The trust created by the terms and provisions of this Indenture is irrevocable until the Bonds secured hereby are fully paid or provision is made for their payment as provided in this Article.

Section 14.2. Satisfaction of Indenture.

If the City shall pay or cause to be paid, or there shall otherwise be paid to the Owners, principal of and interest on all of the Bonds, at the times and in the manner stipulated in this Indenture, and all amounts due and owing with respect to the Bonds have been paid or provided for, then the pledge of the Trust Estate and all covenants, agreements, and other obligations of

the City to the Owners of such Bonds, shall thereupon cease, terminate, and become void and be discharged and satisfied. In such event, the Trustee shall execute and deliver to the City copies of all such documents as it may have evidencing that the principal of and interest on the Bonds has been paid so that the City may determine if the Indenture is satisfied; if so, the Trustee shall pay over or deliver all moneys held by it in the Funds and Accounts held hereunder to the Person entitled hereunder to receive such amounts, or, if no Person is entitled to receive such amounts, then to the City.

Section 14.3. Bonds Deemed Paid.

All Outstanding Bonds shall prior to the Stated Maturity or redemption date thereof be deemed to have been paid and to no longer be deemed Outstanding if (i) in case any such Bonds are to be redeemed on any date prior to their Stated Maturity, the Trustee shall have given notice of redemption on said date as provided herein, (ii) there shall have been deposited with the Trustee either moneys in an amount which shall be sufficient, or Defeasance Securities the principal of and the interest on which when due will provide moneys which, together with any moneys deposited with the Trustee for such purpose shall be sufficient to pay when due the principal of and interest on of the Bonds to become due on such Bonds on and prior to the redemption date or maturity date thereof, as the case may be, (iii) the Trustee shall have received a report by an independent certified public accountant or other authorized third-party selected by the City verifying the sufficiency of the moneys and/or Defeasance Securities deposited with the Trustee to pay when due the principal of and interest on of the Bonds to become due on such Bonds on and prior to the redemption date or maturity date thereof, as the case may be, and (iv) if the Bonds are then rated, the Trustee shall have received written confirmation from each Rating Agency, then publishing a rating on the Bonds, that such deposit will not result in the reduction or withdrawal of the rating on the Bonds. Neither Defeasance Securities nor moneys deposited with the Trustee pursuant to this Section nor principal or interest payments on any such Defeasance Securities shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal of and interest on the Bonds. Any cash received from such principal of and interest on such Defeasance Securities deposited with the Trustee, if not then needed for such purpose, shall be reinvested in Defeasance Securities as directed in writing by the City maturing at times and in amounts sufficient to pay when due the principal of and interest on the Bonds on and prior to such redemption date or maturity date thereof, as the case may be. Any payment for Defeasance Securities purchased for the purpose of reinvesting cash as aforesaid shall be made only against delivery of such Defeasance Securities.

ARTICLE XV

MISCELLANEOUS

Section 15.1. Benefits of Indenture Limited to Parties.

Nothing in this Indenture, expressed or implied, is intended to give to any Person other than the City, the Trustee and the Owners, any right, remedy, or claim under or by reason of this Indenture. Any covenants, stipulations, promises or agreements in this Indenture by and on behalf of the City shall be for the sole and exclusive benefit of the Owners and the Trustee.

Section 15.2. Successor is Deemed Included in All References to Predecessor.

Whenever in this Indenture or any Supplemental Indenture either the City or the Trustee is named or referred to, such reference shall be deemed to include the successors or assigns thereof, and all the covenants and agreements in this Indenture contained by or on behalf of the City or the Trustee shall bind and inure to the benefit of the respective successors and assigns thereof whether so expressed or not.

Section 15.3. Execution of Documents and Proof of Ownership by Owners.

Any request, declaration, or other instrument which this Indenture may require or permit to be executed by Owners may be in one or more instruments of similar tenor, and shall be executed by Owners in person or by their attorneys duly appointed in writing.

Except as otherwise herein expressly provided, the fact and date of the execution by any Owner or his attorney of such request, declaration, or other instrument, or of such writing appointing such attorney, may be proved by the certificate of any notary public or other officer authorized to take acknowledgments of deeds to be recorded in the state in which he purports to act, that the Person signing such request, declaration, or other instrument or writing acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer.

Except as otherwise herein expressly provided, the ownership of registered Bonds and the amount, maturity, number, and date of holding the same shall be proved by the Register.

Any request, declaration or other instrument or writing of the Owner of any Bond shall bind all future Owners of such Bond in respect of anything done or suffered to be done by the City or the Trustee in good faith and in accordance therewith.

Section 15.4. Waiver of Personal Liability.

No member, officer, agent, or employee of the City shall be individually or personally liable for the payment of the principal of, or interest or any premium on, the Bonds; but nothing herein contained shall relieve any such member, officer, agent, or employee from the performance of any official duty provided by law.

Section 15.5. Notices to and Demands on City and Trustee.

(a) Except as otherwise expressly provided in this Indenture, all notices or other instruments required or permitted under this Indenture, including any City Certificate, shall be in writing and shall be telexed, cabled, delivered by hand or mailed by first-class mail, postage prepaid, or transmitted by facsimile or e-mail (subject to paragraph (c) below) and addressed as follows:

If to the City:

City of Celina, Texas
142 North Ohio Street
Celina, Texas 75009
Attn: City Manager

If to the Trustee
or the Paying Agent/Registrar: U.S. Bank Trust Company, National Association
111 Filmore Avenue East
St. Paul, Minnesota 55107
Attn: Bond Operations

Any such notice, demand, or request may also be transmitted to the appropriate party by telephone and shall be deemed to be properly given or made at the time of such transmission if, and only if, such transmission of notice shall be confirmed in writing and sent as specified above.

Any of such addresses may be changed at any time upon written notice of such change given to the other party by the party effecting the change. Notices and consents given by mail in accordance with this Section shall be deemed to have been given five Business Days after the date of dispatch; notices and consents given by any other means shall be deemed to have been given when received.

(b) The Trustee shall mail to each Owner of a Bond notice of (i) any substitution of the Trustee; or (ii) the redemption or defeasance of all Bonds Outstanding.

(c) The Trustee shall have the right to accept and act upon instructions, including funds transfer instructions ("Instructions") given pursuant to this Indenture and delivered using Electronic Means ("Electronic Means" means the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Trustee, or another method or system specified by the Trustee as available for use in connection with its services hereunder); provided, however, that the City shall provide to the Trustee an incumbency certificate listing officers with the authority to provide such Instructions ("Authorized Officers") and containing specimen signatures of such Authorized Officers, which incumbency certificate shall be amended by the City whenever a person is to be added or deleted from the listing. If the City elects to give the Trustee Instructions using Electronic Means and the Trustee in its discretion elects to act upon such Instructions, the Trustee's understanding of such Instructions shall be deemed controlling. The City understands and agrees that the Trustee cannot determine the identity of the actual sender of such Instructions and that the Trustee shall conclusively presume that directions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Trustee have been sent by such Authorized Officer. The City shall be responsible for ensuring that only Authorized Officers transmit such Instructions to the Trustee and the City and all Authorized Officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the City. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such Instructions notwithstanding such directions conflict or are inconsistent with a subsequent written instruction. The City agrees: (i) to assume all risks arising out of the use of Electronic Means to submit Instructions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized Instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting Instructions to the Trustee and that there may be more secure methods of transmitting Instructions than the method(s) selected by the City; (iii)

that the security procedures (if any) to be followed in connection with its transmission of Instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) to notify the Trustee immediately upon learning of any compromise or unauthorized use of the security procedures.

Section 15.6. Partial Invalidity.

If any Section, paragraph, sentence, clause, or phrase of this Indenture shall for any reason be held illegal or unenforceable, such holding shall not affect the validity of the remaining portions of this Indenture. The City hereby declares that it would have adopted this Indenture and each and every other Section, paragraph, sentence, clause, or phrase hereof and authorized the issue of the Bonds pursuant thereto irrespective of the fact that any one or more Sections, paragraphs, sentences, clauses, or phrases of this Indenture may be held illegal, invalid, or unenforceable.

Section 15.7. Applicable Laws.

This Indenture shall be governed by and enforced in accordance with the laws of the State of Texas applicable to contracts made and performed in the State of Texas.

Section 15.8. Payment on Business Day.

In any case where the date of the maturity of interest or of principal (and premium, if any) of the Bonds or the date fixed for redemption of any Bonds or the date any action is to be taken pursuant to this Indenture is other than a Business Day, the payment of interest or principal (and premium, if any) or the action need not be made on such date but may be made on the next succeeding day that is a Business Day with the same force and effect as if made on the date required and no interest shall accrue for the period from and after such date.

Section 15.9. Counterparts.

This Indenture may be executed in counterparts, each of which shall be deemed an original.

Section 15.10. Statutory Verifications.

The Trustee makes the following representation and verifications to enable the City to comply with Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Indenture. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Trustee within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Indenture shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Indenture, notwithstanding anything in this Indenture to the contrary.

(a) Not a Sanctioned Company. The Trustee represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Trustee and each of its parent company, wholly- or majority-

owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) No Boycott of Israel. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Indenture. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Indenture. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Indenture. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

Section 15.11. Municipal Bond Insurance and Reserve Account Surety Policy.

The provisions relating to (i) the municipal bond insurance policy with respect to the Bonds and (ii) the reserve fund surety policy being deposited into the Reserve Account as a Reserve Account Obligation, being issued by _____, are set forth in Exhibit B hereto, and such provisions are incorporated herein by reference. The reserve fund surety policy is a credit agreement as described in Section 1371.001(1), Texas Government Code, and the City is authorized to and is entering into said credit agreement with _____ pursuant to Section 1371.056, Texas Government Code.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the City and the Trustee have caused this Indenture of Trust to be executed all as of the date hereof.

CITY OF CELINA, TEXAS

By: _____,
Mayor

ATTEST:

By: _____,
City Secretary

[CITY SEAL]

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

By: _____
Authorized Officer

EXHIBIT A

FORM OF BOND

(a) Form of Bond

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE STATE OF TEXAS, THE CITY, OR ANY OTHER POLITICAL CORPORATION, SUBDIVISION OR AGENCY THEREOF, IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR INTEREST ON THIS BOND.

REGISTERED REGISTERED

No. _____ $_____

United States of America
State of Texas

CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE REFUNDING BOND, SERIES 2024
(WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT
NEIGHBORHOOD IMPROVEMENT AREA #1 PROJECT)

INTEREST RATE	MATURITY DATE	DATE OF DELIVERY	CUSIP NUMBER
_____%	_____	_____	_____

The City of Celina, Texas (the "City"), for value received, hereby promises to pay, solely from the Trust Estate, to

_____

or registered assigns, on the Maturity Date, as specified above, the sum of

_____ DOLLARS

unless this Bond shall have been sooner called for redemption and the payment of the principal hereof shall have been paid or provision for such payment shall have been made, and to pay interest on the unpaid principal amount hereof from the later of the Date of Delivery, as specified above, or the most recent Interest Payment Date to which interest has been paid or provided for until such principal amount shall have been paid or provided for, at the per annum rate of interest specified above, computed on the basis of a 360-day year of twelve 30-day months, such interest to be paid semiannually on March 1 and September 1 of each year, commencing March 1, 2025, until maturity or prior redemption.

Capitalized terms appearing herein that are defined terms in the Indenture defined below, have the meanings assigned to them in the Indenture. Reference is made to the Indenture for such definitions and for all other purposes.

The principal of this Bond shall be payable without exchange or collection charges in lawful money of the United States of America upon presentation and surrender of this Bond at the corporate trust office in Dallas, Texas (the "Designated Payment/Transfer Office"), of U.S. Bank Trust Company, National Association, as trustee and paying agent/registrar (the "Trustee", which term includes any successor trustee under the Indenture), or, with respect to a successor trustee and paying agent/registrar, at the Designated Payment/Transfer Office of such successor. Interest on this Bond is payable by check dated as of the Interest Payment Date, mailed by the Trustee to the registered owner at the address shown on the registration books kept by the Trustee or by such other customary banking arrangements acceptable to the Trustee, requested by, and at the risk and expense of, the Person to whom interest is to be paid. For the purpose of the payment of interest on this Bond, the registered owner shall be the Person in whose name this Bond is registered at the close of business on the "Record Date," which shall be the 15th calendar day of the month next preceding such Interest Payment Date; provided, however, that in the event of nonpayment of interest on a scheduled Interest Payment Date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Trustee, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be 15 days after the Special Record Date) shall be sent at least five Business Days prior to the Special Record Date by United States mail, first-class, postage prepaid, to the address of each Owner of a Bond appearing on the books of the Trustee at the close of business on the last Business Day preceding the date of mailing such notice.

If a date for the payment of the principal of or interest on the Bonds is a Saturday, Sunday, legal holiday, or a day on which banking institutions in the city in which the Designated Payment/Transfer Office is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding Business Day, and payment on such date shall have the same force and effect as if made on the original date payment was due.

This Bond is one of a duly authorized issue of assessment revenue bonds of the City having the designation specified in its title (herein referred to as the "Bonds"), dated August 30, 2024 and issued in the aggregate principal amount of $_____ and issued, with the limitations described herein, pursuant to an Indenture of Trust, dated as of August 1, 2024 (the "Indenture"), by and between the City and the Trustee, to which Indenture reference is hereby made for a description of the amounts thereby pledged and assigned, the nature and extent of the lien and security, the respective rights thereunder to the holders of the Bonds, the Trustee, and the City, and the terms upon which the Bonds are, and are to be, authenticated and delivered and by this reference to the terms of which each holder of this Bond hereby consents. All Bonds issued under the Indenture are equally and ratably secured by the amounts thereby pledged and assigned. The Bonds are being issued for the purpose of (i) refunding the Refunded Bonds, (ii) funding a reserve fund for payment of principal and interest on the Bonds, and (iii) paying the costs of issuing the Bonds.

The Bonds are special, limited obligations of the City payable solely from the Trust Estate as defined in the Indenture. Reference is hereby made to the Indenture, copies of which are on file with and available upon request from the Trustee, for the provisions, among others, with respect to the nature and extent of the duties and obligations of the City, the Trustee and the Owners. The Owner of this Bond, by the acceptance hereof, is deemed to have agreed and consented to the terms, conditions and provisions of the Indenture.

Notwithstanding any provision hereof, the Indenture may be released and the obligation of the City to make money available to pay this Bond may be defeased by the deposit of money and/or certain direct or indirect Defeasance Securities sufficient for such purpose as described in the Indenture.

The Bonds are issuable as fully registered bonds only in Authorized Denominations, subject to the provisions of the Indenture authorizing redemption in denominations of $5,000 and any multiple of $1,000 in excess thereof, except as otherwise provided in the Indenture.

The Bonds are subject to sinking fund redemption prior to their Stated Maturity and will be redeemed by the City in part at a price equal to the principal amount thereof plus accrued and unpaid interest thereon to the date set for redemption from moneys available for such purpose in the Bond Fund pursuant to Article VI of the Indenture, on the dates and in the respective Sinking Fund Installments as set forth in the following schedule:

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__ *	

*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__ *

*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	

September 1, 20__

September 1, 20__ *

_____
*Stated Maturity

At least 45 days prior to each mandatory sinking fund redemption date and subject to any prior reduction authorized by the Indenture, the Trustee shall select in accordance with the terms of the Indenture, a principal amount of Bonds of such maturity equal to the Sinking Fund Installment amount of such Bonds to be redeemed, shall call such Bonds for redemption on such scheduled mandatory sinking fund redemption date, and shall give notice of such redemption, as provided in the Indenture.

The principal amount of Bonds of a Stated Maturity required to be redeemed on any mandatory sinking fund redemption date shall be reduced, at the option of the City, by the principal amount of any Bonds of such maturity which, at least 45 days prior to the mandatory sinking fund redemption date shall have been acquired by the City at a price not exceeding the principal amount of such Bonds plus accrued and unpaid interest to the date of purchase thereof, and delivered to the Trustee for cancellation.

The principal amount of Bonds required to be redeemed on any mandatory sinking fund redemption date shall be reduced on a pro rata basis among Sinking Fund Installments by the principal amount of any Bonds which, at least 45 days prior to the mandatory sinking fund redemption date, shall have been redeemed pursuant to the optional redemption or extraordinary optional redemption provisions appearing below and not previously credited to a mandatory sinking fund redemption.

The City reserves the right and option to redeem the Bonds maturing on or after September 1, 20__, before their respective scheduled maturity dates, in whole or in part, on any date on or after September 1, 20__, such redemption date or dates to be fixed by the City, at the Redemption Price.

The Bonds are subject to extraordinary optional redemption prior to maturity in whole or in part, and in an amount and on any date specified in a City Certificate, at a Redemption Price equal to the principal amount of the Bonds called for redemption, plus accrued and unpaid interest to the date fixed for redemption from amounts on deposit in the Redemption Fund as a result of Prepayments and other transfers to the Redemption Fund in accordance with the provisions of the Indenture.

If less than all of the Bonds are redeemed pursuant to the mandatory sinking fund redemption, optional redemption or extraordinary optional redemption provisions, the Bonds to be redeemed shall be selected in accordance with the terms of the Indenture.

The Trustee shall give notice of any redemption of Bonds by sending notice by United States mail, first-class, postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Bond (or part thereof) to be redeemed, at the address shown on the Register. The notice shall state the redemption date, the Redemption Price, the place at which the Bonds are to be surrendered for payment, and, if less than all the Bonds Outstanding

are to be redeemed, an identification of the Bonds or portions thereof to be redeemed. Any notice so given shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

With respect to any optional redemption or extraordinary optional redemption of the Bonds, unless the Trustee has received funds sufficient to pay the Redemption Price of the Bonds to be redeemed before giving of a notice of redemption, the notice may state that the City may condition redemption on the receipt of such funds by the Trustee on or before the date fixed for the redemption, or on the satisfaction of any other prerequisites set forth in the notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not satisfied and sufficient funds are not received, the notice shall be of no force and effect, the City shall not redeem the Bonds and the Trustee shall give notice, in the manner in which the notice of redemption was given, that the Bonds have not been redeemed.

The Indenture permits, with certain exceptions as therein provided, the amendment thereof and the modification of the rights and obligations of the City and the rights of the holders of the Bonds under the Indenture at any time Outstanding affected by such modification. The Indenture also contains provisions permitting the Owners of specified percentages in aggregate principal amount of the Bonds at the time Outstanding, on behalf of the Owners of all the Bonds, to waive compliance by the City with certain past defaults under the Bond Ordinance or the Indenture and their consequences. Any such consent or waiver by the Owner of this Bond or any predecessor Bond evidencing the same debt shall be conclusive and binding upon such Owner and upon all future Owners thereof and of any Bond issued upon the transfer thereof or in exchange therefor or in lieu thereof, whether or not notation of such consent or waiver is made upon this Bond.

As provided in the Indenture, this Bond is transferable upon surrender of this Bond for transfer at the Designated Payment/Transfer Office, with such endorsement or other evidence of transfer as is acceptable to the Trustee, and upon delivery to the Trustee of such certifications and/or opinion of counsel as may be required under the Indenture for the transfer of this Bond. Upon satisfaction of such requirements, one or more new fully registered Bonds of the same Stated Maturity, of Authorized Denominations, bearing the same rate of interest, and for the same aggregate principal amount will be issued to the designated transferee or transferees.

Neither the City nor the Trustee shall be required to issue, transfer or exchange any Bond called for redemption where such redemption is scheduled to occur within 45 calendar days of the transfer or exchange date; provided, however, such limitation shall not be applicable to an exchange by the registered owner of the uncalled principal balance of a Bond redeemed in part.

The City, the Trustee, and any other Person may treat the Person in whose name this Bond is registered as the owner hereof for the purpose of receiving payment as herein provided (except interest shall be paid to the Person in whose name this Bond is registered on the Record Date or Special Record Date, as applicable) and for all other purposes, whether or not this Bond be overdue, and neither the City nor the Trustee shall be affected by notice to the contrary.

The City has reserved the right to issue Additional Obligations and bonds issued to refund all or a portion of the Bonds on the terms and conditions specified in the Indenture.

NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY OF CELINA, TEXAS OR THE STATE OF TEXAS, OR ANY POLITICAL SUBDIVISION THEREOF, IS PLEDGED TO THE PAYMENT OF THE BONDS.

IT IS HEREBY CERTIFIED AND RECITED that the issuance of this Bond and the series of which it is a part is duly authorized by law; that all acts, conditions and things required to be done precedent to and in the issuance of the Bonds have been properly done and performed and have happened in regular and due time, form and manner, as required by law; and that the total indebtedness of the City, including the Bonds, does not exceed any Constitutional or statutory limitation.

IN WITNESS WHEREOF, the City Council of the City has caused this Bond to be executed under the official seal of the City.

_____
Mayor, City of Celina, Texas

_____
City Secretary, City of Celina, Texas

[City Seal]

(b) Form of Comptroller's Registration Certificate.

The following Registration Certificate of Comptroller of Public Accounts shall appear on the Initial Bond:

REGISTRATION CERTIFICATE OF
COMPTROLLER OF PUBLIC ACCOUNTS

OFFICE OF THE COMPTROLLER	§	
OF PUBLIC ACCOUNTS	§	REGISTER NO._____
	§	
THE STATE OF TEXAS	§	

I HEREBY CERTIFY THAT there is on file and of record in my office an opinion to the effect that the Attorney General of the State of Texas has approved this Bond, and that this Bond has been registered this day by me.

WITNESS MY SIGNATURE AND SEAL OF OFFICE this _____

_____
Comptroller of Public Accounts
of the State of Texas

[SEAL]

(c) Form of Certificate of Trustee.

The following Certificate of Trustee shall appear on the definitive Bonds:

CERTIFICATE OF TRUSTEE

It is hereby certified that this is one of the Bonds of the series of Bonds referred to in the within mentioned Indenture.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

DATED: _____

By:_____
Authorized Signatory

(d) Form of Assignment.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns, and transfers unto (print or typewrite name, address and zip code of transferee):

_____
_____
_____

(Social Security or other identifying number: _____) the within Bond and all rights hereunder and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Bond on the books kept for registration hereof, with full power of substitution in the premises.

Date: _____ _____

Signature Guaranteed By:

_____

_____

Authorized Signatory

NOTICE: The signature on this Assignment must correspond with the name of the registered owner as it appears on the face of the within Bond in every particular and must be guaranteed in a manner acceptable to the Trustee.

(e) The Initial Bond shall be in the form set forth in paragraphs (a), (b), and (d) of this Exhibit A, except for the following alterations:

(i) immediately under the name of the Bond the heading "INTEREST RATE" and "MATURITY DATE" shall both be completed with the expression "As Shown Below" and the reference to the "CUSIP NUMBERS" shall be deleted;

(ii) in the first paragraph of the Bond, the words "on the Maturity Date, as specified above, the sum of _____ DOLLARS" shall be deleted and the following will be inserted: "on September 1 in each of the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

Years Principal Amount ($) Interest Rate (%)"

(Information to be inserted from Section 3.2(b) hereof); and

(iii) the Initial Bond shall be numbered T-1.

EXHIBIT B

Municipal Bond Insurance and Reserve Fund Surety Provisions

EXHIBIT B

BOND PURCHASE AGREEMENT

$[PAR AMOUNT]
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT NEIGHBORHOOD IMPROVEMENT AREA #1 PROJECT)

BOND PURCHASE AGREEMENT

August 13, 2024

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 75009

Ladies and Gentlemen:

The undersigned, FMSbonds, Inc. (the "Underwriter"), offers to enter into this Bond Purchase Agreement (this "Agreement") with the City of Celina, Texas (the "City"), which will be binding upon the City and the Underwriter upon the acceptance of this Agreement by the City. This offer is made subject to its acceptance by the City by execution of this Agreement and its delivery to the Underwriter on or before 10:00 p.m., Central Time, on the date hereof and, if not so accepted, will be subject to withdrawal by the Underwriter upon written notice delivered to the City at any time prior to the acceptance hereof by the City. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Indenture (defined herein) between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), authorizing the issuance of the Bonds (defined herein), and in the Official Statement (defined herein).

1. Purchase and Sale of Bonds. Upon the terms and conditions and upon the basis of representations, warranties, and agreements hereinafter set forth, the Underwriter hereby agrees to purchase from the City, and the City hereby agrees to sell to the Underwriter, all (but not less than all) of the $[PAR AMOUNT] aggregate principal amount of the "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project)" (the "Bonds"), at a purchase price of $_____ (representing the aggregate principal amount of the Bonds, plus a reoffering premium of $_____ and less an Underwriter's discount of $_____).

A portion of the proceeds received by the City from the sale of the Bonds pursuant to the terms and conditions hereof, along with certain other funds of the City, if any, shall be deposited in accordance with the terms of the Indenture for the purpose of depositing cash in the Bond Proceeds Account of the Project Fund (as defined in the Indenture), which will be sufficient to pay the principal of and interest on the Refunded Bonds (as defined in the Indenture).

Inasmuch as this purchase and sale represents a negotiated transaction, the City understands, and hereby confirms, that the Underwriter is not acting as a municipal advisor or fiduciary of the City (including, without limitation, a "municipal advisor" (as such term is defined in Section 975(e) of the Dodd Frank Wall Street Reform and Consumer Protection Act)), but rather is acting solely in its capacity as Underwriter for its own account. The City acknowledges and agrees that (i) the purchase and sale of the Bonds pursuant to this Agreement is an arm's length commercial transaction between the City and the Underwriter and the Underwriter has financial and other interests that differ from any other party to this Agreement, (ii) in connection therewith and with the discussions, undertakings, and procedures leading up to the consummation of this transaction, the Underwriter is and has been acting solely as a principal and is not acting as the agent, municipal advisor, financial advisor, or fiduciary of the City, (iii) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the City with respect to the offering described herein or the discussions, undertakings, and procedures leading thereto (regardless of whether the Underwriter has provided other services or is currently providing other services to the City on other matters) and the Underwriter has no obligation to the City with respect to the offering described herein except the obligations expressly set forth in this Agreement, (iv) the City has consulted its own legal, financial and other advisors to the extent it has deemed appropriate, (v) the Underwriter has financial and other interests that differ from those of the City, and (vi) the Underwriter has provided to the City prior disclosures under Rule G-17 of the Municipal Securities Rulemaking Board ("MSRB"), which have been received by the City. The City further acknowledges and agrees that following the issuance and delivery of the Bonds, the Underwriter has indicated that it may have periodic discussions with the City regarding the expenditure of Bond proceeds and the construction of the Authorized Improvements financed with the Refunded Bonds (the "Neighborhood Improvement Area #1 Projects") and, in connection with such discussions, the Underwriter shall be acting solely as a principal and will not be acting as the agent or fiduciary of, and will not be assuming an advisory or fiduciary responsibility in favor of, the City.

The Bonds shall be dated August 30, 2024 and shall have the maturities and redemption features, if any, and bear interest at the rates per annum shown on Schedule I hereto. Payment for and delivery of the Bonds, and the other actions described herein, shall take place on August 30, 2024 (or such other date as may be agreed to by the City and the Underwriter) (the "Closing Date").

2. Authorization Instruments and Law. The Bonds were authorized by an ordinance enacted by the City Council of the City (the "City Council") on August 13, 2024 (the "Bond Ordinance") and shall be issued pursuant to the provisions of Chapter 1207, Texas Government Code, as amended, and Chapter 372, Texas Local Government Code, as amended (the "Act"), and the Indenture of Trust, dated as of August 1, 2024, between the City and the Trustee, authorizing the issuance of the Bonds (the "Indenture"). The Bonds shall be substantially in the form described in, and shall be secured under the provisions of, the Indenture.

The Bonds and interest thereon shall be secured by the "Trust Estate" consisting primarily of revenue from the special assessments (the "Assessments") levied on the assessable parcels within Neighborhood Improvement Area #1 of the Wells South Public Improvement District (the "District").

The District was established by Resolution No. 2015-34R (the "Creation Resolution"), enacted by the City Council on July 14, 2015, in accordance with the Act. A Service and Assessment Plan

(the "Service and Assessment Plan") which sets forth the costs of the Neighborhood Improvement Area #1 Projects and the method of payment of the Assessments was adopted pursuant to an ordinance of the City Council adopted on December 7, 2015 (the "Assessment Ordinance" and, together with the Creation Resolution, the Indenture and the Bond Ordinance, the "Authorizing Documents"), and the Service and Assessment Plan was updated by the City Council in connection with the issuance of the Bonds.

The Bonds shall be as described in Schedule I attached hereto, the Indenture, and the Official Statement (as defined herein). The proceeds of the Bonds shall be used for (i) refunding the outstanding City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project) (the "Refunded Bonds"), (ii) funding a reserve fund for payment of principal and interest on the Bonds, and (iii) paying the costs of issuing the Bonds.

3. Public Offering. The Underwriter agrees to make a bona fide public offering of all of the Bonds at prices or yields not to exceed the public offering prices or yields set forth on the cover page of the Official Statement and may subsequently change such offering prices or yields without any requirement of prior notice, all in accordance with and subject to the provisions of Section 10 hereof. The Underwriter may offer and sell the Bonds to certain dealers (including dealers depositing the Bonds into investment trusts) and others at prices or yields lower than the public offering prices or yields stated on the cover page of the Official Statement, subject to the provisions of Section 10 hereof. On or before Closing, the Underwriter shall execute and deliver to Norton Rose Fulbright US LLP ("Bond Counsel") an issue price certificate for the Bonds prepared by Bond Counsel in substantially the form attached hereto as Appendix A.

4. Official Statement.

(a) Delivery of Official Statement. The City previously has delivered, or caused to be delivered, to the Underwriter the Preliminary Official Statement for the Bonds dated [PLOM DATE], 2024 (the "Preliminary Official Statement"), in a "designated electronic format," as defined in the Municipal Securities Rulemaking Board ("MSRB") Rule G-32 ("Rule G-32"). The City will prepare, or cause to be prepared, a final Official Statement relating to the Bonds (the "Official Statement") which will be (i) dated the date of this Agreement, (ii) complete within the meaning of the United States Securities and Exchange Commission's Rule 15c2-12, as amended ("Rule 15c2-12"), (iii) in a "designated electronic format," and (iv) substantially in the form of the most recent version of the Preliminary Official Statement provided to the Underwriter before the execution hereof. The Official Statement, including the cover page thereto, all exhibits, schedules, appendices, maps, charts, pictures, diagrams, reports, and statements included or incorporated therein or attached thereto, and all amendments and supplements thereto that may be authorized for use with respect to the Bonds are collectively referred to herein as the "Official Statement." Until the Official Statement has been prepared and is available for distribution, the City shall provide to the Underwriter sufficient quantities (which may be in electronic format) of the Preliminary Official Statement as the Underwriter reasonably deems necessary to satisfy the obligation of the Underwriter under Rule 15c2-

12 with respect to distribution to each potential customer, upon request, of a copy of the Preliminary Official Statement.

(b) Preliminary Official Statement Deemed Final. The Preliminary Official Statement has been prepared for use by the Underwriter in connection with the public offering, sale, and distribution of the Bonds. The City hereby represents and warrants that the Preliminary Official Statement has been deemed "final" by the City as of its date, except for the omission of such information which is dependent upon the final pricing of the Bonds for completion, all as permitted to be excluded by Section (b)(1) of Rule 15c2-12.

(c) Use of Official Statement in Offering and Sale. The City hereby authorizes the Official Statement and the information therein contained to be used by the Underwriter in connection with the public offering and the sale of the Bonds. The City consents to the use by the Underwriter prior to the date hereof of the Preliminary Official Statement in connection with the public offering of the Bonds. The City shall provide, or cause to be provided, to the Underwriter as soon as practicable after the date of the City's acceptance of this Agreement (but, in any event, not later than the earlier of the Closing Date or seven (7) business days after the City's acceptance of this Agreement) copies of the Official Statement which is complete as of the date of its delivery to the Underwriter. The City shall provide the Official Statement, or cause the Official Statement to be provided, (i) in a "designated electronic format" consistent with the requirements of Rule G-32 and (ii) in a printed format in such quantity as the Underwriter shall reasonably request in order for the Underwriter to comply with Section (b)(4) of Rule 15c2-12 and the rules of the MSRB.

(d) Updating of Official Statement.

(1) If, after the date of this Agreement, up to and including the date the Underwriter is no longer required to provide an Official Statement to potential customers who request the same pursuant to Rule 15c2-12 (the earlier of (i) ninety (90) days from the "end of the underwriting period" (as defined in Rule 15c2-12) and (ii) the time when the Official Statement is available to any person from the MSRB, but in no case less than the 25th day after the "end of the underwriting period" for the Bonds), the City becomes aware of any fact or event which might or would cause the Official Statement, as then supplemented or amended, to contain any untrue statement of a material fact or to omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, or if it is necessary to amend or supplement the Official Statement to comply with law, the City will notify the Underwriter (and for the purposes of this clause provide the Underwriter with such information as it may from time to time request), and if, in the reasonable judgment of the Underwriter, such fact or event requires preparation and publication of a supplement or amendment to the Official Statement, the City will forthwith prepare and furnish, at no expense to the Underwriter (in a form and manner approved by the Underwriter), either an amendment or a supplement to the Official Statement so that the statements therein as so amended and supplemented will not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading

or so that the Official Statement will comply with law. If such notification shall be subsequent to the Closing, the City, at no expense to the Underwriter, shall furnish such legal opinions, certificates, instruments, and other documents as the Underwriter may deem necessary to evidence the truth and accuracy of such supplement or amendment to the Official Statement. The City shall provide any such amendment or supplement, or cause any such amendment or supplement to be provided, (i) in a "designated electronic format" consistent with the requirements of Rule G-32 and (ii) in a printed format in such quantity as the Underwriter shall reasonably request in order for the Underwriter to comply with Section (b)(4) of Rule 15c2-12 and the rules of the MSRB.

(2) Notwithstanding the foregoing and for all purposes of this Agreement and for any certificate delivered by the City in accordance herewith, (i) the City makes no representations with respect to the descriptions in the Preliminary Official Statement or the Official Statement of The Depository Trust Company, New York, New York ("DTC"), or its book-entry-only system (including but not limited to the information under the caption "BOOK-ENTRY ONLY SYSTEM") and (ii) the City makes no representation with respect to the information in the Preliminary Official Statement or the Official Statement under the captions and subcaptions "THE DEVELOPMENT," "BONDHOLDERS' RISKS" (only as it pertains to the Neighborhood Improvement Area #1 Projects and the Development), "THE ADMINISTRATOR," "BOND INSURANCE," "UNDERWRITING," and "INFORMATION RELATING TO THE TRUSTEE." Items (i) and (ii) above are collectively referred to herein as the "Non City Disclosures."

(e) Filing with MSRB. The Underwriter hereby agrees to timely file the Official Statement with the MSRB through its Electronic Municipal Market Access ("EMMA") system within one business day after receipt but no later than the Closing Date. Unless otherwise notified in writing by the Underwriter, the City can assume that the "end of the underwriting period" for purposes of Rule 15c2-12 is the Closing Date.

5. City Representations, Warranties and Covenants. The City represents, warrants and covenants that:

(a) Due Organization, Existence and Authority. The City is a political subdivision of the State of Texas (the "State"), and has, and at the Closing Date will have, full legal right, power and authority:

(i) to enter into:

(1) this Agreement;

(2) the Indenture;

(3) the Continuing Disclosure Agreement of the Issuer with respect to the Bonds, dated as of August 1, 2024, executed and delivered by the City, MuniCap, Inc., as Administrator (the "Administrator"), and HTS Continuing Disclosure Services, a division of Hilltop Securities, Inc., as Dissemination Agent (the "City Disclosure Agreement");

(ii) to issue, sell, and deliver the Bonds to the Underwriter as provided herein; and

(iii) to carry out and consummate the transactions on its part described in (1) the Authorizing Documents, (2) this Agreement, (3) the City Disclosure Agreement, (4) the Official Statement, and (5) any other documents and certificates described in any of the foregoing (the documents described by subclauses (1) through (3) being referred to collectively herein as the "City Documents").

(b) Due Authorization and Approval of City. By all necessary official action of the City, the City has duly authorized and approved the adoption or execution and delivery by the City of, and the performance by the City of the obligations on its part contained in, the City Documents and, as of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified or rescinded, except as may have been approved by the Underwriter. When validly executed and delivered by the other parties thereto, the City Documents will constitute the legally valid and binding obligations of the City enforceable upon the City in accordance with their respective terms, except insofar as enforcement may be limited by principles of sovereign or governmental immunity, bankruptcy, insolvency, reorganization, moratorium, or similar laws or equitable principles relating to or affecting creditors' rights generally. The City has complied, and will at the Closing (as defined herein) be in compliance, in all material respects, with the obligations on its part to be performed on or prior to the Closing Date under the City Documents.

(c) Due Authorization for Issuance of the Bonds. The City has duly authorized the issuance and sale of the Bonds pursuant to the Bond Ordinance, the Indenture, and the Act. The City has, and at the Closing Date will have, full legal right, power and authority (i) to enter into, execute, deliver, and perform its obligations under this Agreement and the other City Documents, (ii) to issue, sell and, deliver the Bonds to the Underwriter pursuant to the Indenture, the Bond Ordinance, the Act, and as provided herein, and (iii) to carry out, give effect to and consummate the transactions on the part of the City described by the City Documents and the Bond Ordinance.

(d) No Breach or Default. As of the time of acceptance hereof, and to the best of its knowledge, the City is not, and as of the Closing Date the City will not be, in material breach of or in default in any material respect under any applicable constitutional provision, law or administrative rule or regulation of the State or the United States, or any applicable judgment or decree or any trust agreement, loan agreement, bond, note, resolution, ordinance, agreement or other instrument related to the Bonds and to which the City is a party or is otherwise subject, and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a default or event of default under any such instrument which breach, default or event could have a material adverse effect on the City's ability to perform its obligations under the Bonds or the City Documents; and, as of such times, the authorization, execution and delivery of the Bonds and the City Documents and compliance by the City with obligations on its part to be performed in each of such agreements or instruments does not and will not conflict with or constitute a material breach of or default under any applicable constitutional provision, law

or administrative rule or regulation of the State or the United States, or any applicable judgment, decree, license, permit, trust agreement, loan agreement, bond, note, resolution, ordinance, agreement or other instrument to which the City (or any of its officers in their respective capacities as such) is subject, or by which it or any of its properties are bound, nor will any such authorization, execution, delivery or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of its assets or properties securing the Bonds or under the terms of any such law, regulation or instrument, except as may be permitted by the City Documents.

(e) No Litigation. At the time of acceptance hereof there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body (collectively and individually, an "Action") pending against the City with respect to which the City has been served with process, nor to the knowledge of the City is any Action threatened against the City, in which any such Action (i) in any way questions the existence of the City or the rights of the members of the City Council to hold their respective positions, (ii) in any way questions the formation or existence of the District, (iii) affects, contests or seeks to prohibit, restrain or enjoin the issuance or delivery of any of the Bonds, or the payment or collection of any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, or in any way contests or affects the validity of the City Documents or the consummation of the transactions on the part of the City described therein, or contests the exclusion of the interest on the Bonds from federal income taxation, or (iv) which may result in any material adverse change in the financial condition of the City; and, as of the time of acceptance hereof, to the City's knowledge, there is no basis for any action, suit, proceeding, inquiry, or investigation of the nature described in clauses (i) through (iv) of this sentence.

(f) Bonds Issued Pursuant to Indenture. The City represents that the Bonds, when issued, executed, and delivered in accordance with the Indenture and sold to the Underwriter as provided herein, will be validly issued and outstanding obligations of the City subject to the terms of the Indenture, entitled to the benefits of the Indenture and the security of the pledge of the proceeds of the Assessments received by the City, all to the extent provided for in the Indenture. The Indenture creates a valid pledge of the monies in certain funds and accounts established pursuant to the Indenture to the extent provided for in the Indenture, including the investments thereof, subject in all cases to the provisions of the Indenture permitting the application thereof for the purposes and on the terms and conditions set forth therein.

(g) Assessments. The Assessments constituting the security for the Bonds have been levied by the City in accordance with the Act on those parcels of land identified in the Neighborhood Improvement Area #1 Assessment Roll (as defined in the Service and Assessment Plan). According to the Act, such Assessments constitute a valid and legally binding first and prior lien against the properties assessed, superior to all other liens and claims, except liens or claims for state, county, school district, or municipality ad valorem taxes.

(h) Consents and Approvals. All authorizations, approvals, licenses, permits, consents, elections, and orders of or filings with any governmental authority, legislative

body, board, agency, or commission having jurisdiction in the matters which are required by the Closing Date for the due authorization of, which would constitute a condition precedent to or the absence of which would adversely affect the due performance by the City of, its obligations in connection with the City Documents have been duly obtained or made and are in full force and effect, except the approval of the Bonds by the Attorney General of the State, registration of the Bonds by the Comptroller of Public Accounts of the State, and the approvals, consents and orders as may be required under Blue Sky or securities laws of any jurisdiction.

(i) Public Debt. Prior to the Closing, the City will not offer or issue any bonds, notes or other obligations for borrowed money or incur any material liabilities, direct or contingent, payable from or secured by a pledge of the Assessments which secure the Bonds without the prior approval of the Underwriter.

(j) Preliminary Official Statement. Subject to the exclusions set forth in Section 4(d)(2) hereof, the information contained in the Preliminary Official Statement is true and correct in all material respects, and such information does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(k) Official Statement. At the time of the City's acceptance hereof and (unless the Official Statement is amended or supplemented pursuant to paragraph (d) of Section 4 of this Agreement) at all times subsequent thereto during the period up to and including the 25th day subsequent to the "end of the underwriting period," the information contained in the Official Statement, subject to the exclusions set forth in Section 4(d)(2) hereof, does not and will not contain any untrue statement of a material fact or omit to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that if the City notifies the Underwriter of any fact or event as required by Section 4(d) hereof, and the Underwriter determines that such fact or event does not require preparation and publication of a supplement or amendment to the Official Statement, then the Official Statement in its then-current form shall be conclusively deemed to be complete and correct in all material respects.

(l) Supplements or Amendments to Official Statement. If the Official Statement is supplemented or amended pursuant to paragraph (d) of Section 4 of this Agreement, at the time of each supplement or amendment thereto and (unless subsequently again supplemented or amended pursuant to such paragraph) at all times subsequent thereto during the period up to and including the 25th day subsequent to the "end of the underwriting period," the Official Statement as so supplemented or amended will not contain any untrue statement of a material fact or omit to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that if the City notifies the Underwriter of any fact or event as required by Section 4(d) hereof, and the Underwriter determines that such fact or event does not require preparation and publication of a supplement or amendment to the Official Statement, then the Official

Statement in its then-current form shall be conclusively deemed to be complete and correct in all material respects.

(m) Compliance with Rule 15c2-12. During the past five years, the City has complied in all material respects with its previous continuing disclosure undertakings made by it in accordance with Rule 15c2-12, except as described in the Official Statement.

(n) Use of Bond Proceeds. The City will apply, or cause to be applied, the proceeds from the sale of the Bonds as provided in and subject to all of the terms and provisions of the Indenture and will not take or omit to take any action which action or omission will adversely affect the exclusion from gross income for federal income tax purposes of the interest on the Bonds.

(o) Blue Sky and Securities Laws and Regulations. The City will furnish such information and execute such instruments and take such action in cooperation with the Underwriter as the Underwriter may reasonably request, at no expense to the City, (i) to (y) qualify the Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions in the United States as the Underwriter may designate and (z) determine the eligibility of the Bonds for investment under the laws of such states and other jurisdictions and (ii) to continue such qualifications in effect so long as required for the initial distribution of the Bonds by the Underwriter (provided, however, that the City will not be required to qualify as a foreign corporation or to file any general or special consents to service of process under the laws of any jurisdiction) and will advise the Underwriter immediately of receipt by the City of any notification with respect to the suspension of the qualification of the Bonds for sale in any jurisdiction or the initiation or threat of any proceeding for that purpose.

(p) Certificates of the City. Any certificate signed by any official of the City authorized to do so in connection with the transactions described in this Agreement shall be deemed a representation and warranty by the City to the Underwriter as to the statements made therein and can be relied upon by the Underwriter as to the statements made therein.

(q) Intentional Actions Regarding Representations and Warranties. The City covenants that between the date hereof and the Closing it will not intentionally take actions which will cause the representations and warranties made in this Section to be untrue as of the Closing.

(r) Financial Advisor. The City has engaged Hilltop Securities Inc., as its financial advisor (the "Financial Advisor") in connection with its offering and issuance of the Bonds.

By delivering the Official Statement to the Underwriter, the City shall be deemed to have reaffirmed, with respect to the Official Statement, the representations, warranties and covenants set forth above.

6. The Closing. At 10:00 a.m., Central time, on the Closing Date, or at such other time or on such earlier or later business day as shall have been mutually agreed upon by the City and the Underwriter, (i) the City will deliver or cause to be delivered to DTC through its "FAST"

System, the Bonds in the form of one fully registered Bond for each maturity, registered in the name of Cede & Co., as nominee for DTC, duly executed by the City and authenticated by the Trustee as provided in the Indenture, and (ii) the City will deliver the closing documents hereinafter mentioned to Bond Counsel, or a place to be mutually agreed upon by the City and the Underwriter. Settlement will be through the facilities of DTC. The Underwriter will accept delivery and pay the purchase price of the Bonds as set forth in Section 1 hereof by wire transfer in federal funds payable to the order of the City or its designee. These payments and deliveries, together with the delivery of the aforementioned documents, are herein called the "Closing." The Bonds will be made available to the Underwriter or Underwriter's Counsel (as defined herein) for inspection not less than twenty-four (24) hours prior to the Closing.

7. Underwriter's Closing Conditions. The Underwriter has entered into this Agreement in reliance upon the representations and covenants herein and the performance by the City of its obligations under this Agreement, both as of the date hereof and as of the Closing Date. Accordingly, the Underwriter's obligations under this Agreement to purchase, accept delivery of, and pay for the Bonds shall be conditioned upon the performance by the City of its obligations to be performed hereunder at or prior to Closing and shall also be subject to the following additional conditions:

(a) Bring-Down Representations of the City. The representations and covenants of the City contained in this Agreement shall be true and correct in all material respects as of the date hereof and at the time of the Closing, as if made on the Closing Date.

(b) Executed Agreements and Performance Thereunder. At the time of the Closing (i) the City Documents shall be in full force and effect, and shall not have been amended, modified, or supplemented except with the written consent of the Underwriter; (ii) the Authorizing Documents shall be in full force and effect; (iii) there shall be in full force and effect such other resolutions or actions of the City as, in the opinion of Bond Counsel and Underwriter's Counsel, shall be necessary on or prior to the Closing Date in connection with the transactions on the part of the City described in this Agreement and the City Documents; and (iv) the City shall perform or have performed its obligations required or specified in the City Documents to be performed at or prior to Closing.

(c) No Default. At the time of the Closing, no default shall have occurred or be existing and no circumstances or occurrences that, with the passage of time or giving of notice, shall constitute an event of default under this Agreement, the Indenture, the City Documents or other documents relating to the financing and construction of the Neighborhood Improvement Area #1 Projects and the District.

(d) Concurrent Closing of the Major Improvement Area Refunding Bonds. The City shall issue concurrently with the issuance of the Bonds its "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Major Improvement Area Project)."

(e) Closing Documents. At or prior to the Closing, the Underwriter or Underwriter's Counsel shall have received each of the documents required under Section 8 below.

(f) Termination Events. The Underwriter shall have the right to cancel its obligation to purchase the Bonds and to terminate this Agreement without liability therefor by written notification to the City if, between the date of this Agreement and the Closing, in the Underwriter's sole and reasonable judgment, any of the following shall have occurred:

(i) the market price or marketability of the Bonds, or the ability of the Underwriter to enforce contracts for the sale of the Bonds, shall be materially adversely affected by the occurrence of any of the following:

(1) legislation shall have been introduced in or enacted by the Congress of the United States or adopted by either House thereof, or legislation pending in the Congress of the United States shall have been amended, or legislation shall have been recommended to the Congress of the United States or otherwise endorsed for passage (by press release, other form of notice, or otherwise) by the President of the United States, the Treasury Department of the United States, or the Internal Revenue Service or legislation shall have been proposed for consideration by either the U.S. Senate Committee on Finance or the U.S. House of Representatives Committee on Ways and Means or legislation shall have been favorably reported for passage to either House of the Congress of the United States by a Committee of such House to which such legislation has been referred for consideration, or a decision by a court of the United States or the Tax Court of the United States shall be rendered or a ruling, regulation, or official statement (final, temporary, or proposed) by or on behalf of the Treasury Department of the United States, the Internal Revenue Service, or other federal agency shall be made, which would result in federal taxation of revenues or other income of the general character expected to be derived by the City or upon interest on securities of the general character of the Bonds or which would have the effect of changing, directly or indirectly, the federal income tax consequences of receipt of interest on securities of the general character of the Bonds in the hands of the holders thereof, and which in either case, makes it, in the reasonable judgment of the Underwriter, impracticable or inadvisable to proceed with the offer, sale, or delivery of the Bonds on the terms and in the manner described in the Official Statement; or

(2) legislation shall be enacted by the Congress of the United States, or a decision by a court of the United States shall be rendered, or a stop order, ruling, regulation or official statement by, or on behalf of, the Securities and Exchange Commission or any other governmental agency having jurisdiction of the subject matter shall be issued or made to the effect that the issuance, offering or sale of obligations of the general character of the Bonds, or the issuance, offering or sale of the Bonds, including all underlying obligations, as described herein or by the Official Statement, is in violation or would be in violation of, or that obligations of the general character of the Bonds, or the Bonds, are not exempt from registration

under, any provision of the federal securities laws, including the Securities Act of 1933, as amended and as then in effect (the "Securities Act"), or that the Indenture needs to be qualified under the Trust Indenture Act of 1939, as amended and as then in effect (the "Trust Indenture Act"); or

(3) a general suspension of trading in securities on the New York Stock Exchange, the establishment of minimum prices on such exchange, the establishment of material restrictions (not in force as of the date hereof) upon trading securities generally by any governmental authority or any national securities exchange, a general banking moratorium declared by federal, State of New York, or State officials authorized to do so; or

(4) there shall have occurred any outbreak of hostilities (including, without limitation, an act of terrorism) or other national or international calamity or crisis, including, but not limited to, an escalation of hostilities that existed prior to the date hereof, and the effect of any such event on the financial markets of the United States shall be such as would make it impracticable, in the reasonable judgment of the Underwriter, for it to sell the Bonds on the terms and in the manner contemplated by the Official Statement; or

(5) there shall have occurred since the date of this Agreement any materially adverse change in the affairs or financial condition of the City, except as disclosed in or contemplated by the Official Statement; or

(6) any state blue sky or securities commission or other governmental agency or body in any state in which more than 10% of the Bonds have been offered and sold shall have withheld registration, exemption or clearance of the offering of the Bonds as described herein, or issued a stop order or similar ruling relating thereto; or

(7) any amendment to the federal or state Constitution or action by any federal or state court, legislative body, regulatory body, or other authority materially adversely affecting the tax status of the City, its property, income, securities (or interest thereon), or the validity or enforceability of the Assessments pledged to pay principal of and interest on the Bonds; or

(ii) the New York Stock Exchange or other national securities exchange or any governmental authority shall impose, as to the Bonds or as to obligations of the general character of the Bonds, any material restrictions not now in force, or increase materially those now in force, with respect to the extension of credit by, or the charge to the net capital requirements of the Underwriter; or

(iii) any event occurring, or information becoming known which, in the reasonable judgment of the Underwriter, makes untrue in any material respect any

statement or information contained in the Official Statement, or has the effect that the Official Statement contains any untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, which change shall occur subsequent to the date of this Agreement and shall not be due to the malfeasance, misfeasance or nonfeasance of the Underwriter; or

(iv) any fact or event shall exist or have existed that, in the Underwriter's reasonable judgment, requires or has required an amendment of or supplement to the Official Statement; or

(v) a general banking moratorium shall have been declared by federal or State authorities having jurisdiction and shall be in force as of the Closing Date; or

(vi) a material disruption in securities settlement, payment or clearance services shall have occurred; or

(vii) a decision by a court of the United States shall be rendered, or a stop order, release, regulation or no-action letter by or on behalf of the United States Securities and Exchange Commission (the "SEC") or any other governmental agency having jurisdiction of the subject matter shall have been issued or made, to the effect that the issuance, offering or sale of the Bonds, including the underlying obligations as contemplated by this Agreement or by the Official Statement, or any document relating to the issuance, offering or sale of the Bonds, is or would be in violation of any provision of the federal securities laws on the Closing Date, including the Securities Act, the Securities Exchange Act of 1934 (the "Securities Exchange Act") and the Trust Indenture Act; or

(viii) there shall have occurred or any published notice shall have been given of any intended review for possible downgrade, downgrading, suspension, withdrawal, or negative change in credit watch status by any national rating service to any of the City's obligations that are secured in a like manner as the Bonds (including the ratings to be accorded to the Bonds); and

(ix) the purchase of and payment for the Bonds by the Underwriter, or the resale of the Bonds by the Underwriter, on the terms and conditions herein provided shall be prohibited by any applicable law, governmental authority, board, agency or commission, which prohibition shall occur subsequent to the date hereof and shall not be due to the malfeasance, misfeasance, or nonfeasance of the Underwriter.

With respect to the conditions described in subparagraphs (ii), (vii) and (viii) above, the Underwriter is not aware of any current, pending or proposed law or government inquiry or investigation as of the date of execution of this Agreement which would permit the Underwriter to invoke its termination rights hereunder.

8. Closing Documents. At or prior to the Closing, the Underwriter or Underwriter's Counsel shall receive the following documents:

(a) Bond Opinion. The approving opinion of Bond Counsel, dated the Closing Date and substantially in the form included as Appendix C to the Official Statement, together with a reliance letter from Bond Counsel, dated the date of the Closing and addressed to the Underwriter, which may be included in the supplemental opinion required by Section 8(b), to the effect that the foregoing opinion may be relied upon by the Underwriter to the same extent as if such opinion were addressed to it.

(b) Supplemental Opinion. A supplemental opinion of Bond Counsel dated the Closing Date and addressed to the City and the Underwriter, in form and substance acceptable to Underwriter's Counsel, to the following effect:

(i) Except to the extent noted therein, Bond Counsel has not verified and is not passing upon, and does not assume any responsibility for, the accuracy, completeness or fairness of the statements and information contained in the Official Statement but that Bond Counsel has reviewed the statements and information describing and appearing in the Official Statement under the captions or subcaptions "PLAN OF FINANCE," "DESCRIPTION OF THE BONDS," "SECURITY FOR THE BONDS" (except for the last paragraph under the subcaption "General"), "ASSESSMENT PROCEDURES" (except for the subcaptions "Assessment Methodology" and "Assessment Amounts") "THE DISTRICT," "TAX MATTERS," "LEGAL MATTERS — Legal Proceedings," "LEGAL MATTERS — Legal Opinions," "CONTINUING DISCLOSURE – The City," "REGISTRATION AND QUALIFICATION OF BONDS FOR SALE," "LEGAL INVESTMENT AND ELIGIBILITY TO SECURE PUBLIC FUNDS IN TEXAS" and APPENDIX A and Bond Counsel is of the opinion that the information relating to the Bonds, the Bond Ordinance, the Assessment Ordinance and the Indenture contained therein fairly and accurately describes the laws and legal issues addressed therein and, with respect to the Bonds, such information conforms to the Bond Ordinance, the Assessment Ordinance and the Indenture;

(ii) The Bonds are not subject to the registration requirements of the Securities Act, and the Indenture is exempt from qualification pursuant to the Trust Indenture Act;

(iii) On each respective date of adoption thereof, the City had full power and authority to adopt the Creation Resolution, the Assessment Ordinance, the Service and Assessment Plan update, and the Bond Ordinance (collectively, the foregoing documents are referred to herein as the "City Actions") and perform its obligations thereunder and the City Actions have been duly adopted, are in full force and effect and have not been modified, amended or rescinded; and

(iv) The Indenture, the City Disclosure Agreement, and this Agreement have been duly authorized, executed and delivered by the City and, assuming the due authorization, execution and delivery of such instruments, documents, and

agreements by the other parties thereto, constitute the legal, valid, and binding agreements of the City, enforceable in accordance with their respective terms, except as enforcement thereof may be limited by bankruptcy, insolvency, or other laws affecting enforcement of creditors' rights, or by the application of equitable principles if equitable remedies are sought and to the application of Texas law relating to governmental immunity applicable to local governmental entities.

(c) City Legal Opinion. An opinion of an attorney for the City, dated the Closing Date and addressed to the Underwriter, Underwriter's Counsel, the City and the Trustee, with respect to matters relating to the City, substantially in the form of Appendix B hereto or in form otherwise agreed upon by the Underwriter.

(d) City Certificate. A certificate of the City, dated the Closing Date, to the effect that, to the best of an authorized City official's knowledge:

(i) the representations and warranties of the City contained herein and in the City Documents are true and correct in all material respects on and as of the Closing Date as if made on the date thereof;

(ii) the Authorizing Documents and City Documents are in full force and effect and have not been amended, modified, or supplemented;

(iii) except as disclosed in the Official Statement, no litigation or proceeding against the City is pending or, to the knowledge of such person, threatened in any court or administrative body nor is there a basis for litigation which would (a) contest the right of the members or officials of the City to hold and exercise their respective positions, (b) contest the due organization and valid existence of the City or the establishment of the District, (c) contest the validity, due authorization and execution of the Bonds or the City Documents, or (d) attempt to limit, enjoin or otherwise restrict or prevent the City from levying and collecting the Assessments pledged to pay the principal of and interest on the Bonds, or the pledge thereof; and

(iv) the City has, to such person's knowledge, complied with all agreements and covenants and satisfied all conditions set forth in the City Documents, on its part to be complied with or satisfied hereunder at or prior to the Closing.

(e) Trustee's Certificate. A certificate of the Trustee, dated the Closing Date and addressed to the Underwriter, the City and Bond Counsel, in form and substance acceptable to Underwriter's Counsel to the following effect:

(i) The Trustee is duly organized and validly existing as a national banking association organized under the laws of the United States of America, having the full power and authority, including trust powers, to accept and perform its duties under the Indenture; and

(ii) No consent, approval, authorization or other action by any governmental authority having jurisdiction over the Trustee that has not been obtained is or will be required for the authentication of the Bonds or the consummation by the Trustee of the other transactions contemplated to be performed by the Trustee in connection with the authentication of the Bonds and the acceptance and performance of the obligations created by the Indenture.

(f) Underwriter Counsel's Opinion. An opinion, dated the Closing Date and addressed to the Underwriter, of Locke Lord LLP ("Underwriter's Counsel"), to the effect that:

(i) based on (A) such counsel's review of the Bond Ordinance, the Indenture, and the Official Statement; (B) its discussions with Bond Counsel and with the Underwriter; (C) its review of the documents, certificates, opinions and other instruments delivered at the closing of the sale of the Bonds on the date hereof; and (D) such other matters as it deems relevant, such counsel is of the opinion that the Bonds are exempt securities under the Securities Act, and the Trust Indenture Act, and it is not necessary, in connection with the offering and sale of the Bonds, to register the Bonds under the Securities Act and the Indenture is not required to be qualified under the Trust Indenture Act;

(ii) based upon (A) such counsel's review of Rule 15c2-12 and interpretive guidance published by the SEC relating thereto; (B) its review of the continuing disclosure undertaking of the City contained in the City Disclosure Agreement; and (C) the inclusion in the Official Statement of a description of the specifics of such undertaking, and assuming that the Bond Ordinance, the Indenture, and the City Disclosure Agreement have been duly adopted by the City and are in full force and effect, such undertaking provides a suitable basis for the Underwriter, to make a reasonable determination that the City has met the qualifications of paragraph (b)(5)(i) of Rule 15c2-12; and

(iii) although such counsel has not verified and is not passing upon, and does not assume any responsibility for, the accuracy, completeness or fairness of the information contained in the Official Statement, it has participated in the preparation of the Official Statement and without independent verification, no facts came to its attention that caused it to believe that the Official Statement (except for the Appendices as well as any other financial, engineering and statistical data contained therein or included therein by reference or any litigation disclosed therein, as to which it expresses no view) as of its date contained any untrue statement of a material fact or omitted to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(g) Official Statement. The Official Statement and each supplement or amendment, if any, thereto.

(h) Delivery of City Documents. The City Documents shall have been executed and delivered in form and content satisfactory to the Underwriter.

(i) Form 8038-G. Evidence that the federal tax information form 8038-G has been prepared by Bond Counsel for filing.

(j) Federal Tax Certificate. A certificate of the City in form and substance satisfactory to Bond Counsel and Underwriter's Counsel setting forth the facts, estimates and circumstances in existence on the Closing Date, which establish that it is not expected that the proceeds of the Bonds will be used in a manner that would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the "Code"), and any applicable regulations (whether final, temporary or proposed) issued pursuant to the Code.

(k) Attorney General Opinion and Comptroller Registration. The approving opinion of the Attorney General of the State regarding the Bonds and the Comptroller of the State's Certificate of Registration for the Initial Bond.

(l) Continuing Disclosure Agreement. The City Disclosure Agreement shall have been executed by the parties thereto in substantially the form attached to the Preliminary Official Statement as Appendix D.

(m) Letter of Representation of Administrator. Letter of Representation of the Administrator, substantially in the form of Appendix C hereto, addressed to the City, Bond Counsel, the Underwriter, Underwriter's Counsel, and the Trustee, or in form otherwise agreed upon by the Underwriter.

(n) Evidence of Filing of Creation Resolution and Assessment Ordinance. Evidence that (i) the Creation Resolution, including legal description of the District by metes and bounds and (ii) the Assessment Ordinance, including the Assessment Roll for Neighborhood Improvement Area #1 of the District and a statement indicating the contact for and address of where a copy of the Service and Assessment Plan, and any updates thereto may be obtained or viewed, have been filed of record in the real property records of Collin County, Texas.

(o) Rule 15c2-12 Certification. A resolution or certificate of the City (which may be included in the Bond Ordinance) whereby the City has deemed the Preliminary Official Statement final as of its date, except for permitted omissions, as contemplated by Rule 15c2-12 in connection with the offering of the Bonds.

(p) Dissemination Agent. Evidence acceptable to the Underwriter in its sole discretion that the City has engaged a dissemination agent acceptable to the Underwriter for the Bonds, with the execution of the City Disclosure Agreement by other parties thereto being conclusive evidence of such acceptance by the Underwriter.

(q) Sufficiency Certificate. A sufficiency certificate of Public Finance Partners LLC, a certified public accountant, certifying as to the sufficiency of the amount initially

deposited with the Refunded Bonds Paying Agent (as defined in the Official Statement) to pay the principal and interest on the Refunded Bonds.

(r) Bond Insurance and Surety Policy. At or prior to the Closing Date, the municipal bond insurance policy (the "Municipal Bond Insurance Policy") and (ii) a debt service surety policy (the "Surety Policy"), each issued by _____ (the "Bond Insurer"), and shall have been duly executed, issued, and delivered by the Bond Insurer.

(s) Ratings. Evidence reasonably satisfactory to the Underwriter that the Bonds have been assigned (i) the rating of "_____ " based upon the issuance of the Municipal Bond Insurance Policy by the Bond Insurer and (ii) the underlying rating of "____", each by S&P Global Ratings and that such ratings are in effect as of the date of the Closing.

(t) BLOR. A copy of the Blanket Letter of Representation to DTC signed by the City.

(u) Additional Documents. Such additional legal opinions, certificates, instruments, and other documents as the Underwriter or their counsel may deem necessary.

9. City's Closing Conditions. The obligation of the City hereunder to deliver the Bonds shall be subject to receipt on or before the Closing Date of the purchase price set forth in Section 1 hereof, the Attorney General Opinion and the opinion of Bond Counsel described in Section 8(a) hereof.

10. Establishment of Issue Price.

(a) The Underwriter agrees to assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City on or before Closing an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Appendix B, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the City and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds. All actions to be taken by the City under this Section to establish the issue price of the Bonds may be taken on behalf of the City by the City's Financial Advisor identified herein and any notice or report to be provided to the City may be provided to the City's Financial Advisor or Bond Counsel.

(b) The Underwriter confirms that it has offered all the Bonds of each maturity to the public on or before the date of this Agreement at the respective offering price (the "initial offering price"), or at the corresponding yield or yields, set forth in Schedule I attached hereto, except as otherwise set forth therein. At or promptly after the execution of this Agreement, the Underwriter shall report to the City as of the sale date the first price at which the Underwriter has sold to the public at least 10% of each maturity of Bonds (the "10% test"), and shall identify to the City as of the sale date those maturities of the Bonds for which the 10% test has not been satisfied. If different interest coupons apply within a

maturity, each separate CUSIP number within that maturity will be treated as a separate maturity for this purpose.

(c) The City and the Underwriter agree that the restrictions set forth in the next sentence shall apply to those maturities of the Bonds for which the 10% test has not been met as of the sale date, which will allow the City to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

(1) the close of the fifth (5th) business day after the sale date; or

(2) the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter shall promptly advise the City when the Underwriter has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public, if such sale occurs prior to the close of the fifth (5th) business day after the sale date.

(d) The Underwriter confirms that any selling group agreement and each third-party distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group, and each broker-dealer that is a party to such third-party distribution agreement, as applicable, to (A) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter and as set forth in the related pricing wires, (B) to promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public, and (C) to acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public. The City acknowledges that, in making the representation set forth in this subsection, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that the Underwriter is a party to a third-party distribution agreement that was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The City further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling

group or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds.

(e) The Underwriter acknowledges that sales of any Bonds to any person that is a related party to the Underwriter shall not constitute sales to the public for purposes of this Section. Further, for purposes of this Section:

(i) "public" means any person other than an underwriter or a related party,

(ii) "underwriter" means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public, and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the public),

(iii) a purchaser of any of the Bonds is a "related party to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(iv) "sale date" means the date of execution of this Agreement by all parties.

11. Consequences of Termination. If the City shall be unable to satisfy the conditions contained in this Agreement or if the obligations of the Underwriter shall be terminated for any reason permitted by this Agreement, this Agreement shall terminate and the Underwriter and the City shall have no further obligation hereunder, except as further set forth in Sections 12, 14, 15, 20 and 22 hereof.

12. Costs and Expenses.

(a) The Underwriter shall be under no obligation to pay, and the City shall cause to be paid from proceeds of the Bonds the following expenses incident to the issuance of the Bonds and performance of the City's obligations hereunder: (i) the costs of the preparation and printing of the Bonds; (ii) the cost of preparation, printing, and mailing of the Preliminary Official Statement, the final Official Statement and any supplements and

amendments thereto; (iii) the fees and disbursements of the City's Financial Advisor and legal counsel, the Trustee's counsel, Bond Counsel and the Trustee relating to the issuance of the Bonds, (iv) the Attorney General's review fees, (v) the fees and disbursements of accountants, advisers and any other experts or consultants retained by the City, including but not limited to the fees and expenses of the Administrator, (vi) the fees, if any, for bond ratings and the Municipal Bond Insurance Policy and the Surety Policy, (vii) the expenses of the Refunded Bonds Paying Agent, and (viii) the expenses incurred by or on behalf of City employees and representatives that are incidental to the issuance of the Bonds and the performance by the City of its obligations under this Agreement.

(b) The Underwriter shall pay the following expenses: (i) all advertising expenses in connection with the limited offering of the Bonds; (ii) fees of Underwriter's Counsel; and (iii) all other expenses, including CUSIP fees (including out-of-pocket expenses and related regulatory expenses), incurred by it in connection with its public offering and distribution of the Bonds, except as noted in Subsection 12(a) above.

(c) The City acknowledges that the Underwriter will pay from the Underwriter's expense allocation of the underwriting discount the applicable per bond assessment charged by the Municipal Advisory Council of Texas, a nonprofit corporation whose purpose is to collect, maintain and distribute information relating to issuing entities of municipal securities.

13. Notice. Any notice or other communication to be given to the City under this Agreement may be given by delivering the same in writing to: City of Celina, Texas, 142 N. Ohio Street, Celina, Texas 75009, Attention: City Manager. Any notice or other communication to be given to the Underwriter under this Agreement may be given by delivering the same in writing to: FMSbonds, Inc., 5 Cowboys Way, Suite 300-25, Frisco, Texas 75034, Attention: Tripp Davenport, Director.

14. Entire Agreement. This Agreement is made solely for the benefit of the City and the Underwriter (including their respective successors and assigns), and no other person shall acquire or have any right hereunder or by virtue hereof. All of the City's representations, warranties, and agreements contained in this Agreement shall remain operative and in full force and effect regardless of: (i) any investigations made by or on behalf of the Underwriter, provided the City shall have no liability with respect to any matter of which the Underwriter has actual knowledge prior to the purchase of the Bonds; or (ii) delivery of any payment for the Bonds pursuant to this Agreement. The agreements contained in the last sentence of the penultimate paragraph of Section 1, this Section and in Sections 15 and 17 shall survive any termination of this Agreement.

15. Survival of Representations and Warranties. All representations and warranties of the parties made in, pursuant to or in connection with this Agreement shall survive the execution and delivery of this Agreement, notwithstanding any investigation by the parties. All statements contained in any certificate, instrument, or other writing delivered by a party to this Agreement or in connection with the transactions described in or by this Agreement constitute representations and warranties by such party under this Agreement to the extent such statement is set forth as a representation and warranty in the instrument in question.

16. Counterparts. This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument.

17. Severability. In case any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof.

18. State Law Governs. The validity, interpretation, and performance of this Agreement shall be governed by the laws of the State of Texas.

19. No Assignment. The rights and obligations created by this Agreement shall not be subject to assignment by the Underwriter or the City without the prior written consent of the other parties hereto.

20. No Personal Liability. None of the members of the City Council, nor any officer, representative, agent, or employee of the City, shall be charged personally by the Underwriter with any liability, or be held liable to the Underwriter under any term or provision of this Agreement, or because of execution or attempted execution, or because of any breach or attempted or alleged breach of this Agreement.

21. Form 1295. Submitted herewith or on a date prior hereto is a completed Form 1295 in connection with the Underwriter's participation in the execution of this Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The City hereby confirms receipt of the Form 1295 from the Underwriter, and the City agrees to acknowledge such form with the TEC through its electronic filing application not later than the 30th day after the receipt of such form. The Underwriter and the City understand and agree that, with the exception of information identifying the City and the contract identification number, neither the City nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Underwriter; and, neither the City nor its consultants have verified such information.

22. Statutory Verifications. The Underwriter makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Underwriter within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification prior to the expiration or earlier termination of this Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

(a) Not a Sanctioned Company. The Underwriter represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public

Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Underwriter and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) No Boycott of Israel. The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

23. Term of this Agreement. Except for the representations and warranties designated as surviving the term of the Agreement, the term of this Agreement shall end on the 25th day after the end of the underwriting period.

24. Attorney General Standing Letter. The Underwriter represents that it has, or will have prior to the date of Closing, on file with the Texas Attorney General a standing letter addressing the representation and verifications contained in Section 22 of this Agreement in a form accepted by the Texas Attorney General. In addition, if the Underwriter or the parent company, a wholly- or majority-owned subsidiary or another affiliate of such Underwriter receives or has received a letter from the Texas Comptroller of Public Accounts pursuant to Chapter 809, Texas Government Code seeking written verification that it does not boycott energy companies (a "Comptroller Request Letter"), such Underwriter shall promptly notify the City and Bond Counsel (if it has not already done so) and provide to the City or Bond Counsel, two business days prior to Closing and additionally upon request by the City or Bond Counsel, written verification to the effect that its standing letter described in the preceding sentence remains in effect and may be relied upon by the City and the Texas Attorney General (the "Bringdown Verification"). The Bringdown Verification shall also confirm that such Underwriter (or the parent company, a wholly- or majority-owned subsidiary or other affiliate of the Underwriter that received the Comptroller Request Letter) intends to timely respond or has timely responded to the Comptroller Request Letter. The Bringdown Verification may be in the form of an e-mail.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first set forth above.

FMSbonds, Inc.,
as Underwriter

By: _____
Name: Theodore A. Swinarski
Title: Senior Vice President, Trading

Accepted at _____ a.m./p.m. central time on the date first stated above.

CITY OF CELINA, TEXAS

By: _____
Ryan Tubbs, Mayor

SCHEDULE I

$[PAR AMOUNT]
CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT NEIGHBORHOOD IMPROVEMENT AREA #1 PROJECT)

Interest Accrues From: Date of Delivery

Serial Bonds

Maturity (9/1)	Amount	Interest Rate	Yield
2025[(a)]	$		
2026[(a)]			
2027[(a)]			
2028[(a)]			
2029[(a)]			
2030[(a)]			
2031[(a)]			
2032[(a)]			
2033[(a)(b)(d)]			
2034[(a)(b)(d)]			
2035[(a)(b)(d)]			
2036[(a)(b)(d)]			
2037[(a)(b)(d)]			
2038[(a)(b)(d)]			
2039[(a)(b)(d)]			
2040[(a)(b)(d)]			
2041[(a)(b)(d)]			
2042[(a)(b)(d)]			
2043[(a)(b)(d)]			
2044[(a)(b)(d)]			
2045[(a)(b)(d)]			

[*Remainder of this page intentionally left blank*]

Term Bonds

$_____ _____% Term Bonds, Due September 1, 20__, Priced to Yield _____% [(a)(b)(c)(d)]

$_____ _____% Term Bonds, Due September 1, 20__, Priced to Yield ____% [(a)(b)(c)]

(a) The initial prices or yields of the Bonds are furnished by the Underwriter, have been determined in accordance with the 10% test, and represent the initial offering prices or yields to the public, which may be changed by the Underwriter at any time.

(b) The Bonds maturing on or after September 1, 20__ are subject to redemption, in whole or in part, prior to stated maturity, at the option of the City, on any date on or after September 1, 20__, at the redemption price of par plus accrued unpaid interest to the date of redemption as set forth in the Official Statement under "DESCRIPTION OF THE BONDS — Redemption Provisions."

(c) The Term Bonds are also subject to mandatory sinking fund redemption and extraordinary optional redemption as described in the Official Statement under "DESCRIPTION OF THE BONDS — Redemption Provisions."

(d) Priced to first call.

The Term Bonds are subject to mandatory sinking fund redemption on the dates and in the respective Sinking Fund Installments as set forth in the following schedule.

$ Term Bonds due September 1, 20__

Redemption Date	Sinking Fund Installment
September 1, 20__	$
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__†	

$ Term Bonds due September 1, 20__

Redemption Date	Sinking Fund Installment
September 1, 20__	$
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__†	

† Stated maturity

APPENDIX A

$[PAR AMOUNT]
CITY OF CELINA, TEXAS, SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT NEIGHBORHOOD IMPROVEMENT AREA #1 PROJECT)

ISSUE PRICE CERTIFICATE

The undersigned, on behalf of FMSbonds, Inc. ("FMS"), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Bonds") of the City of Celina, Texas (the "Issuer").

1. ***Sale of the General Rule Maturities***. As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Initial Offering Price of the Hold-the-Offering-Price Maturities***.

(a) FMS offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

(b) As set forth in the Bond Purchase Agreement, FMS agreed in writing on or prior to the Sale Date that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail or other third-party distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail or other third-party distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

3. ***Defined Terms***.

(a) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "General Rule Maturities."

(b) *Hold-the-Offering-Price Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "Hold-the-Offering-Price Maturities."

(c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date, or (ii) the date on which FMS sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(d) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(e) *Public* means any person (including an individual, trust, estate, limited liability company, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(f) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is August 13, 2024.

(g) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents FMS's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate with respect to the Bonds and with respect to compliance with the federal income tax rules affecting the Bonds, and by Norton Rose Fulbright US LLP in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

[*Signature Page Follows*]

EXECUTED and DELIVERED this _____, 2024.

FMSbonds, Inc.

By:_____

Name:_____

Title:_____

SCHEDULE A

SALE PRICES OF THE GENERAL RULE MATURITIES AND INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING PRICE MATURITIES

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

(*Attached*)

APPENDIX B

[LETTERHEAD OF CITY ATTORNEY]

August 30, 2024

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

U.S. Bank Trust Company, National Association
Attention: Bond Operations
111 Fillmore Avenue, East
St. Paul, Minnesota 55107

Locke Lord LLP
2200 Ross Ave., Suite 2800
Dallas, Texas 75201

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 75009

$[PAR AMOUNT]
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT NEIGHBORHOOD IMPROVEMENT AREA #1 PROJECT)

Ladies and Gentlemen:

This firm has acted as special counsel to the City of Celina, Texas (the "City") and are rendering this opinion for limited purposes in connection with the issuance and sale of $[PAR AMOUNT] "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project)" (the "Bonds"), by the City, a political subdivision of the State of Texas.

The Bonds are authorized pursuant to Ordinance No. [_____] and enacted by the City Council of the City (the "City Council") on August 13, 2024 (the "Bond Ordinance") and shall be issued pursuant to the provisions of Chapter 1207, Texas Government Code, and as amended Subchapter A of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "Act") and the Indenture of Trust dated as of August 1, 2024 (the "Indenture") by and between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"). The Bonds are being sold to FMSbonds, Inc. pursuant to the Bond Purchase Agreement dated August 13, 2024 between the City and FMSbonds, Inc. (the "Bond Purchase Agreement"). This opinion is being delivered pursuant to Section 8(c) of the Bond Purchase Agreement. Capitalized terms not defined herein shall have the same meanings as in the Indenture, unless otherwise stated herein.

In connection with rendering this opinion, we have reviewed the following (collectively, the "Reviewed Documents"):

(a) Resolution No. 2015-34R (the "Creation Resolution"), enacted by the City Council on July 14, 2015.

(b) The Assessment Ordinance.

(c) The Bond Ordinance.

(d) The Indenture.

(e) That certain Continuing Disclosure Agreement of the City with respect to the Bonds, dated as of August 1, 2024, executed and delivered by the City, MuniCap, Inc., and HTS Continuing Disclosure Services, a Division of Hilltop Securities, Inc. as Dissemination Agent (the "City Disclosure Agreement").

In rendering the opinions expressed below, we have, with your concurrence and without any inquiry or other investigation, made and relied upon the following assumptions: (a) the due authorization, execution and delivery of each of the Reviewed Documents by all parties thereto other than the City; (b) the genuineness of all signatures to the Reviewed Documents; (c) the correctness and truthfulness of all the statements of fact contained in the Reviewed Documents; (d) the authenticity of the Reviewed Documents; (e) the conformity to original documents of the Reviewed Documents submitted to us as copies; and (f) the additional assumptions set forth on **Exhibit A** attached to this letter and the exclusions set forth on **Exhibit B** attached to this letter. Our opinions are limited to matters expressly stated herein and no opinion is to be inferred or may be implied beyond the matters expressly stated.

In rendering the opinions set forth below, we have also relied upon: (a) the representations and warranties contained in the Reviewed Documents; (b) the resolutions and other documents of the parties to the Reviewed Documents authorizing or approving the Reviewed Documents; and (c) the Administrator Letter of Representations delivered pursuant to the Bond Purchase Agreement (collectively, the "Reliance Materials"). We have not made any independent or other investigation, review, analysis, or inquiry as to any of the facts, matters, circumstances or legal opinions or conclusions contained in the Reviewed Documents or Reliance Materials or the accuracy or completeness thereof. Additionally, we have assumed that none of the Reviewed Documents or Reliance Materials contains any untrue statement of a material fact or omits to state a material fact necessary to make the statements made, in the light of the circumstances in which they are made, not misleading. We have not made any examination of any accounting or financial matters, and we express no opinion with respect thereto.

The opinions expressed herein are subject to the correctness in understanding that no beneficiary to this opinion letter may rely on this opinion letter to the extent that such beneficiary or its counsel has actual knowledge of any (a) applicable laws, facts, or circumstances which would make any opinion expressed herein incorrect, subject to question, or require further investigation of any laws, facts or circumstances and (b) judicial decisions which would make the opinions set forth herein incorrect.

Whenever our opinion or advice with respect to the existence or absence of facts is indicated to be based on our knowledge, we are referring to the actual knowledge of the Messer Fort, PLLC attorneys who have given attention to matters concerning the City during the course of our representation of the City in connection with the Reviewed Documents, which knowledge

has been obtained by such attorneys in their capacity as such. In particular, our response does not include matters known to any attorney of our firm in a capacity other than as City Attorney for the City. In basing the opinions and other matters set forth herein on "our knowledge," the words "our knowledge," "actual knowledge" and similar expressions involved in the current actual transaction do not have actual knowledge or actual notice that nay such opinions or other matters are not accurate or that any of the documents, certificates, reports and information on which we have read are not accurate and complete. Further, the words "our knowledge," "our actual knowledge" and similar expressions used in this opinion letter are intended to be limited to the actual knowledge of our firm who have been directly involved in representing the City. We have not undertaken any independent investigation to determine the existence or absence of such facts, and no inference as to our knowledge concerning such facts should be drawn from the fact that such limited representation has been undertaken by us.

Based upon and subject to the foregoing and the additional qualifications and assumptions set forth herein, we are of the opinion that:

1. The City is a Texas political subdivision and has all necessary power and authority to enter into and perform its obligations under the Reviewed Documents. The City has taken or obtained all actions, approvals, consents and authorizations required of it by applicable laws in connection with the execution of the Reviewed Documents and the performance of its obligations thereunder.

2. To the best of our knowledge, there is no action, suit, proceeding, inquiry or investigation at law or in equity, before or by any court, public board or body, pending, or threatened against the City: (a) affecting the existence of the City or the titles of its officers to their respective offices, (b) in any way questioning the formation or existence of the District, (c) affecting, contesting or seeking to prohibit, restrain or enjoin the delivery of any of the Bonds, or the payment, collection or application of any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, including the Assessments in Neighborhood Improvement Area #1 of the District pursuant to the provisions of the Assessment Ordinance and the Service and Assessment Plan referenced therein, (d) contesting or affecting the validity or enforceability or the City's performance of the Reviewed Documents, (e) contesting the exclusion of the interest on the Bonds from federal income taxation, or (f) which may result in any material adverse change relating to the financial condition of the City.

3. The Reviewed Documents have been duly authorized, executed and delivered by the City and remain legal, valid and binding obligations of the City enforceable against the City in accordance with their terms. However, the enforceability of the obligations of the City under such Reviewed Documents may be limited or otherwise affected by (a) bankruptcy, insolvency, reorganization, moratorium and other laws affecting the rights of creditors generally, (b) principles of equity, whether considered at law or in equity, or (c) the application of Texas law relating to action by future councils and relating to governmental immunity applicable to governmental entities.

4. The performance by the City of the obligations under the Reviewed Documents will not violate any provision of any Federal or Texas constitutional or statutory provision.

5. No further consent, approval, authorization, or order of any court or governmental agency or body or official is required to be obtained by the City as a condition precedent to the performance by the City of its obligations under the Reviewed Documents.

6. Based upon our limited participation in the preparation of the Preliminary Official Statement and the Official Statement (collectively, the "Official Statement"), the statements and information contained in the Preliminary Official Statement and the Official Statement with respect to the City under the captions and subcaptions "ASSESSMENT PROCEDURES — Assessment Methodology" and "—Assessment Amounts," "THE CITY," "THE DISTRICT," "ASSESSMENT COLLECTION DATA AND TAXABLE VALUE HISTORY IN NEIGHBORHOOD IMPROVEMENT AREA #1 OF THE DISTRICT," "LEGAL MATTERS — Litigation – The City," "CONTINUING DISCLOSURE — The City" and " — The City's Compliance with Prior Undertakings" and "APPENDIX A" are a fair and accurate summary of the laws and the documents and facts summarized therein.

7. The execution and delivery of the Reviewed Documents and the compliance with the provisions of the Reviewed Documents under the circumstances contemplated thereby, to the best of our knowledge: (a) do not and will not in any material respect conflict with or constitute on the part of the City a breach of or default under any agreement to which the City is a party or by which it is bound, and (b) do not and will not in any material respect conflict with or constitute on the part of the City a violation, breach of or default under any existing law, regulation, court order or consent decree to which the City is subject.

The foregoing opinions are, with your concurrence, predicated on, limited by and qualified in their entirety by the following:

(a) The foregoing opinions are based on and limited to the laws of the State of Texas, and we render no opinion with respect to the federal laws of the United States or to the laws of any other jurisdiction.

(b) We express no opinion with respect to the enforceability of provisions of the Reviewed Documents that relate to (i) mediation or arbitration; (ii) limitations or restrictions on, or waiver of, legal or equitable remedies; (iii) indemnity or release; (iv) limitations or restrictions on assignment or transfer of rights, interests or property; (v) the rights or obligations of third parties; (vi) evidentiary standards; (vii) waiver of rights to notice or the obligations of good faith, fair, dealing, diligence or reasonableness; (viii) self-help, subrogation, delay or omission to enforce rights or remedies, contribution or severability; (ix) the availability of specific performance, injunctive relief or any other equitable remedy (regardless of whether such question is considered in a proceeding in equity or at law); (x) fixed, stipulated or liquidated damages; (xi) the making of determinations in the sole and absolute (or similarly described) discretion of a party to the Reviewed Documents; (xii) authorizing any party to exercise any rights other than in accordance with applicable law; (xiii) liability of any party for payment of any amount payable under the Reviewed Documents to the extent such amounts (A) accrue, or are attributable to any period of time, after the termination of any of the Reviewed Documents, (B) allow any other party to recover more than the "benefit of its bargain" or (C) exceed the amount of any party's actual damages; (xiv) rendering inapplicable any otherwise applicable law (other than those laws which by their terms may be rendered inapplicable); (xv) requiring all amendments, waivers and terminations be in writing or requiring disregard of any course of dealing between the parties;

(xvi) establishing any obligation of the parties as absolute or unconditional regardless of the occurrence or non-occurrence or existence or non-existence of any event or other state of facts; (xvii) obligations of the parties by reference to and/or incorporation of any provision of any agreement other than the Reviewed Documents, or that consist of or employ provisions (whether operative or definitional) contained in any such other agreement; (xviii) obligating any party to take action it has no legal right to take, or to take or not take an action if taking or failing to take the same would constitute, or aid or abet, a violation of applicable law; (xix) certain agreements of non-signatories, or obligations of signatories with respect to non-signatories or other persons or entities, whether or not signatories, not under the control of such signatories; (xx) selection of venue; (xxi) modifying the time at which any applicable statute of limitation begins to run or at which any cause of action begins to accrue; (xxii) an exemption from any sales or other taxes; (xiii) disclaiming or limiting warranties implied by or required pursuant to law; (xxiv) waiving the defense that an adequate remedy at law exists; and (xxv) waiving any suretyship defenses.

(c) The validity, binding effect, and enforceability of the Reviewed Documents may be limited by (i) applicable bankruptcy, insolvency, reorganization, receivership, moratorium, liquidation, redemption, conservatorship, rearrangement, fraudulent conveyance, or other similar statutes, regulations or laws affecting creditor's rights and remedies generally; (ii) general principles of equity; (iii) judicial discretion; (iv) the exercise by political subdivisions or governmental authorities or corporations acting on their behalf of sovereign or governmental immunity, legislative or governmental powers, police powers, taxing powers, or rights of appropriation; and (v) applicable court decisions relating to a duty or obligation to mitigate damages.

(d) We express no opinion regarding the effect of the laws of usury or similar laws regarding interest rate limitations on the provisions of the Reviewed Documents.

(e) We express no opinion with respect to the matters described on Exhibit B attached to this letter.

(f) The opinions set forth herein are also subject to the qualification that enforceability of the Reviewed Documents may be limited by (i) the provisions of Section 130.002 of the Texas Civil Practice and Remedies Code regarding limitations on indemnifications; (ii) Section 28 of the Texas Property Code regarding prompt payment to contractors and subcontractors; (iii) Section 16.071 of the Texas Civil Practice and Remedies Code regarding the time period for a claimant to give notice of a claim for damages as a condition precedent to the right to sue on a contract; (iv) Section 16.070 of the Texas Civil Practice and Remedies Code regarding permitted contractual limitations on when a claimant may bring suit on a contract; (v) Section 38.02 of the Texas Civil Practice and Remedies Code providing for the notice time period in order for a claimant to recover attorneys' fees; (vi) the "express negligence" and "clear and conspicuous" rules adopted by the Texas Supreme Court, as applied to any indemnity or release provisions in the Reviewed Documents; (vii) Section 35.52 of the Texas Business and Commerce Code; (viii) Section 162.001 et seq. of the Texas Property Code; (ix) Section 302.002 of the Texas Finance Code; (x) Section 28.009 of the Texas Property Code; and (xi) claims of sovereign or governmental immunity by political subdivisions or governmental authorities or corporations acting on their behalf.

We express no opinion as to the laws of any jurisdiction other than the laws of Texas and the laws of the United States of America. The opinions expressed above concern only the effect

of the laws (excluding the principles of conflict of laws) of Texas and the United States of America as currently in effect.

We assume there are no material misstatements in the legal opinions delivered by the other parties and entities to this transaction; and further specifically rely upon Bond Counsel to the City with regard to the Bond Ordinance, Indenture, bond purchase agreement or other documents prepared, delivered or executed in connection with the Bonds and Bond documents, and the Attorney General's review and approval of the transaction.

This opinion letter has been rendered solely for the benefit of the addressees named above in connection with the transactions described therein, and may not be used, circulated, quoted, relied upon or otherwise referred to for any other purpose or by any other person without our prior written consent. This opinion letter does not constitute a warranty or guarantee or an opinion as to matters of fact and should not be construed or relied upon as such. This opinion letter is as of the date hereof only, and we undertake no, and hereby disclaim any, obligation to advise you of any change in any matter set forth herein.

Very truly yours,

_____

MESSER FORT, PLLC
ATTORNEY FOR THE CITY

EXHIBIT A TO OPINION LETTER

ADDITIONAL ASSUMPTIONS

In addition to the assumptions contained in the letter to which this Exhibit A is attached, we have, with your concurrence and without any inquiry or other investigation, made and relied upon the following additional assumptions:

1. The legal capacity of all natural persons executing the Reviewed Documents;

2. No undue influence, duress, fraud, or deceit exists with respect to the transactions described in the Reviewed Documents, and there has not been any mutual mistake of fact or misunderstanding with respect to the same;

3. The conduct of the parties to the Reviewed Documents has complied, and will comply, with any requirement of good faith, fair dealing, and conscionability;

4. There are no agreements or understandings, written or oral, among the parties to the Reviewed Documents, and there is no usage or trade or course of prior dealing among the parties to the Reviewed Documents that would, in either case, define, supplement, or qualify the terms of the Reviewed Documents;

5. All statutes and ordinances enacted by an official legislative body were validly enacted and are constitutional, and all rules and regulations promulgated or issued by an official administrative body and not adjudicated invalid or unenforceable are valid and enforceable;

6. All parties to the Reviewed Documents have complied with all legal requirements that are applicable to them to the extent necessary to authorize such parties to enter into the Reviewed Documents and the Reviewed Documents are enforceable against the other parties thereto;

7. There has been no modification of any provision of the Reviewed Documents, and no waiver or release of any right or remedy thereunder;

8. All parties to the Reviewed Documents will act in accordance with, and will refrain from taking any action that is forbidden by, the terms and conditions of the Reviewed Documents; and

9. All parties to the Reviewed Documents will obtain all permits and governmental approvals required in the future, and take all actions similarly required, relevant to subsequent consummation of the transactions evidenced by the Reviewed Documents or performance of the Reviewed Documents.

10. There are no material misstatements in the legal opinions delivered pursuant to the Bond Purchase Agreement by: (i) Norton Rose Fulbright US LLP Bond Counsel to the City; and (ii) Locke Lord LLP, counsel to the Underwriter.

11. There are no material misstatements in the Letter of Representations delivered pursuant to the Bond Purchase Agreement by Municap, Inc., the Administrator.

12. None of the parties to the Reviewed Documents (other than the City) is a party to any court or regulatory proceeding relating to or otherwise affecting the Reviewed Documents or is subject to any order, writ, injunction, or decree of any court or federal, state, or local government agency or commission that would prohibit the execution and delivery of the Reviewed Documents, or the

consummation of the transactions therein contemplated in the manner therein provided, or impair the validity or enforceability thereof.

EXHIBIT B TO OPINION LETTER

ADDITIONAL EXCLUSIONS

None of the opinions expressed in the letter to which this Exhibit B is attached include any implied opinion unless such implied opinion is both (a) essential to the legal conclusion reached by the express opinions set forth in this letter and (b) based upon prevailing norms and expectations among experienced lawyers in the State of Texas, reasonable in the circumstances. Moreover, unless explicitly addressed in the letter to which this Exhibit B is attached, our opinions specifically do not address any of the following legal issues or the effects thereof on the transactions evidenced by the Bond Purchase Agreement or any other documents prepared, delivered, or executed in connection with the Bonds (the "***Bond Documents***"), and we specifically express no opinion with respect to the Bond Documents:

1. Federal and State securities laws and regulations administered by the Securities and Exchange Commission and state "***Blue Sky***" laws and regulations.

2. The compliance or noncompliance by the Underwriter, the Trustee, the City, any party to the Bond Documents, or the purchasers of the Bonds with any federal and state laws or regulations applicable to the transactions evidenced by the Bond Documents;

3. Compliance with fiduciary duty requirements;

4. Decisions, orders, rules, policies, and regulations of any political subdivision, department, agency, organization, or entity of any kind created under or pursuant to federal law and judicial decisions to the extent they deal with any of the foregoing.

5. Title to any asset or property described or referred to in the Bond Documents or the accuracy or sufficiency of its description;

6. The creation, attachment, perfection, priority or enforcement of any lien, security interest or right of offset purported to be granted under the Bond Documents or created by operation of law;

7. The recordation or filing of any Bond Documents or related documents;

8. Federal and state environmental laws and regulations;

9. Federal and state land use and subdivision laws and regulations;

10. Federal and state tax laws and regulations;

11. Federal patent, copyright and trademark, state trademark, and other federal and state intellectual property laws and regulations;

12. Federal and state racketeering laws and regulations (e.g., RICO);

13. Federal and state health and safety laws and regulations (e.g., OSHA);

14. Federal and state labor laws and regulations;

15. Federal and state laws, regulations and policies concerning (i) national and local emergency, (ii) possible judicial deference to acts of sovereign states, and (iii) criminal and civil forfeiture laws; and

16. Other federal and state statutes of general application to the extent they provide for criminal prosecution (e.g., mail fraud and wire fraud statutes).

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APPENDIX C

[LETTERHEAD OF MUNICAP INC.]

August 30, 2024

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 75009

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

U.S. Bank Trust Company, National Association
Attention: Bond Operations
111 Fillmore Avenue, East
St. Paul, Minnesota 55107

Locke Lord LLP
2200 Ross Ave., Suite 2800
Dallas, Texas 75201

Re: City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project) (the "Bonds")

Ladies and Gentlemen:

The undersigned, an authorized representative of MuniCap, Inc. ("MuniCap"), consultant for the City of Celina, Texas (the "City"), in connection with the Wells South Public Improvement District (the "District"), does hereby represent the following:

1. MuniCap has supplied certain information contained in the Preliminary Official Statement, dated [PLOM DATE], 2024 (the "Preliminary Official Statement"), and the final Official Statement, dated August 13, 2024 (the "Official Statement"), both in connection with the Bonds, relating to the issuance of the Bonds by the City, as described above. The information MuniCap provided for the Preliminary Official Statement and the Official Statement is located (a) under the captions "ASSESSMENT PROCEDURES — Assessment Methodology," "— Assessment Amounts," and "ASSESSMENT COLLECTION DATA AND TAXABLE VALUE HISTORY FOR NEIGHBORHOOD IMPROVEMENT AREA #1", (b) under the caption "THE ADMINISTRATOR," and (c) in the Service and Assessment Plan (the "SAP") for the City located in APPENDIX B to the Official Statement.

2. To our professional knowledge and belief, the portions of the Official Statement described above do not contain an untrue statement of a material fact as to the information and data set forth therein, and does not omit to state a material fact necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading.

3. We agree to the inclusion of the SAP in the Official Statement and to the use of its name in the Official Statement for the Bonds.

4. We agree that, to the best of our ability, we will inform you immediately should I learn of any event(s) or information of which you are not aware subsequent to the date of this letter and prior to the actual time of delivery of the Bonds (anticipated to occur on or about August 30,

2024) which would render any such information in the Official Statement untrue, incomplete, or incorrect, in any material fact or render any such information materially misleading.

5. The undersigned hereby represents that he or she has been duly authorized to execute this letter of representation.

Sincerely yours,

MUNICAP, INC.

By: _____
Its: _____

EXHIBIT C

CONTINUING DISCLOSURE AGREEMENT

CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT
NEIGHBORHOOD IMPROVEMENT AREA #1 PROJECT)

CONTINUING DISCLOSURE AGREEMENT OF THE ISSUER

This Continuing Disclosure Agreement of the Issuer dated as of August 1, 2024 (this "Disclosure Agreement") is executed and delivered by and between the City of Celina, Texas (the "Issuer"), and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc. (in such capacity, the "Dissemination Agent") with respect to the Issuer's "Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project)" (the "Bonds"). The Issuer and the Dissemination Agent covenant and agree as follows:

SECTION 1. Purpose of the Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the Issuer and the Dissemination Agent for the benefit of the Owners (defined below) and beneficial owners of the Bonds. Unless and until a different filing location is designated by the MSRB (defined below) or the SEC (defined below), all filings made by the Dissemination Agent pursuant to this Disclosure Agreement shall be filed with the MSRB through EMMA (defined below).

SECTION 2. Definitions. In addition to the definitions set forth above and in the Indenture of Trust dated as of August 1, 2024, relating to the Bonds (the "Indenture"), which apply to any capitalized term used in this Disclosure Agreement, as amended or supplemented, including the Exhibits hereto, unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Additional Obligations" shall have the meaning assigned to such term in the Indenture.

"Administrative Expenses" shall have the meaning assigned to such term in the Indenture.

"Administrator" shall mean the Issuer or third-party designee of the Issuer who shall have the responsibilities provided in the Service and Assessment Plan, the Indenture, or any other agreement or document approved by the Issuer related to the duties and responsibilities of the administration of the District. The initial Administrator is MuniCap, Inc.

"Annual Financial Information" shall mean annual financial information as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

"Annual Installment" shall have the meaning assigned to such term in the Indenture.

"Annual Issuer Report" shall mean any Annual Issuer Report prepared by the Issuer pursuant to, and as described in, Section 3, containing the information required by Section 4 of this Disclosure Agreement.

"Annual Service Plan Update" shall have the meaning assigned to such term in Section 4(a)(ii) of this Disclosure Agreement.

"Assessed Parcel" means each parcel of land located within Neighborhood Improvement Area #1 of the District against which an Assessment is levied by the Assessment Ordinance in accordance with the Service and Assessment Plan.

"Assessments" means the aggregate assessments as shown on the Assessment Roll. The singular of either such term means the assessment levied against an Assessed Parcel, including the portion to be paid for Administrative Expenses, as shown on the Assessment Roll, subject to reallocation upon the subdivision of an Assessed Parcel, or consolidation of multiple Assessed Parcels, or reduction according to the provisions of the Service and Assessment Plan and the PID Act.

"Business Day" shall have the meaning assigned to such term in the Indenture.

"Disclosure Representative" shall mean the Director of Finance of the Issuer or his or her designee, or such other officer or employee as the Issuer, may designate in writing to the Dissemination Agent from time to time.

"Dissemination Agent" shall mean HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., or any successor Dissemination Agent designated in writing by the Issuer and which has filed with the Trustee a written acceptance of such designation.

"District" shall mean Wells South Public Improvement District.

"EMMA" shall mean the Electronic Municipal Market Access System available on the internet at http://emma.msrb.org.

"Financial Obligation" shall mean a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that "Financial Obligation" shall not include municipal securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

"Fiscal Year" shall mean the twelve consecutive months beginning on October 1 and ending on September 30, as same may be changed in accordance with Section 3 below.

"Foreclosure Proceeds" shall have the meaning assigned to such term in the Indenture.

"Listed Events" shall mean any of the events listed in Section 5(a) of this Disclosure Agreement.

"MSRB" shall mean the Municipal Securities Rulemaking Board or any other entity designated or authorized by the SEC to receive continuing disclosure reporting pursuant to the Rule.

"Neighborhood Improvement Area #1" shall have the meaning assigned to such term in the Indenture.

"Outstanding" shall have the meaning assigned to such term in the Indenture.

"Owner" shall have the meaning assigned to such term in the Indenture.

"PID Act" means Chapter 372, Texas Local Government Code, as amended.

"Rule" shall mean Rule 15c2-12 adopted by the SEC under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"SEC" shall mean the United States Securities and Exchange Commission.

"Service and Assessment Plan" shall have meaning assigned to such term in the Indenture.

"Trustee" shall mean U.S. Bank Trust Company, National Association, Dallas, Texas or any successor trustee pursuant to the Indenture.

SECTION 3. Provision of Annual Issuer Reports.

(a) The Issuer shall cause and hereby directs the Dissemination Agent to provide or cause to be provided to the MSRB, in the electronic or other form required by the MSRB, commencing with the Fiscal Year ended September 30, 2024, an Annual Issuer Report provided to the Dissemination Agent which is consistent with the requirements of and within the time periods specified in Section 4 of this Disclosure Agreement; provided that the audited financial statements of the Issuer, if prepared and when available, may be submitted separately from the Annual Issuer Report, and later than the date required in this paragraph for the filing of the Annual Issuer Report if audited financial statements are not available by that date; provided further, however, that the Annual Financial Information must be submitted not later than six months after the end of the Issuer's Fiscal Year. In each case, the Annual Issuer Report may be submitted as a single document or as separate documents comprising a package and may include by reference other information as provided in Section 4 of this Disclosure Agreement. If the Issuer's Fiscal Year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(a). All documents provided to the MSRB shall be accompanied by identifying information as prescribed by the MSRB.

If by the fifth (5th) day before the filing date required under Section 4 of this Disclosure Agreement, the Dissemination Agent has not received a copy of the Annual Issuer Report, the Dissemination Agent shall contact the Disclosure Representative in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the applicable Annual Issuer Report pursuant to this subsection (a). Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Issuer Report no later than

two (2) Business Days prior to the filing date required under Section 4 of this Disclosure Agreement; or (ii) instruct the Dissemination Agent in writing that the Issuer will not be able to provide the Annual Issuer Report within the time required under this Disclosure Agreement, state the date by which the Annual Issuer Report for such year will be provided and instruct the Dissemination Agent to immediately send a notice to the MSRB in substantially the form attached as Exhibit A; provided, however, that in the event the Disclosure Representative is required to act under either (i) or (ii) described above, the Dissemination Agent still must file the Annual Issuer Report or the notice of failure to file, as applicable, to the MSRB, no later than six months after the end of each Fiscal Year; provided further, however, that in the event the Disclosure Representative fails to act under either (i) or (ii) described above, the Dissemination Agent shall file a notice of failure to file no later than on the last Business Day of the six month period after the end of the Fiscal Year.

(b) The Issuer shall or shall cause the Dissemination Agent to:

(i) determine the filing address or other filing location of the MSRB each year prior to filing the Annual Issuer Report on the date required in subsection (a);

(ii) file the Annual Issuer Report (excluding the audited financial statements of the Issuer, if any, which shall be filed by the Issuer or the Dissemination Agent upon receipt from the Issuer) containing or incorporating by reference the information set forth in Section 4 hereof; and

(iii) if the Issuer has provided the Dissemination Agent with the completed Annual Issuer Report and the Dissemination Agent has filed such Annual Issuer Report with the MSRB, then the Dissemination Agent shall file a report with the Issuer certifying that the Annual Issuer Report has been provided pursuant to this Disclosure Agreement, stating the date it was provided and that it was filed with the MSRB.

SECTION 4. Content and Timing of Annual Issuer Reports. The Annual Issuer Report for the Bonds shall contain or incorporate by reference, and the Issuer agrees to provide or cause to be provided to the Dissemination Agent, the following:

(a) Within six (6) months after the end of each Fiscal Year the Annual Financial Information of the Issuer (any or all of which may be unaudited) being:

(i) Tables setting forth the following information, as of the end of such Fiscal Year:

(A) For the Bonds, the maturity date or dates, the interest rate or rates, the original aggregate principal amount and principal amount remaining Outstanding; and

(B) The amounts in the funds and accounts under the Indenture securing the Bonds.

(C) Any assets and liabilities of the pledged Trust Estate not covered in other responses.

(ii) Updates to the information in the Service and Assessment Plan as most recently amended or supplemented (a "Annual Service Plan Update"), including any changes to the methodology for levying the Assessments. Until building permits have been issued for parcels or lots representing, in the aggregate, 95% of the total Assessments levied within Neighborhood Improvement Area #1, such Annual Service Plan Update shall include the number of new homes completed in Neighborhood Improvement Area #1 during such Fiscal Year and the aggregate number of new homes completed within Neighborhood Improvement Area #1 since filing the initial Annual Issuer Report for Fiscal Year ended September 30, 2024.

(iii) The individual and aggregate taxable assessed valuation for parcels or lots within Neighborhood Improvement Area #1 based on the most recent certified tax roll available to the Issuer.

(iv) For Neighborhood Improvement Area #1, the total amount of Annual Installments assessed and collected during such Fiscal Year, together with the amount of delinquent Assessments collected and Assessments prepaid during such Fiscal Year.

(v) As of February 15 of the calendar year immediately succeeding such Fiscal Year, in each case with respect to the most recent billing period (generally, October 1 of the preceding calendar year through January 31 of the current calendar year), the total amount of the following with respect to Neighborhood Improvement Area #1:

(A) Annual Installments invoiced,

B) Annual Installments collected (as reported by the County Tax Assessor Collector or the Administrator),

(C) delinquent Annual Installments,

(D) Foreclosure Proceeds collected, and

(E) prepaid Assessments collected.

(vi) The current or delinquent status of the payment of the Assessments for each parcel or lot in Neighborhood Improvement Area #1 as of February 15 of the calendar year immediately succeeding such Fiscal Year.

(vii) The principal and interest paid on the Bonds during such Fiscal Year and the minimum scheduled principal and interest required to be paid on the Bonds in the next Fiscal Year.

(viii) A description of any amendment to this Disclosure Agreement and a copy of any restatements to the Issuer's audited financial statements during such Fiscal Year.

(b) If not provided with the financial information provided under subsection 4(a) above, if prepared and when available, the audited financial statements of the Issuer for the most recently ended Fiscal Year, prepared in accordance with generally accepted accounting principles

applicable from time to time to the Issuer. If audited financial statements are not included with the financial information provided under subsection 4(a) above, unaudited financial statements shall be included with such financial information within the time period specified.

See Exhibit B hereto for a form for submitting the information set forth in the preceding paragraphs. The Issuer has designated MuniCap, Inc. as the initial Administrator. The Administrator, and if no Administrator is designated, Issuer's staff, shall prepare the Annual Financial Information.

Any or all of the items listed above may be included by specific reference to other documents, including disclosure documents of debt issues of the Issuer, which have been submitted to and are publicly accessible from the MSRB. If the document included by reference is a final offering document, it must be available from the MSRB. The Issuer shall clearly identify each such other document so included by reference.

SECTION 5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 5, each of the following is a Listed Event with respect to the Bonds:

1. Principal and interest payment delinquencies.

2. Non-payment related defaults, if material.

3. Unscheduled draws on debt service reserves reflecting financial difficulties.

4. Unscheduled draws on credit enhancements reflecting financial difficulties.

5. Substitution of credit or liquidity providers, or their failure to perform.

6. Adverse tax opinions, the issuance by the IRS of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds.

7. Modifications to rights of Owners, if material.

8. Bond calls, if material, and tender offers.

9. Defeasances.

10. Release, substitution, or sale of property securing repayment of the bonds, if material.

11. Rating changes.

12. Bankruptcy, insolvency, receivership or similar event of the Issuer.

13. The consummation of a merger, consolidation, or acquisition of the Issuer, or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

14. Appointment of a successor or additional trustee under the Indenture or the change of name of a trustee, if material.

15. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material.

16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

For these purposes, any event described in paragraph (12) above is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the Issuer in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer.

The Issuer intends the words used in paragraphs (15) and (16) above and the definition of Financial Obligation to have the same meanings as when they are used in the Rule, as evidenced by SEC Release No. 34-83885, dated August 20, 2018. For the avoidance of doubt, the issuance of additional bonds, if any, under the Indenture or the incurrence of Additional Obligations without the filing of a corresponding official statement with the MSRB will constitute the incurrence of a material Financial Obligation for which a notice of a Listed Event in accordance with this Section 5 must be filed with the MSRB.

Upon the occurrence of a Listed Event, the Issuer shall promptly notify the Dissemination Agent in writing and the Issuer shall direct the Dissemination Agent in writing to immediately file a notice of such occurrence with the MSRB. The Dissemination Agent shall file such notice no later than the Business Day immediately following the day on which it receives written notice of such occurrence from the Issuer. Any such notice is required to be filed within ten (10) Business Days of the occurrence of such Listed Event.

Additionally, the Issuer shall notify the MSRB, in a timely manner, of any failure by the Issuer to provide annual audited financial statements or Annual Financial Information as required under this Disclosure Agreement. See Exhibit A hereto for a form for submitting "Notice to MSRB of Failure to File."

Any notice under the preceding paragraphs shall be accompanied with the text of the disclosure that the Issuer desires to make, the written authorization of the Issuer for the

Dissemination Agent to disseminate such information as provided herein, and the date the Issuer desires for the Dissemination Agent to disseminate the information (which date shall not be more than ten (10) Business Days after the occurrence of the Listed Event or failure to file).

In all cases, the Issuer shall have the sole responsibility for the content, design and other elements comprising substantive contents of all disclosures made pursuant to Sections 4 and 5 of this Disclosure Agreement. In addition, the Issuer shall have the sole responsibility to ensure that any notice required to be filed under this Section 5 is filed within ten (10) Business Days of the occurrence of the Listed Event.

(b) The Dissemination Agent shall, within three (3) Business Days of obtaining actual knowledge of the occurrence of any Listed Event with respect to the Bonds, notify the Disclosure Representative of such Listed Event. The Dissemination Agent shall not be required to file a notice of the occurrence of such Listed Event with the MSRB unless and until it receives written instructions from the Disclosure Representative to do so. It is agreed and understood that the duty to make or cause to be made the disclosures herein is that of the Issuer and not that of the Trustee or the Dissemination Agent. It is agreed and understood that the Dissemination Agent has agreed to give the foregoing notice to the Issuer as an accommodation to assist it in monitoring the occurrence of such event, but is under no obligation to investigate whether any such event has occurred. As used above, "actual knowledge" means the actual fact or statement of knowing, without a duty to make any investigation with respect thereto. In no event shall the Dissemination Agent be liable in damages or in tort to the Issuer, the Trustee or any Owner or beneficial owner of any interests in the Bonds as a result of its failure to give the foregoing notice or to give such notice in a timely fashion.

(c) If in response to a notice from the Dissemination Agent under subsection (b), the Issuer determines that the Listed Event under number 2, 7, 8 (as to bond calls only), 10, 13, 14, or 15 of subparagraph (a) above is <u>not</u> material under applicable federal securities laws, the Issuer shall promptly, but in no case more than five (5) Business Days after occurrence of the event, notify the Dissemination Agent and the Trustee (if the Dissemination Agent is not the Trustee) in writing and instruct the Dissemination Agent not to report the occurrence pursuant to subsection (b).

(d) If the Dissemination Agent has been instructed by the Issuer to report the occurrence of a Listed Event, the Dissemination Agent shall immediately file a notice of such occurrence with the MSRB.

SECTION 6. <u>Termination of Reporting Obligations</u>. The obligations of the Issuer and the Dissemination Agent under this Disclosure Agreement shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds, when the Issuer is no longer an obligated person with respect to the Bonds, or upon delivery by the Disclosure Representative to the Dissemination Agent of an opinion of nationally recognized bond counsel to the effect that continuing disclosure is no longer required. So long as any of the Bonds remain Outstanding, the Dissemination Agent may assume that the Issuer is an obligated person with respect to the Bonds until it receives written notice from the Disclosure Representative stating that the Issuer is no longer an obligated person with respect to the Bonds, and the Dissemination Agent may conclusively rely upon such written notice with no duty to make investigation or inquiry into any

statements contained or matters referred to in such written notice. If such termination occurs prior to the final maturity of the Bonds, the Issuer shall give notice of such termination in the same manner as for a Listed Event with respect to such series of Bonds under Section 5(a).

SECTION 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent or successor Dissemination Agent to assist it in carrying out its obligations under this Disclosure Agreement, and may discharge such Dissemination Agent, with or without appointing a successor Dissemination Agent. If at any time there is not any other designated Dissemination Agent, the Issuer shall be the Dissemination Agent. The Dissemination Agent may resign by providing 30 days prior written notice to the Issuer. The initial Dissemination Agent appointed hereunder shall be HTS Continuing Disclosure Services, a division of Hilltop Securities Inc.

SECTION 8. Amendment; Waiver. Notwithstanding any other provisions of this Disclosure Agreement, the Issuer and the Dissemination Agent may amend this Disclosure Agreement (and the Dissemination Agent shall not unreasonably withhold its consent to any amendment so requested by the Issuer), and any provision of this Disclosure Agreement may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3(a), 4, or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted;

(b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the delivery of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment or waiver either (i) is approved by the Owners of the Bonds in the same manner as provided in the Indenture for amendments to the Indenture with the consent of Owners, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Owners or beneficial owners of the Bonds.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the Issuer shall describe such amendment in the next related Annual Issuer Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(a), and (ii) the Annual Issuer Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. No amendment which adversely affects the Dissemination Agent may be made without its prior written consent (which consent will not be unreasonably withheld or delayed).

SECTION 9. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Issuer Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer chooses to include any information in any Annual Issuer Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Issuer Report or notice of occurrence of a Listed Event.

SECTION 10. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Agreement, the Dissemination Agent may (and, at the request of any of the Owners of at least twenty-five percent (25%) aggregate principal amount of Outstanding Bonds, shall, upon being indemnified to its satisfaction), or any Owner or beneficial owner of the Bonds may, take such actions as may be necessary and appropriate to cause the Issuer, as the case may be, to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement shall not be deemed an Event of Default under the Indenture with respect to the Bonds, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer to comply with this Disclosure Agreement shall be an action for mandamus or specific performance.

SECTION 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall not have any duty with respect to the content of any disclosures made pursuant to the terms hereof. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Dissemination Agent. To the extent permitted by law, the Issuer agrees to hold harmless the Dissemination Agent, its officers, directors, employees and agents, but only with funds to be provided from Administrative Expenses collected as part of the Assessments collected from the property owners in Neighborhood Improvement Area #1 of the District against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Dissemination Agent is an "obligated person" under the Rule. The Dissemination Agent is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder. The fact that the Dissemination Agent may have a banking or other business relationship with the Issuer or any person with whom the Issuer contracts in connection with the transaction described in the Indenture, apart from the relationship created by the Indenture or this Disclosure Agreement, shall not be construed to mean that the Dissemination Agent has actual knowledge of any event described in Section 5 above, except as may be provided by written notice to the Dissemination Agent pursuant to this Disclosure Agreement.

The Dissemination Agent may, from time to time, consult with legal counsel of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or their respective duties hereunder, and the

Dissemination Agent shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel. UNDER NO CIRCUMSTANCES SHALL THE DISSEMINATION AGENT OR THE ISSUER BE LIABLE TO THE OWNER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY ANY PARTY TO THIS DISCLOSURE AGREEMENT, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS DISCLOSURE AGREEMENT, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE. THE DISSEMINATION AGENT IS UNDER NO OBLIGATION NOR ARE THEY REQUIRED TO BRING SUCH AN ACTION. THE ISSUER DOES NOT WAIVE, AND EXPRESSLY RESERVES, ITS GOVERNMENTAL IMMUNITY FOR SUIT AND LIABILITY.

SECTION 12. Assessment Timeline. The basic expected timeline for the collection of Assessments and the anticipated procedures for pursuing the collection of delinquent Assessments is set forth in Exhibit C which is intended to illustrate the general procedures expected to be followed in enforcing the payment of delinquent Assessments. Failure to adhere to such expected timeline shall not constitute a default by the Issuer under this Disclosure Agreement, the Indenture, the Bonds or any other document related to the Bonds.

SECTION 13. No Personal Liability. No covenant, stipulation, obligation or agreement of the Issuer or Dissemination Agent contained in this Disclosure Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future council members, officer, agent or employee of the Issuer or Dissemination Agent in other than that person's official capacity.

SECTION 14. Severability. In case any section or provision of this Disclosure Agreement, or any covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder or any application thereof, is for any reasons held to be illegal or invalid, such illegality or invalidity shall not affect the remainder thereof or any other section or provision thereof or any other covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder (except to the extent that such remainder or section or provision or other covenant, stipulation, obligation, agreement, act or action, or part thereof is wholly dependent for its operation on the provision determined to be invalid), which shall be construed and enforced as if such illegal or invalid portion were not contained therein, nor shall such illegality or invalidity of any application thereof affect any legal and valid application thereof, and each such section, provision, covenant, stipulation, obligation, agreement, act or action, or part thereof shall be deemed to be effective, operative, made, entered into or taken in the manner and to the full extent permitted by law.

SECTION 15. Sovereign Immunity. The Dissemination Agent agrees that nothing in this Disclosure Agreement shall constitute or be construed as a waiver of the Issuer's sovereign or governmental immunities regarding liability or suit.

SECTION 16. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Dissemination Agent and the Owners and the beneficial owners from time to time

of the Bonds and shall create no rights in any other person or entity. Nothing in this Disclosure Agreement is intended or shall act to disclaim, waive or otherwise limit the duties of the Issuer under federal and state securities laws.

SECTION 17. Dissemination Agent Compensation. The fees and expenses incurred by the Dissemination Agent for its services rendered in accordance with this Disclosure Agreement constitute Administrative Expenses and will be included in the Annual Installments as provided in the annual updates to the Service and Assessment Plan. The Issuer shall pay or reimburse the Dissemination Agent, but only with funds to be provided from Assessments collected from the property owners in Neighborhood Improvement Area #1 of the District, for the fees and expenses for its services rendered in accordance with this Disclosure Agreement.

SECTION 18. Statutory Verifications**.** The Dissemination Agent and Administrator each respectively makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Disclosure Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Dissemination Agent or Administrator, as applicable, within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Disclosure Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Disclosure Agreement, notwithstanding anything in this Disclosure Agreement to the contrary.

a. Not a Sanctioned Company. The Dissemination Agent and Administrator each respectively represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Dissemination Agent, Administrator and each of their respective parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

b. No Boycott of Israel. The Dissemination Agent and Administrator each respectively hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Disclosure Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

c. No Discrimination Against Firearm Entities. The Dissemination Agent and Administrator each respectively hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Disclosure Agreement. As used in the foregoing verification, "discriminate

against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

d. No Boycott of Energy Companies. The Dissemination Agent and Administrator each respectively hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Disclosure Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

SECTION 19. Disclosure of Interested Parties. Pursuant to Section 2252.908(c)(4), Texas Government Code, as amended, the Dissemination Agent hereby certifies it is a publicly traded business entity and is not required to file a Certificate of Interested Parties Form 1295 related to this Disclosure Agreement. Submitted herewith is a completed Form 1295 in connection with the Administrator's participation in the execution of this Disclosure Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The Issuer hereby confirms receipt of the Form 1295 from the Administrator. The Administrator and the Issuer understand and agree that, with the exception of information identifying the Issuer and the contract identification number, neither the Issuer nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Administrator; and, neither the Issuer nor its consultants have verified such information.

SECTION 20. Governing Law. This Disclosure Agreement shall be governed by the laws of the State of Texas.

SECTION 20. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

[*Signature pages follow*.]

CITY OF CELINA, TEXAS
(as Issuer)

By: _____
City Manager

HTS Continuing Disclosure Services, a division of
Hilltop Securities Inc.
(as Dissemination Agent)

By: _____
Authorized Officer

EXHIBIT A

NOTICE TO MSRB OF FAILURE TO FILE ANNUAL ISSUER REPORT

Name of Issuer:	City of Celina, Texas
Name of Bond Issue:	Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project)
Date of Delivery	_____, 20__
CUSIP Nos:	[Insert CUSIP Nos]

NOTICE IS HEREBY GIVEN that the City of Celina, Texas, has not provided [an Annual Issuer Report][annual audited financial statements] with respect to the above-named bonds as required by the Continuing Disclosure Agreement of the Issuer dated August 1, 2024 between the Issuer and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., as Dissemination Agent. The Issuer anticipates that [the Annual Issuer Report][annual audited financial statements] will be filed by _____.

Dated: _____

HTS Continuing Disclosure Services, a division of
Hilltop Securities Inc.
on behalf of the City of Celina, Texas
(as Dissemination Agent)

By: _____

Title: _____

cc: City of Celina, Texas

EXHIBIT B

CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT
NEIGHBORHOOD IMPROVEMENT AREA #1 PROJECT)

ANNUAL ISSUER REPORT*

Delivery Date: _____, 20___

CUSIP Nos: [Insert CUSIP Nos]

DISSEMINATION AGENT

Name: _____
Address: _____
City: _____
Telephone: _____
Contact Person _____

Section 4(a)(i)(A)

BONDS OUTSTANDING

CUSIP Number	Maturity Date	Interest Rate	Original Principal Amount	Outstanding Principal Amount	Outstanding Interest Amount

Section 4(a)(i)(B)

INVESTMENTS

Fund/Account Name	Investment Description	Par Value	Book Value	Market Value

Section 4(a)(i)(C)

ASSETS AND LIABILITIES OF PLEDGED TRUST ESTATE

ASSETS

Bond Proceed Balance, if any	_____
Funds and Accounts [list]	_____
TOTAL ASSETS	_____

LIABILITIES

Outstanding Bond Principal	_____
Outstanding Expenses (if any)	_____
TOTAL LIABILITIES	_____

EQUITY

Assets Less Liabilities	_____

OUTSTANDING ASSESSMENTS

Form of Accounting ☐ Cash ☐ Accrual ☐ Modified Accrual

☐ Audited ☐ Unaudited

ITEMS REQUIRED BY SECTION 4(a)(ii)-(viii)
[Insert a line item for each applicable listing]

EXHIBIT C

BASIC TIMELINE FOR ASSESSMENT COLLECTIONS AND PURSUIT OF DELINQUENCIES

Date	Delinquency Clock (Days)	Activity
January 31		Assessments are due.
February 1	1	Assessments Delinquent if not received.
February 15	15	Issuer forwards payment to Trustee for all collections received as of February 15, along with detailed breakdown. Subsequent payments and relevant details will follow monthly thereafter. Issuer and/or Administrator should be aware of actual and specific delinquencies Issuer and/or Administrator should be aware if Reserve Fund needs to be utilized for debt service payment on March 1. **If there is to be a shortfall, the Trustee and Dissemination Agent should be immediately notified**. Issuer and/or Administrator should also be aware if, based on collections, there will be a shortfall for September payment. Issuer and/or Administrator should determine if previously collected surplus funds, if any, plus actual collections will be fully adequate for debt service in March and September. At this point, if total delinquencies are under 5% and if there is adequate funding for March and September payments, no further action is anticipated for collection of Assessments except that the Issuer or Administrator, working with the City Attorney or an appropriate designee, will begin process to cure deficiency. **For properties delinquent by more than one year or if the delinquency exceeds $10,000 the matter will be referred for commencement of foreclosure**. **If there are over 5% delinquencies or if there is inadequate funding in the Pledged Revenue Fund for transfer to the Principal and Interest Account of such amounts as shall be required for the full March and September payments, the collection-foreclosure procedure will proceed against all delinquent properties**.

March 1	29/30	Trustee pays bond interest payments to bondholders. Reserve Fund payment to Bond Fund may be required if Assessments are below approximately 50% collection rate. Issuer, or the Trustee on behalf of the Issuer, to notify Dissemination Agent of the occurrence of draw on the Reserve Fund and, following receipt of such notice, Dissemination Agent to notify MSRB of such draw or Fund for debt service. **Use of Reserve Fund for debt service payment should trigger commencement of foreclosure on delinquent properties**. Issuer determines whether or not any Annual Installments are delinquent and, if such delinquencies exist, the Issuer commences as soon as practicable appropriate and legally permissible actions to obtain such delinquent Annual Installments.
March 20	**48/49**	**Issuer and/or Administrator to notify Dissemination Agent for disclosure to MSRB of all delinquencies**. **If any property owner with ownership of property responsible for more than $10,000 of the Assessments is delinquent or if a total of delinquencies is over 5%, or if it is expected that Reserve Fund moneys will need to be utilized for either the March or September bond payments, the Disclosure Representative shall work with City Attorney's office, or the appropriate designee, to satisfy payment of all delinquent Assessments.**
April 15	**74/75**	**Preliminary Foreclosure activity commences, and Issuer to notify Dissemination Agent of the commencement of preliminary foreclosure activity**. If Dissemination Agent has not received Foreclosure Schedule and Plan of Collections, Dissemination Agent to request same from the Issuer.
May 1	90/91	If the Issuer has not provided the Dissemination Agent with Foreclosure Schedule and Plan of Collections, and if instructed by the bondholders

		under Section 11.2 of the Indenture, Dissemination Agent requests that the Issuer commence foreclosure or provide plan for collection.
May 15	104/105	The designated lawyers or law firm will be preparing the formal foreclosure documents and will provide periodic updates to the Dissemination Agent for dissemination to those bondholders who have requested to be notified of collections progress. The goal for the foreclosure actions is a filing by no later than June 1 (day 120/121).
June 1	**121/122**	**Foreclosure action to be filed with the court**.
June 15	**135/136**	**Issuer notifies Trustee and Dissemination Agent of Foreclosure filing status**. **Dissemination Agent notifies bondholders**.
July 1	151/152	If bondholders and Dissemination Agent have not been notified of a foreclosure action, Dissemination Agent will notify the Issuer that it is appropriate to file action.

A committee of not less than 25% of the Owners may request a meeting with the City Manager or Director of Finance to discuss the Issuer's actions in pursuing the repayment of any delinquencies. This would also occur after day 30 if it is apparent that a Reserve Fund draw is required. Further, if delinquencies exceed 5%, Owners may also request a meeting with the Issuer at any time to discuss the Issuer's plan and progress on collection and foreclosure activity. If the Issuer is not diligently proceeding with the foreclosure process, the Owners may seek an action for mandamus or specific performance to direct the Issuer to pursue the collections of delinquent Assessments.

EXHIBIT D

AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

WELLS SOUTH
PUBLIC IMPROVEMENT DISTRICT

CELINA, TEXAS

AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

December 7, 2015

As updated for Neighborhood Improvement Area #2 on July 10, 2018, Neighborhood Improvement Area #3 on September 8, 2020, Neighborhood Improvement Area #4 on September 28, 2021, Neighborhood Improvement Area #5 on September 13, 2022, Neighborhood Improvement Area #6 on August 8, 2023, Neighborhood Improvement Areas #6-7 Bonds on April 9, 2024, and updated for Major Improvement Area Refunding Bonds and for Neighborhood Improvement Area #1 Refunding Bonds on August 13, 2024.

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

WELLS SOUTH
PUBLIC IMPROVEMENT DISTRICT

AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

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WHEREAS, certain terms used herein are defined in Section I.B hereof; and

WHEREAS, on May 21, 2015, The George White Family Limited Partnership, a Texas limited partnership, and the owner of a majority of certain real property within the extraterritorial jurisdiction of the City, petitioned the City for the creation of a PID; and

WHEREAS, on July 14, 2015, after notice and a public hearing in the manner required by law, the City Council of the City, Texas approved a Resolution No. 2015-34R authorizing the creation of the Wells South Public Improvement District (the "District"); and

WHEREAS, the District is now located entirely within the corporate limits of the City; and

WHEREAS, on December 7, 2015, after notice and public hearings conducted in the manner required by law, the City Council adopted Ordinance Nos. 2015-65 and 2015-66 approving the Wells South Public Improvement District Service and Assessment Plan (the "Original SAP") and approving the Major Improvement Area Assessment Roll and Neighborhood Improvement Area #1 Assessment Roll and levying assessments on property in the Major Improvement Area and Neighborhood Improvement Area #1; and

WHEREAS, THE CITY AND THE MASTER DEVELOPER ENTERED THAT CERTAIN WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT REIMBURSEMENT AGREEMENT, EFFECTIVE DECEMBER 7, 2015 (THE "PID REIMBURSEMENT AGREEMENT"), UNDER WHICH THE CITY AGREES TO REIMBURSE THE MASTER DEVELOPER FOR A PORTION OF THE ACTUAL COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS WITH INTEREST, AS PERMITTED BY THE PID ACT; AND

WHEREAS, on July 10, 2018, after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. 2018-31 approving an updated Wells South Public Improvement District Service and Assessment Plan (the "2018 SAP Update") approving the Neighborhood Improvement Area #2 Assessment Roll and levying assessments for Neighborhood Improvement Area #2 Improvements on property in Neighborhood Improvement Area #2 in the District; and

WHEREAS, on August 27, 2019, the City Council approved an Annual Service Plan Update (the "2019 SAP Update") including reallocation of Neighborhood Improvement Area #2 Assessments in the amount of $954,263 for the Neighborhood Improvement Area #2 Improvements (from the initial total levy of $2,125,000) following subdivision of 99 Lots within Neighborhood Improvement Area #2; and

WHEREAS, the City levied Assessments on the Major Improvement Area Assessed Property and Neighborhood Improvement Area #1 Assessed Property for those water and sewer Major Improvements financed and constructed by the City and described in Section III of the Original SAP, constructed and installed in accordance with the Original SAP, as amended or updated from time to time, (the "2015 CCMI Assessment"); and

WHEREAS, in an ordinance adopted by the City Council on August 11, 2020, approving an amended and restated Service and Assessment Plan (the "Original Amended and Restated

Service and Assessment Plan"), which updated, amended, restated, and replaced the Original SAP, the 2018 SAP Update, and the 2019 SAP Update, and pursuant to direction from the Administrator that the conditions required for completely reducing the 2015 CCMI Assessments, the City formally released the 2015 CCMI Assessment portion of the Major Improvement Area Assessment and the Neighborhood Improvement Area #1 Assessments, and the 2015 CCMI Assessment portion of the Major Improvement Area Assessment or the Neighborhood Improvement Area #1 Assessments will no longer be included in the Assessment Revenues reimbursed to the City for the costs of the water and sewer Major Improvements financed and constructed by the City; and such amounts have been removed for all purposes of this Service and Assessment Plan: and

WHEREAS, in early 2020, the City and the Master Developer determined that due to the change in the development plan, the Master Developer would no longer construct Neighborhood Improvement Area #2 Improvements related to the unallocated Neighborhood Improvement Area #2 Assessment amount of $1,170,737 (i.e. $2,125,000 - $954,263 = $1,170,737) and such unallocated Neighborhood Improvement Area #2 Assessment amount was released as described below; and

WHEREAS, on September 8, 2020 after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. 2020-75 approving the Wells South Public Improvement District Amended and Restated Service and Assessment Plan, dated as of September 8, 2020 (the "2020 Amended and Restated Service and Assessment Plan"), which updated and replaced the Original Amended and Restated Service and Assessment Plan, and approved the Neighborhood Improvement Area #3 Assessment Roll, levied assessments for the Neighborhood Improvement Area #3 Improvements and released that unallocated portion of the Neighborhood Improvement Area #2 Assessments;

WHEREAS, on September 14, 2021 after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. 2021-78 approving the Wells South Public Improvement District Amended and Restated Service and Assessment Plan, dated as of September 14, 2021 (the "2021 Amended and Restated Service and Assessment Plan"), to update and replace the 2020 Amended and Restated Service and Assessment Plan, which ordinance also approved the Neighborhood Improvement Area #4 Assessment Roll and levied assessments for the Neighborhood Improvement Area #4 Improvements; and

WHEREAS, on September 13, 2022 after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. 2022-110 approving the Wells South Public Improvement District Amended and Restated Service and Assessment Plan, dated as of September 13, 2022 (the "2022 Amended and Restated Service and Assessment Plan"), to update and replace the 2021 Amended and Restated Service and Assessment Plan, which ordinance also approved the Neighborhood Improvement Area #5 Assessment Roll and levied assessments for the Neighborhood Improvement Area #5 Improvements; and

WHEREAS, on August 8, 2023 after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. 2023-94 approving the Wells South Public Improvement District Amended and Restated Service and Assessment Plan, dated as of August 8, 2023 (the "2023 Amended and Restated Service and Assessment Plan"), to update and replace the 2022 Amended and Restated Service and Assessment Plan, which ordinance also

approved the Neighborhood Improvement Area #6 Assessment Roll and levied assessments for the Neighborhood Improvement Area #6 Improvements.

WHEREAS, on April 9, 2024 after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. 2024-22 approving this Wells South Public Improvement District Amended and Restated Service and Assessment Plan, dated as of April 9, 2024 (the "2024 Amended and Restated Service and Assessment Plan"), to update and replace the 2023 Amended and Restated Service and Assessment Plan, which ordinance also updated the Neighborhood Improvement Area #6 Assessment Roll in connection with the issuance of the of the Neighborhood Improvement Areas #6-7 Bonds, and approved the Neighborhood Improvement Area #7 Assessment Roll and levied assessments for the Neighborhood Improvement Area #7 Improvements.

WHEREAS, the City is approving the Major Improvement Area Refunding Bonds to refund the Major Improvement Area Projects Bonds, and the Neighborhood Improvement Area #1 Refunding Bonds to refund Neighborhood Improvement Area #1 Bonds on August 13, 2024; and

NOW THEREFORE, the 2024 Amended and Restated Service and Assessment Plan is updated is set forth below (the Service and Assessment Plan"):

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

The City Council of the City of Celina, Texas authorized the creation of the PID to finance the costs of certain public improvements for the benefit of property in such public improvement district, all of which was located within the extraterritorial jurisdiction of the City at the time the PID was created and all of which was subsequently annexed by the City and is now located within the corporate limits of the City.

The property in the PID is proposed to be developed in multiple phases, and the PID will finance public improvements as the property is developed. Assessments will be imposed on the property that receives a special benefit from the Authorized Improvements to be constructed.

Chapter 372 of the Texas Local Government Code (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. This Service and Assessment Plan (this "SAP") was prepared pursuant to the PID Act. The PID Act requires that a service plan "(i) cover a period of at least five years; (ii) define the annual indebtedness and the projected costs for improvements, and (iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended." The PID Act also requires the City "review and update the service plan annually for the purpose of determining the annual budget for improvements." The service plan for the PID is described in more detail in Section IV herein. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix C.

Section 372.014 of the PID Act requires that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that "the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district." The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed Assessment Roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter." The current Assessment Rolls for the PID are included as Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, and Appendix L of this Service and Assessment Plan. The Assessments as shown on each applicable Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

"Actual Cost(s)" means with respect to a Public Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Public Improvement as specified in a payment request in a form that has been reviewed and approved by the City. Actual Cost may include (a) the costs incurred for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Public Improvement, (b) the costs incurred in preparing the construction plans for such Public Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Public Improvement, (d) the costs incurred for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes related to such Public Improvement (e) all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and materialmen in connection with the acquisition, construction or implementation of such Public Improvement, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal and consulting fees, financing charges, taxes, governmental fees and charges, insurance premiums, and miscellaneous expenses, and (g) all payments for Administrative Expenses.

"Additional Interest Rate" means the rate not to exceed 0.50% that may be collected as part of the Special Assessments collected from the Major Improvement Area, Neighborhood Improvement Area #1, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, Neighborhood Improvement Area #4, Neighborhood Improvement Area #5, Neighborhood Improvement Area #6, and Neighborhood Improvement Area #7.

"Additional Interest Reserve" has the meaning set forth in Section V.G of this Service and Assessment Plan.

"Administrative Expenses" means the administrative, organization, maintenance and operation costs and expenses associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of (i) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, (ii) creating and organizing the PID and preparing the Assessment Rolls, (iii) computing, levying, collecting and transmitting the Special Assessments or the Annual Installments thereof, (iv) maintaining the record of Special Assessments, including payments, reallocations and/or cancellations of the Special Assessments or Annual Installments thereof, (v) issuing, paying, and redeeming the PID Bonds, (vi) investing or depositing the Special Assessments or other monies, (vii) complying with the PID Act with respect to the PID Bonds, (viii) paying the paying agent/registrar's and trustee's fees and expenses (including the fees and expenses of its legal counsel) related to the PID Bonds, and (ix) administering the construction of the Public Improvements.

"Administrator" means the City or third-party designee of the City who shall have the responsibilities provided for herein, in an Indenture relating to PID Bonds or in any other agreement approved by the City Council.

"Annual Installment" means, with respect to each Parcel, each annual payment of: (i) the Assessments, including interest, as shown on the Assessment Rolls attached hereto as Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, and Appendix

L as applicable, or in an Annual Service Plan Update, and calculated as provided in Section V.D of this Service and Assessment Plan, (ii) the amount collected (if applicable) for the Additional Interest Rate for the Additional Interest Reserve described in Section V.G of this Service and Assessment Plan and (iii) the Administrative Expenses described in Section V.F of this Service and Assessment Plan.

"Annual Service Plan Update" has the meaning set forth in Section IV of this SAP.

"Assessed Property" or **"Assessed Properties"** means property on which Special Assessments have been levied as shown on the Assessment Rolls attached hereto as Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, or Appendix L (as each may be updated each year by the Annual Service Plan Update) and which includes any and all Parcels within the PID other than Non-Benefited Property.

"Assessment" or **"Special Assessment"** means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

"Assessment Ordinance" means each Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments, updates or supplements to the Service and Assessment Plan) and levying Special Assessments against Assessed Property.

"**Assessment Roll**" or "**Assessment Rolls**" means collectively or separately as applicable, the Major Improvement Area Assessment Roll, the Neighborhood Improvement Area #1 Assessment Roll, the Neighborhood Improvement Area #2 Assessment Roll, the Neighborhood Improvement Area #3 Assessment Roll, the Neighborhood Improvement Area #4 Assessment Roll, the Neighborhood Improvement Area #5 Assessment Roll, the Neighborhood Improvement Area #6 Assessment Roll, and the Neighborhood Improvement Area #7 Assessment Roll, included in this SAP as Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, and Appendix L, respectively, as each may be updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

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

"**Budgeted Cost(s)**" means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

"Certificate for Payment" means the certificate to be provided by the Master Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements substantially in the form of Exhibit A attached to the PID Reimbursement Agreement or otherwise approved by the Developer and the City.

"City" means the City of Celina, Texas.

"**City Council**" means the duly elected governing body of the City.

"**Commercial Parcel"** means a Parcel located within the PID which has been designated at the time of the adoption of the applicable Assessment Rolls and approval of this SAP for the future development of commercial uses such as, but not limited to, office buildings, retail shopping centers, and multi-family residential projects.

"**County**" means Collin County, Texas.

"Delinquent Collection Costs" means interest, penalties and expenses incurred or imposed with respect to any delinquent Assessment, or an Annual Installment thereof, in accordance with the PID Act which includes the costs related to pursuing collection of such delinquent Assessment, or an Annual Installment thereof, and the costs related to foreclosing the lien against the Assessed Property, including attorney's fees but excludes any amount collected as a Assessment or interest thereon.

"Developer" means, collectively, the Master Developer, Neighborhood Improvement Areas #5-7 Developer and the Neighborhood Improvement Areas #5-7 Fee Developer.

"Development Agreement" means that certain "Amended and Restated Development Agreement (Wells South Tract)" related to the Property and effective as of April 28, 2015, by and between the City and The George White Family Limited Partnership approved by the City Council on September 8, 2015 and recorded in the real property records of the County as Document No. 20151123001468610 on November 23, 2015;and, as assigned by that certain "Assignment and Assumption of Celina Development Agreement (Wells South)" effective as of January 5, 2016 by and between The George White Family Limited Partnership and Master Developer and recorded in the real property records of the County as Document No. 20160321000333010 on March 21, 2016; and, as amended by that certain "First Amendment to Amended and Restated Development Agreement (Wells South Tract)", effective as of February 13, 2018, by and between the City and Master Developer and approved by the City Council on February 13, 2018 and recorded in the real property records of the County as Document No. 20180511000580740 on May 11, 2018, and any future amendments thereto.

"Future Neighborhood Improvement Areas" means any Neighborhood Improvement Area to be defined and developed after Neighborhood Improvement Area #1, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, Neighborhood Improvement Area #4, Neighborhood Improvement Area #5, Neighborhood Improvement Area #6, and Neighborhood Improvement Area #7 within the boundaries of the PID and which are not subject to Assessments other than those related to the Major Improvements at this time.

"Future Neighborhood Improvement Area Bonds" means PID Bonds, if and when issued, to fund Future Neighborhood Improvement Area Improvements (or a portion thereof) in a Future Neighborhood Improvement Area that are secured by Assessments levied on Assessed Property within such Future Neighborhood Improvement Area. In connection with Future Neighborhood Improvement Area Bonds (or the creation of an obligation under the PID Reimbursement

Agreement related to such Future Neighborhood Improvement Area), Assessments related to such Future Neighborhood Improvement Area Bonds (or the related obligation under the PID Reimbursement Agreement) will be levied only on property located within the applicable Future Neighborhood Improvement Area to finance Authorized Improvements which will only benefit such Future Neighborhood Improvement Area.

"Future Neighborhood Improvement Area Improvements" means those Authorized Improvements which will confer a special benefit solely on the related Future Neighborhood Improvement Area.

"Homebuyer Disclosure" means the form of notice required by the PID Act and Section 5.014 of the Texas Property Code, as amended. A copy of the homebuyer disclosure for the PID is attached as Appendix C hereto.

"Indenture" means an indenture of trust, trust agreement, or similar document between the City and Trustee setting forth the terms and other provisions relating to a series of PID Bonds, as modified, amended, and/or supplemented from time to time.

"Lot" means (i) for any portion of the Property for which a subdivision plat has been recorded in the official public records of the County, a tract of land described as a "lot" in such subdivision plat, and (ii) for any portion of the Property for which a subdivision plat has not been recorded in the official public records of the County, a tract of land anticipated to be described as a "lot" in a final recorded subdivision plat.

"Lot Type" means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, or other uses), as determined by the Administrator and confirmed by the City Council. In the case of single family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, Lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the Lot, as determined by the Administrator and confirmed by the City Council.

"**Major Improvements**" means the Authorized Improvements which benefit all Assessed Property within the PID and are described in Section III.B.

"Major Improvement Area" or **"MIA"** means the property within the PID as generally shown in Appendix A and described as the property legally described in Appendix B-1 save and except for the approximately 93.2 acres within Neighborhood Improvement Area #1 legally described in Appendix B-2.

"Major Improvement Area Assessed Property" means, for any year, all Parcels within the Major Improvement Area other than Non-Benefited Property and listed in the Major Improvement Area Assessment Roll against which Assessments relating to the Major Improvement Area Projects have been levied.

"Major Improvement Area Assessment Roll" means the document included in this SAP as Appendix E, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of the Major Improvement Area Bonds or in connection with any Annual Service Plan Update.

"Major Improvement Area Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Major Improvement Area Project) that were secured by Assessments levied on Major Improvement Area Assessed Property. Following the issuance of the Major Improvement Area Refunding Bonds, the Major Improvement Area Bonds will be refunded and no longer be outstanding.

"Major Improvement Area Refunding Bonds" means those certain City of Celina, Texas Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Major Improvement Area Project) issued by the City to refund the Major Improvement Bonds. Following the issuance of the Major Improvement Area Refunding Bonds and the defeasance and refunding of the Major Improvement Area Bonds, the Annual Installments collected from the Major Improvement Area only secure the Major Improvement Area Refunding Bonds.

"Major Improvement Area Projects" means the Major Improvement Area's proportionate share of the Major Improvements.

"Master Developer" means Celina Development, LLC, a Texas limited liability company, including its successors and assigns.

"Neighborhood Improvement Area" or **"NIA"** means one or more Parcels within the PID that are anticipated to be developed in the same general time period. The Parcels within a Neighborhood Improvement Area other than the Non-Benefited Property have been or will be assessed in connection with the issuance of PID Bonds or the creation of an obligation under the PID Reimbursement Agreement for the Authorized Improvements (or the portion thereof) designated in an update to the Assessment Plan that specially benefit the Assessed Property within said Neighborhood Improvement Area, but any Parcels outside of the Neighborhood Improvement Area will not be assessed.

"Neighborhood Improvement Area #1" or **"NIA #1"** means the initial Neighborhood Improvement Area consisting of approximately 93.2 acres within the PID and as specifically described in Appendix B-2 and as depicted in Appendix A.

"Neighborhood Improvement Area #1 Assessed Property" means, for any year, all Parcels within Neighborhood Improvement Area #1, other than Non-Benefited Property, and listed in the Neighborhood Improvement Area #1 Assessment Roll against which Assessments relating to the Neighborhood Improvement Area #1 Improvements and Neighborhood Improvement Area #1's proportionate share of the Major Improvements have been levied.

"**Neighborhood Improvement Area #1 Assessment Roll**" means the Assessment Roll covering Neighborhood Improvement Area #1 included in this SAP as Appendix F, as updated, modified

or amended from time to time in accordance with the procedures set forth herein and in the PID Act.

"Neighborhood Improvement Area #1 Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project) that were secured by Assessments levied on the Neighborhood Improvement Area #1 Assessed Property. Following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds, the Major Improvement Area Bonds will be refunded and will no longer be outstanding.

"Neighborhood Improvement Area #1 Refunding Bonds" means those certain City of Celina, Texas Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project) issued to refund the Neighborhood Improvement Area #1 Bonds. Following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds and the defeasance and refunding of the Neighborhood Improvement Area #1 Bonds, the Annual Installments collected from Neighborhood Improvement Area #1 will only secure the Neighborhood Improvement Area #1 Refunding Bonds.

"Neighborhood Improvement Area #1 Improvements" means those Authorized Improvements that confer a special benefit solely on Neighborhood Improvement Area #1 and are described in Section III.C.

"Neighborhood Improvement Area #1 Projects" mean, collectively, the: (i) pro rata portion of the Major Improvements allocable to Neighborhood Improvement Area #1, and (ii) Neighborhood Improvement Area #1 Improvements.

"Neighborhood Improvement Area #2" or **"NIA #2"** means the second Neighborhood Improvement Area consisting of approximately 21.347 acres within the PID and as specifically described in Appendix B-3 and as depicted in Appendix A.

"Neighborhood Improvement Area #2 Assessed Property" means, for any year, all Parcels within Neighborhood Improvement Area #2, other than Non-Benefited Property, and listed in the Neighborhood Improvement Area #2 Assessment Roll against which Assessments relating to the Neighborhood Improvement Area #2 Improvements have been levied.

"Neighborhood Improvement Area #2 Assessment Roll" means the Assessment Roll covering Neighborhood Improvement Area #2 included in this SAP as Appendix G, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act.

"Neighborhood Improvement Area #2 Improvements" means those Authorized Improvements that confer a special benefit solely on Neighborhood Improvement Area #2 and are described in Section III.D; and, that are financed with a portion of the proceeds of the Neighborhood Improvement Areas #2-3 Bonds

"Neighborhood Improvement Area #3" or **"NIA #3"** means the third Neighborhood Improvement Area consisting of approximately 44.724 acres within the PID and as specifically described in Appendix B-4 and as depicted in Appendix A.

"Neighborhood Improvement Area #3 Assessed Property" means, for any year, all Parcels within Neighborhood Improvement Area #3, other than Non-Benefited Property, and listed in the Neighborhood Improvement Area #3 Assessment Roll against which Assessments relating to the Neighborhood Improvement Area #3 Improvements have been levied.

"Neighborhood Improvement Area #3 Assessment Roll" means the Assessment Roll covering Neighborhood Improvement Area #3 included in this SAP as Appendix H, as the same may be updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act.

"Neighborhood Improvement Area #3 Improvements" means those Authorized Improvements that confer a special benefit solely on Neighborhood Improvement Area #3 and are described in Section III.E; and, that are financed with a portion of the proceeds of the Neighborhood Improvement Areas #2-3 Bonds.

"Neighborhood Improvement Area #4" or **"NIA #4"** means the fourth Neighborhood Improvement Area consisting of approximately 67.494 acres within the PID and as specifically described in Appendix B-5 and as depicted in Appendix A.

"Neighborhood Improvement Area #4 Assessed Property" means, for any year, all Parcels within Neighborhood Improvement Area #4, other than Non-Benefited Property, and listed in the Neighborhood Improvement Area #4 Assessment Roll against which Assessments relating to the Neighborhood Improvement Area #4 Improvements have been levied.

"Neighborhood Improvement Area #4 Assessment Roll" means the Assessment Roll covering Neighborhood Improvement Area #4 included in this SAP as Appendix I, as the same may be updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act.

"Neighborhood Improvement Area #4 Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2021 (Wells South Public Improvement District Neighborhood Improvement Area #4 Project) that are secured by Assessments levied on the Neighborhood Improvement Area #4 Assessed Property.

"**Neighborhood Improvement Area #4 Improvements**" means those Authorized Improvements that confer a special benefit solely on Neighborhood Improvement Area #4 and are described in Section III.F; and, that are financed with a portion of the proceeds of the Neighborhood Improvement Areas #4 Bonds.

"Neighborhood Improvement Area #5" or **"NIA #5"** means the fifth Neighborhood Improvement Area consisting of approximately 54.720 acres within the PID and as specifically described in Appendix B-6 and as depicted in Appendix A.

"Neighborhood Improvement Area #5 Assessed Property" means, for any year, all Parcels within Neighborhood Improvement Area #5, other than Non-Benefited Property, and listed in the Neighborhood Improvement Area #5 Assessment Roll against which Assessments relating to the Neighborhood Improvement Area #5 Improvements have been levied.

"**Neighborhood Improvement Area #5 Assessment Roll**" means the Assessment Roll covering Neighborhood Improvement Area #5 included in this SAP as Appendix J, as the same may be updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act.

"Neighborhood Improvement Area #5 Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2022 (Wells South Public Improvement District Neighborhood Improvement Area #5 Project) that are secured by Assessments levied on the Neighborhood Improvement Area #5 Assessed Property.

"**Neighborhood Improvement Area #5 Improvements**" means those Authorized Improvements that confer a special benefit solely on Neighborhood Improvement Area #5 and are described in Section III.G; and, that are financed with a portion of the proceeds of the Neighborhood Improvement Areas #5 Bonds.

"Neighborhood Improvement Area #6" or **"NIA #6"** means the sixth Neighborhood Improvement Area consisting of approximately 21.063 acres within the PID and as specifically described in Appendix B-7 and as depicted in Appendix A.

"Neighborhood Improvement Area #6 Assessed Property" means, for any year, all Parcels within Neighborhood Improvement Area #6, other than Non-Benefited Property, and listed in the Neighborhood Improvement Area #6 Assessment Roll against which Assessments relating to the Neighborhood Improvement Area #6 Improvements have been levied.

"**Neighborhood Improvement Area #6 Assessment Roll**" means the Assessment Roll covering Neighborhood Improvement Area #6 included in this SAP as Appendix K, as the same may be updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act.

"Neighborhood Improvement Area #6 Reimbursement Agreement Obligation" means the reimbursement obligation related to the Actual Costs of the Neighborhood Improvement Area #6 Improvements to be paid from Assessments secured by the Neighborhood Improvement Area #6 Assessed Property for the Neighborhood Improvement Area #6 Improvements under the terms of the Reimbursement Agreement and/or with a portion of the proceeds of the Neighborhood Improvement Areas #6-7 Bonds allocable to Neighborhood Improvement Area #6.

"**Neighborhood Improvement Area #6 Improvements**" means those Authorized Improvements that confer a special benefit solely on Neighborhood Improvement Area #6 and are described in Section III.H; and, that are financed with a portion of the proceeds of the Neighborhood Improvement Areas #6-7 Bonds allocable to Neighborhood Improvement Area #6.

"Neighborhood Improvement Area #7" or **"NIA #7"** means the seventh Neighborhood Improvement Area consisting of approximately 48.38 acres within the PID and as specifically described in Appendix B-8 and as depicted in Appendix A.

"Neighborhood Improvement Area #7 Assessed Property" means, for any year, all Parcels within Neighborhood Improvement Area #7 other than Non-Benefited Property, and listed in the Neighborhood Improvement Area #7 Assessment Roll against which Assessments relating to the Neighborhood Improvement Area #7 Improvements have been levied.

"**Neighborhood Improvement Area #7 Assessment Roll**" means the Assessment Roll covering Neighborhood Improvement Area #7 included in this SAP as Appendix L, as the same may be updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act.

"**Neighborhood Improvement Area #7 Improvements**" means those Authorized Improvements that confer a special benefit solely on Neighborhood Improvement Area #7 and are described in Section III.I; and, that are financed with a portion of the proceeds of the Neighborhood Improvement Areas #6-7 Bonds allocable to Neighborhood Improvement Area #7.

"Neighborhood Improvement Areas #2-3 Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2020 (Wells South Public Improvement District Neighborhood Improvement Areas #2-3 Project) that are secured by actual revenues received by or on behalf of the City from the collection of Assessments levied against Neighborhood Improvement Area #2 Assessed Property and Neighborhood Improvement Area #3 Assessed Property, or the Annual Installments thereof, for the Neighborhood Improvement Area #2 Improvements and Neighborhood Improvement Area #3 Improvements.

"Neighborhood Improvement Areas #5-7 Developer" means M/I Homes of DFW, LLC, a Delaware limited liability company, including its successors and assigns.

"Neighborhood Improvement Areas #5-7 Fee Developer" means HWC Development Management Services, L.P., a Texas limited partnership, acting on behalf of the Neighborhood Improvement Areas #5-7 Developer in the development of Neighborhood Improvements Areas #5, #6 and #7.

"Neighborhood Improvement Areas #6-7 Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2024 (Wells South Public Improvement District Neighborhood Improvement Areas #6-7 Project) that are secured by actual revenues received by or on behalf of the City from the collection of Assessments levied against Neighborhood Improvement Area #6 Assessed Property and Neighborhood Improvement Area #7 Assessed Property, or the Annual Installments thereof, for the Neighborhood Improvement Area #6 Improvements and Neighborhood Improvement Area #7 Improvements.

"Non-Benefited Property" means Parcels within the boundaries of the PID that accrue no special benefit from the Authorized Improvements as determined by City Council, which may include Public Property and easements that create an exclusive use for a public utility provider. Property identified as Non-Benefited Property at the time the Assessments (i) are levied or (ii) are

reallocated pursuant to a subdivision of a Parcel is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to Section VI.H, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.I.

"**Owner's Association**" means a homeowner's association or property owner's association.

"Owner's Association Assessment Allocation" means 1% of the total Assessment collected from a specific Parcel or Neighborhood Improvement Area as may be shown in an Assessment Roll that is allocated to cover the benefit received by the Owner's Association from the Authorized Improvements benefitting the Owner's Association Property.

"Owner's Association Property" or **"OAP"** means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an easement, to an Owner's Association established for the benefit of a group of homeowners or property owners within the PID.

"Parcel" means a property identified by either a tax map identification number assigned by the Collin Central Appraisal District for real property tax purposes, by metes and bounds description, by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

"PID" has the meaning set forth in Section I.A of this Service and Assessment Plan.

"PID Act" means Chapter 372 of the Texas Local Government Code, as amended.

"PID Bonds" means the Major Improvement Area Refunding Bonds, the Neighborhood Improvement Area #1 Refunding Bonds, the Neighborhood Improvement Areas #2-3 Bonds, the Neighborhood Improvement Area #4 Bonds, the Neighborhood Improvement Area #5 Bonds, the Neighborhood Improvement Areas #6-7 Bonds and any Future Neighborhood Improvement Area Bonds if issued to finance Authorized Improvements in a Future Neighborhood Improvement Area.

"PID Reimbursement Agreement" means that certain PID Reimbursement Agreement – Wells South, dated December 7, 2015, by and between the City and the Master Developer in which the City agrees to reimburse the Master Developer for a portion of Actual Costs of the Authorized Improvements with interest as permitted by the PID Act.

"Prepayment Costs" mean interest and Administrative Expenses to the date of prepayment, to the extent not paid in an Annual Installment, plus any additional amounts due pursuant to the Indenture related to the PID Bonds, if any, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment and the PID Bonds secured by such Assessment, each to the date of prepayment and to the extent each is allowable by law.

"Property" means the approximately 400.524 acres of property depicted and described by metes and bounds on Exhibit B to Resolution No. 2015-34R as adopted by City Council on July 14, 2015 and is legally described in Appendix B-1 to this SAP and is depicted in Appendix A of this SAP.

"Public Property" means real property, right-of-way and easements located within the boundaries of the PID owned by or irrevocably offered for dedication to the federal government, the State of Texas, the County, the City, a school district, a public utility provider or any other political subdivision or public agency, whether in fee simple, through an easement, prescription, or by plat.

"**Residential Parcel"** means a Parcel located within the PID which has been designated at the time of the approval of this SAP for the future development of single family residential homes.

"Service and Assessment Plan" means this 2024 Amended and Restated Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended and updated from time to time in accordance with the PID Act.

"Trustee" means the trustee as specified in an Indenture, and any successor thereto permitted under such Indenture.

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is currently located within the City and contains approximately 400.524 gross acres. A map of the property within the PID is shown on Appendix A and described in Appendix B-1 to this Service and Assessment Plan.

At completion, the PID is expected to consist of 1,309 single family residential units, 78 attached townhomes, and approximately 53,143 gross square feet of commercial, right-of-way, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the PID is proposed to be developed as shown in Table II-A.

Table II-A
Proposed Development within the PID

Proposed Development	Quantity	Measurement
Residential:		
Single Family – 70 Ft[1]	159	Units
Single Family – 60 Ft	388	Units
Single Family – 50 Ft	762	Units
Townhomes	78	Units
Subtotal Residential	*1,387*	*Units*
Non-Residential:		
Commercial	53,143	Square feet
Subtotal Commercial	*53,143*	*Square feet*

[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.

B. PROPERTY LOCATED IN NEIGHBORHOOD IMPROVEMENT AREA #1

Neighborhood Improvement Area #1 consists of approximately 93.2 acres and contains 293 single family residential units. A map of the property within Neighborhood Improvement Area #1 is shown on Appendix A and described in Appendix B-2 to this Service and Assessment Plan.

The property within Neighborhood Improvement Area #1 of the PID has been developed as shown in Table II-B.

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Table II-B
Actual Development – Neighborhood Improvement Area #1

Proposed Development	Quantity	Measurement
Single Family – 70 Ft	85	Units
Single Family – 60 Ft	111	Units
Single Family – 50 Ft	97	Units
Total	**293**	**Units**

C. Property Located in the Major Improvement Area

The Major Improvement Area consists of Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, Neighborhood Improvement Area #4, Neighborhood Improvement Area #5, Neighborhood Improvement Area #6, Neighborhood Improvement Area #7, and the Future Neighborhood Improvement Areas. A map of the property within the Major Improvement Area is shown on Appendix A and described in Appendix B-1 (save and except for the approximately 93.2 acres within Neighborhood Improvement Area #1 legally described in Appendix B-2) to this Service and Assessment Plan.

At completion, the Major Improvement Area is expected to consist of 1,016 single family residential units, 78 attached townhomes, and approximately 53,143 gross square feet of commercial, right-of-way, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the Major Improvement Area is proposed to be developed as shown in Table II-C.

Table II-C
Proposed Development – Major Improvement Area

Proposed Development	Quantity	Measurement
Residential:		
Single Family – 70 Ft	74	Units
Single Family – 60 Ft	277	Units
Single Family – 50 Ft	665	Units
Townhomes	78	Units
Subtotal Residential	*1,094*	*Units*
Non-Residential:		
Commercial	53,143	Square feet
Subtotal Commercial	*53,143*	*Square feet*

D. Property Located in Neighborhood Improvement Area #2

Neighborhood Improvement Area #2 consists of approximately 21.347 acres and contains 99 single family residential units. A map of the property within Neighborhood Improvement Area #2 is shown on Appendix A and described in Appendix B-3 to this Service and Assessment Plan.

The property within Neighborhood Improvement Area #2 of the PID has been developed as shown in Table II-D.

Table II-D
Actual Development – Neighborhood Improvement Area #2

Development	Quantity	Measurement
Single Family – 70 Ft	7	Units
Single Family – 50 Ft	92	Units
Total	**99**	**Units**

E. Property Located in Neighborhood Improvement Area #3

Neighborhood Improvement Area #3 consists of approximately 44.724 acres and contains 182 single family residential units. A map of the property within Neighborhood Improvement Area #3 is shown on Appendix A and described in Appendix B-4 to this Service and Assessment Plan.

The property within Neighborhood Improvement Area #3 of the PID has been developed as shown in Table II-E.

Table II-E
Actual Development – Neighborhood Improvement Area #3

Development	Quantity	Measurement
Single Family – 70 Ft	8	Units
Single Family – 60 Ft	94	Units
Single Family – 50 Ft	80	Units
Total	**182**	**Units**

F. Property Located in Neighborhood Improvement Area #4

Neighborhood Improvement Area #4 consists of approximately 67.494 acres and contains 276 single family residential units. A map of the property within Neighborhood Improvement Area #4 is shown on Appendix A and described in Appendix B-5 to this Service and Assessment Plan.

The property within Neighborhood Improvement Area #4 of the PID has been developed as shown in Table II-F.

Table II-F
Actual Development – Neighborhood Improvement Area #4

Development	Quantity	Measurement
Single Family – 70 Ft	20	Units
Single Family – 60 Ft	100	Units
Single Family – 50 Ft	156	Units
Total	**276**	**Units**

G. Property Located in Neighborhood Improvement Area #5

Neighborhood Improvement Area #5 consists of approximately 54.720 acres and contains 207 single family residential units. A map of the property within Neighborhood Improvement Area #5 is shown on Appendix A and described in Appendix B-6 to this Service and Assessment Plan.

The property within Neighborhood Improvement Area #5 of the PID has been developed as shown in Table II-G.

Table II-G
Actual Development – Neighborhood Improvement Area #5

Proposed Development	Quantity	Measurement
Single Family – 60 Ft	68	Units
Single Family – 50 Ft	139	Units
Total	**207**	**Units**

H. Property Located in Neighborhood Improvement Area #6

Neighborhood Improvement Area #6 consists of approximately 21.063 acres and contains 100 single family residential units. A map of the property within Neighborhood Improvement Area #6 is shown on Appendix A and described in Appendix B-7 to this Service and Assessment Plan.

The property within Neighborhood Improvement Area #6 of the PID has been developed as shown in Table II-H.

Table II-H
Actual Development – Neighborhood Improvement Area #6

Proposed Development	Quantity	Measurement
Single Family – 50 Ft	100	Units
Total	**100**	**Units**

I. Property Located in Neighborhood Improvement Area #7

Neighborhood Improvement Area #7 consists of approximately 48.38 acres and is projected to contain 152 single family residential units. A map of the property within Neighborhood Improvement Area #7 is shown on Appendix A and described in Appendix B-8 to this Service and Assessment Plan.

The property within Neighborhood Improvement Area #7 of the PID is anticipated to be developed as shown in Table II-I.

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Table II-I
Proposed Development – Neighborhood Improvement Area #7

Proposed Development	Quantity	Measurement
Single Family – 70 Ft	39	Units
Single Family – 60 Ft	15	Units
Single Family – 50 Ft	98	Units
Total	**152**	**Units**

J. PROPERTY LOCATED IN FUTURE NEIGHBORHOOD IMPROVEMENT AREAS

As Future Neighborhood Improvement Areas are developed, additional PID Bonds may be issued and/or obligations may be incurred under the PID Reimbursement Agreement for each Future Neighborhood Improvement Area. In connection with the issuance of each new series of PID Bonds and/or new obligations under the PID Reimbursement Agreement, if issued and/or incurred, this Service and Assessment Plan will be updated to add additional details of each new Neighborhood Improvement Area as shown above. A map of the property that may be developed as a Future Neighborhood Improvement Area is shown in Appendix A. The potential Future Neighborhood Improvement Areas are shown for illustrative purposes only and are subject to adjustment. The current Parcels in the PID are shown on the Assessment Rolls included as Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, and Appendix L.

The estimated number of units at the build-out of the PID is based on the land use approvals by the City for the property, the anticipated subdivision of property in the PID, and the Developer's estimate of the highest and best use of the property within the PID.

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

(i) landscaping;

(ii) erection of fountains, distinctive lighting, and signs;

(iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;

(iv) construction or improvement of pedestrian malls;

(v) acquisition and installation of pieces of art;

(vi) acquisition, construction, or improvement of libraries;

(vii) acquisition, construction, or improvement of off-street parking facilities;

(viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;

(ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;

(x) the establishment or improvement of parks;

(xi) projects similar to those listed in Subdivisions (i)-(x);

(xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;

(xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;

(xiv) payment of expenses incurred in the establishment, administration and operation of the district; and

(xv) the development, rehabilitation, or expansion of affordable housing

The City has determined that of the improvements authorized under the PID Act, it will undertake at this time only those Authorized Improvements more particularly described in Section III.B, Section III.C, Section III.D, Section III.E, Section III.F., Section III.G, Section III.H, and Section III.I. Any change to the list of Authorized Improvements, including any Future Neighborhood Improvement Area Improvements as described in Section III.J, will require the approval of the City.

B. DESCRIPTIONS AND COSTS OF MAJOR IMPROVEMENTS

The Major Improvements benefit the entire PID. The Actual Costs of the Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the estimated build-out-value.

The Major Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Major Improvements are shown in Table III-A.

A description of the Major Improvements follows:

Roadway Improvements

The roadway improvement portion of the Major Improvements consists of the construction of perimeter road and thoroughfare improvements, including related paving, sidewalks, retaining walls, signage, and traffic control devices, and the acquisition of related rights-of-way, as described in the Development Agreement and which benefit the Major Improvement Area Assessed Property. The City has determined that the acquisition of rights-of-way related to road improvements as described in the Development Agreement meets the requirements of its current policy on the financing of roadway rights-of-way through public improvement district assessments. The roadway improvements have been constructed according to City standards.

Storm Drainage Improvements

The storm drainage improvement portion of the Major Improvements consists of the construction of two detention ponds and appurtenances thereto to appropriately control and covey storm water. The storm drainage improvements have been constructed according to City standards.

Wastewater Improvements

The wastewater improvement portion of the Major Improvements consists of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The wastewater improvements have been constructed according to City standards.

Water Improvements

The water improvement portion of the Major Improvements consists of construction and installation of waterlines, mains, pipes, valves and appurtenances, necessary for the water distribution system that services the Assessed Property. The water improvements have been constructed according to City standards.

Open Space/Trail System Improvements

The open space and trail system improvement portion of the Major Improvements consists of certain public open space and trail systems as described in the Development Agreement. The

public open space and trail system improvements have been constructed according to City standards.

Table III-A
Major Improvement Costs

Authorized Improvements	Total Major Improvement Costs	NIA #1 Allocated Amount	MIA Allocated Amount[1]
Roadway Improvements	$3,878,507	$291,826	$3,586,681
Storm Drainage Improvements	$801,703	$89,128	$712,575
Wastewater Improvements	$441,572	$49,695	$391,877
Water Improvements	$484,865	$54,130	$430,735
Open Space/Trail System Improvements	$188,000	$0	$188,000
Soft Costs	$939,922	$103,422	$836,500
Total Authorized Improvements	**$6,734,569**	**$588,201**	**$6,146,368**

Note: Original cost estimates provided by Huitt-Zollars Engineering. The Actual Costs shown above provided in the 1Q20 developer quarterly disclosure.

C. DESCRIPTIONS AND COSTS OF NEIGHBORHOOD IMPROVEMENT AREA #1 IMPROVEMENTS

The Neighborhood Improvement Area #1 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Neighborhood Improvement Area #1 Projects are shown in Table III-B.

A description of the Neighborhood Improvement Area #1 Improvements are as follows:

Roadway Improvements

The roadway improvement portion of the Neighborhood Improvement Area #1 Improvements consists of the construction of road and thoroughfare improvements, including related paving, sidewalks, retaining walls, signage, and traffic control devices, and the acquisition of related rights-of-way, as described in the Development Agreement and which benefit the Neighborhood Improvement Area #1 Assessed Property. The City has determined that the acquisition of rights-of-way related to roadway improvements as described in the Development Agreement meets the requirements of its current policy on the financing of roadway rights-of-way through public improvement district assessments. The roadway improvements have been constructed according to City standards.

Storm Drainage Improvements

The storm drainage improvement portion of the Neighborhood Improvement Area #1 Improvements consists of construction of detention ponds and appurtenances thereto to appropriately control and covey storm water. The storm drainage improvements have been constructed according to City standards.

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Wastewater Improvements

The wastewater improvement portion of the Neighborhood Improvement Area #1 Improvements consists of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to Neighborhood Improvement Area #1 Assessed Property. The wastewater improvements have been constructed according to City standards.

Water Improvements

The water improvement portion of the Neighborhood Improvement Area #1 Improvements consists of construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Neighborhood Improvement Area #1 Assessed Property. The water improvements have been constructed according to City standards.

Table III-B
Neighborhood Improvement Area #1 Project Costs

Authorized Improvements	NIA #1's Proportionate Share of Major Improvements	NIA #1 Improvements	Total NIA #1 Projects
Roadway Improvements	$291,826	$2,741,495	$3,033,321
Storm Drainage Improvements	$89,128	$557,644	$646,772
Wastewater Improvements	$49,695	$444,583	$494,278
Water Improvements	$54,130	$587,046	$641,176
Soft Costs	$103,422	$814,934	$918,356
Total Authorized Improvements	**$588,201**	**$5,145,702**	**$5,733,903**

Note: Original cost estimates provided by Huitt-Zollars Engineering. The Actual Costs shown above provided in the 1Q19 developer quarterly disclosure.

D. DESCRIPTIONS AND COSTS OF NEIGHBORHOOD IMPROVEMENT AREA #2 IMPROVEMENTS

The Neighborhood Improvement Area #2 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Neighborhood Improvement Area #2 Improvements are shown in Table III-C.

A description of the Neighborhood Improvement Area #2 Improvements are as follows:

Roadway Improvements

The roadway improvement portion of the Neighborhood Improvement Area #2 Improvements consists of the construction of road and thoroughfare improvements, including related paving, sidewalks, retaining walls, signage, and traffic control devices, and the acquisition of related rights-of-way, as described in the Development Agreement and which benefit the Neighborhood Improvement Area #2 Assessed Property. The City has determined that the acquisition of rights-of-way related to roadway improvements as described in the Development Agreement meets the

requirements of its current policy on the financing of roadway rights-of-way through public improvement district assessments. The roadway improvements have been constructed according to City standards.

Storm Drainage Improvements

The storm drainage improvement portion of Neighborhood Improvement Area #2 Improvements consists of the construction of erosion control improvements to appropriately control and convey storm water for the benefit of Neighborhood Improvement Area #2 Assessed Property. The storm drainage improvements have been constructed according to City standards.

Wet Utility Improvements

The wet utility improvements portion of the Neighborhood Improvement Area #2 Improvements consists of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service and construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Neighborhood Improvement Area #2 Assessed Property. The wet utilities improvements have been constructed according to City standards.

Table III-C
Neighborhood Improvement Area #2 Costs

Authorized Improvements	Total
Roadway Improvements	$1,822,022
Wet Utilities	$861,273
Storm Drainage Improvements	$58,120
Soft Costs	$750,731
Total Authorized Improvements	**$3,492,146**

Note: Actual Costs provided by the Master Developer.

E. DESCRIPTIONS AND COSTS OF NEIGHBORHOOD IMPROVEMENT AREA #3 IMPROVEMENTS

The Neighborhood Improvement Area #3 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Neighborhood Improvement Area #3 Improvements are shown in Table III-D. Information relating to the costs of the Neighborhood Improvement Area #1 Projects in the indentures relating to the Major Improvement Area Bonds and the Neighborhood Improvement Area #1 Bonds is now included in Table III-B.

A description of the Neighborhood Improvement Area #3 Improvements are as follows:

Roadway Improvements

The roadway improvement portion of the Neighborhood Improvement Area #3 Improvements consists of the construction of road and thoroughfare improvements, including related paving, sidewalks, retaining walls, signage, and traffic control devices, and the acquisition of related rights-of-way, as described in the Development Agreement and which benefit the Neighborhood

Improvement Area #3 Assessed Property. The City has determined that the acquisition of rights-of-way related to roadway improvements as described in the Development Agreement meets the requirements of its current policy on the financing of roadway rights-of-way through public improvement district assessments. The roadway improvements have been constructed according to City standards.

Storm Drainage Improvements

The storm drainage improvement portion of Neighborhood Improvement Area #3 Improvements consists of the construction of erosion control improvements to appropriately control and convey storm water for the benefit of Neighborhood Improvement Area #3 Assessed Property. The storm drainage improvements have been constructed according to City standards.

Wet Utility Improvements

The wet utility improvements portion of the Neighborhood Improvement Area #3 Improvements consists of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service and construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Neighborhood Improvement Area #3 Assessed Property. The wet utilities improvements have been constructed according to City standards.

Table III-D
Neighborhood Improvement Area #3 Costs

Authorized Improvements	Total
Roadway Improvements	$1,409,003
Wet Utilities	$1,651,648
Storm Drainage Improvements	$86,080
Soft Costs	$323,988
Total Authorized Improvements	**$3,470,719**

Note: Actual Costs provided by the Master Developer.

F. DESCRIPTIONS AND COSTS OF NEIGHBORHOOD IMPROVEMENT AREA #4 IMPROVEMENTS

The Neighborhood Improvement Area #4 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Neighborhood Improvement Area #4 Improvements are shown in Table III-E.

A description of the Neighborhood Improvement Area #4 Improvements are as follows:

Roadway Improvements

The roadway improvement portion of the Neighborhood Improvement Area #4 Improvements consists of the construction of road and thoroughfare improvements, including related paving, sidewalks, retaining walls, signage, and traffic control devices, and the acquisition of related rights-of-way, as described in the Development Agreement and which benefit the Neighborhood

Improvement Area #4 Assessed Property. The City has determined that the acquisition of rights-of-way related to roadway improvements as described in the Development Agreement meets the requirements of its current policy on the financing of roadway rights-of-way through public improvement district assessments. The roadway improvements have been constructed according to City standards.

Water Improvements

The water improvement portion of the Neighborhood Improvement Area #4 Improvements consists of construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Neighborhood Improvement Area #4 Assessed Property. The water improvements have been constructed according to City standards.

Wastewater Improvements

The wastewater improvement portion of the Neighborhood Improvement Area #4 Improvements consists of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to Neighborhood Improvement Area #4 Assessed Property. The wastewater improvements have been constructed according to City standards.

Storm Drainage Improvements

The storm drainage improvement portion of the Neighborhood Improvement Area #4 Improvements consists of construction of detention ponds and appurtenances thereto to appropriately control and covey storm water. The storm drainage improvements have been constructed according to City standards.

Table III-E
Neighborhood Improvement Area #4 Costs

Authorized Improvements	Total
Roadway Improvements	$2,078,164
Water Improvements	$950,663
Wastewater Improvements	$836,916
Storm Drainage Improvements	$1,286,117
Soft Costs and Contingency	$1,058,491
Total Authorized Improvements	**$6,210,351**

Note: Actual Costs provided by the Master Developer.

G. DESCRIPTIONS AND COSTS OF NEIGHBORHOOD IMPROVEMENT AREA #5 IMPROVEMENTS

The Neighborhood Improvement Area #5 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Neighborhood Improvement Area #5 Improvements are shown in Table III-F.

A description of the Neighborhood Improvement Area #5 Improvements are as follows:

Roadway Improvements

The roadway improvement portion of the Neighborhood Improvement Area #5 Improvements consists of the construction of road and thoroughfare improvements, including related paving, sidewalks, retaining walls, signage, and traffic control devices, and the acquisition of related rights-of-way, as described in the Development Agreement and which benefit the Neighborhood Improvement Area #5 Assessed Property. The City has determined that the acquisition of rights-of-way related to roadway improvements as described in the Development Agreement meets the requirements of its current policy on the financing of roadway rights-of-way through public improvement district assessments. The roadway improvements have been constructed according to City standards.

Water Improvements

The water improvement portion of the Neighborhood Improvement Area #5 Improvements consists of construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Neighborhood Improvement Area #5 Assessed Property. The water improvements have been constructed according to City standards.

Wastewater Improvements

The wastewater improvement portion of the Neighborhood Improvement Area #5 Improvements consists of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to Neighborhood Improvement Area #5 Assessed Property. The wastewater improvements have been constructed according to City standards.

Storm Drainage Improvements

The storm drainage improvement portion of the Neighborhood Improvement Area #5 Improvements consists of construction of detention ponds and appurtenances thereto to appropriately control and covey storm water. The storm drainage improvements have been constructed according to City standards.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Neighborhood Improvement Area #5 Improvements consist of site preparation, signage, district formation costs, contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

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Table III-F
Neighborhood Improvement Area #5 Costs

Authorized Improvements	Total[(a)]
Roadway Improvements	$2,109,604
Water Improvements	$819,434
Wastewater Improvements	$642,607
Storm Drainage Improvements	$963,088
Other Soft and Miscellaneous Costs	$749,448
Total Authorized Improvements	**$5,284,180**

Note: Costs provided by the Neighborhood Improvement Areas #5-7 Fee Developer.

H. DESCRIPTIONS AND COSTS OF NEIGHBORHOOD IMPROVEMENT AREA #6 IMPROVEMENTS

The Neighborhood Improvement Area #6 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Neighborhood Improvement Area #6 Improvements are shown in Table III-G.

A description of the Neighborhood Improvement Area #6 Improvements are as follows:

Roadway Improvements

The roadway improvement portion of the Neighborhood Improvement Area #6 Improvements consists of the construction of road and thoroughfare improvements, including related paving, sidewalks, retaining walls, signage, and traffic control devices, and the acquisition of related rights-of-way, as described in the Development Agreement and which benefit the Neighborhood Improvement Area #6 Assessed Property. The City has determined that the acquisition of rights-of-way related to roadway improvements as described in the Development Agreement meets the requirements of its current policy on the financing of roadway rights-of-way through public improvement district assessments. The roadway improvements have been constructed according to City standards.

Water Improvements

The water improvement portion of the Neighborhood Improvement Area #6 Improvements consists of construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Neighborhood Improvement Area #6 Assessed Property. The water improvements have been constructed according to City standards.

Wastewater Improvements

The wastewater improvement portion of the Neighborhood Improvement Area #6 Improvements consists of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to Neighborhood Improvement Area #6 Assessed Property. The wastewater improvements have been constructed according to City standards.

Storm Drainage Improvements

The storm drainage improvement portion of the Neighborhood Improvement Area #6 Improvements consists of construction of erosion control improvement to appropriately control and convey storm water for the benefit of Neighborhood Improvement Area #6. The storm drainage improvements have been constructed according to City standards.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Neighborhood Improvement Area #6 Improvements consist of site preparation, signage, district formation costs, contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

Table III-G
Neighborhood Improvement Area #6 Costs

Authorized Improvements	Total
Roadway Improvements	$847,220
Water Improvements	$492,443
Wastewater Improvements	$303,329
Storm Drainage Improvements	$785,141
Other Soft and Miscellaneous Costs	$532,396
Total Authorized Improvements	**$2,960,529**

Note: Costs provided by the Neighborhood Improvement Areas #5-7 Fee Developer. The figures shown in Table III-G may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Neighborhood Improvement Area #7 Improvements amount does not change.

I. DESCRIPTIONS AND COSTS OF NEIGHBORHOOD IMPROVEMENT AREA #7 IMPROVEMENTS

The Neighborhood Improvement Area #7 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Neighborhood Improvement Area #7 Improvements are shown in Table III-H.

A description of the Neighborhood Improvement Area #7 Improvements are as follows:

Roadway Improvements

The roadway improvement portion of the Neighborhood Improvement Area #7 Improvements consists of the construction of road and thoroughfare improvements, including related paving, sidewalks, retaining walls, signage, and traffic control devices, and the acquisition of related rights-of-way, as described in the Development Agreement and which benefit the Neighborhood Improvement Area #7 Assessed Property. The City has determined that the acquisition of rights-of-way related to roadway improvements as described in the Development Agreement meets the requirements of its current policy on the financing of roadway rights-of-way through public improvement district assessments. The roadway improvements will be constructed according to City standards.

Water Improvements

The water improvement portion of the Neighborhood Improvement Area #7 Improvements consists of construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Neighborhood Improvement Area #7 Assessed Property. The water improvements will be constructed according to City standards.

Wastewater Improvements

The wastewater improvement portion of the Neighborhood Improvement Area #7 Improvements consists of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to Neighborhood Improvement Area #7 Assessed Property. The wastewater improvements will be constructed according to City standards.

Storm Drainage Improvements

The storm drainage improvement portion of the Neighborhood Improvement Area #7 Improvements consists of construction of erosion control improvement to appropriately control and convey storm water for the benefit of Neighborhood Improvement Area #7. The storm drainage improvements will be constructed according to City standards.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Neighborhood Improvement Area #7 Improvements consist of site preparation, signage, district formation costs, contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

Table III-H
Neighborhood Improvement Area #7 Costs

Authorized Improvements	Total
Roadway Improvements	$1,766,051
Water Improvements	$1,131,127
Wastewater Improvements	$838,263
Storm Drainage Improvements	$581,947
Other Soft and Miscellaneous Costs	$871,217
Total Authorized Improvements	**$5,188,605**

Note: Costs provided by the Neighborhood Improvement Areas #5-7 Fee Developer. The figures shown in Table III-H may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Neighborhood Improvement Area #7 Improvements amount does not change.

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J. FUTURE NEIGHBORHOOD IMPROVEMENT AREA IMPROVEMENTS

As Future Neighborhood Improvement Areas are developed, if Future Neighborhood Improvement Area Bonds are issued and/or obligations under the PID Reimbursement Agreement for each Future Neighborhood Improvement Area are incurred, then this SAP will be amended to identify the specific Future Neighborhood Improvement Area Improvements that confer a special benefit to the property inside each Future Neighborhood Improvement Area (e.g. a Table III-I will be added to show the costs for the specific Future Neighborhood Improvement Area Improvements financed within the specific Future Neighborhood Improvement Area being developed.)

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IV. SERVICE PLAN

A. PROJECTED SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. The Major Improvements, the Neighborhood Improvement Area #1 Projects, the Neighborhood Improvement Area #2 Improvements, the Neighborhood Improvement Area #3 Improvements, and Neighborhood Improvement Area #4 Improvements, Neighborhood Improvement Area #5 Improvements, and Neighborhood Improvement Area #6 Improvements have been constructed and accepted by the City. Construction of the Neighborhood Improvement Area #7 Improvements began in September 2023 and has been completed on April 22, 2024.

The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Rolls. Any update to this Service and Assessment Plan is herein referred as an "Annual Service Plan Update."

As Future Neighborhood Improvement Areas are developed in connection with the issuance of PID Bonds, if any, or the creation of an obligations under the PID Reimbursement Agreement, if any, related to such Future Neighborhood Improvement Area, this Service and Assessment Plan will be amended (e.g. a new table will be added to include Neighborhood Improvement Area #8, etc.).

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Major Improvement Area- Original

The Actual Costs for the Major Improvement Area Projects plus costs related to the issuance of the Major Improvement Area Bonds, and payment of expenses incurred in the establishment, administration and operation of the PID is $8,471,369 as shown in Table IV-A.1

Table IV-A.1
Sources and Uses of Funds – MIA Bonds – Original

Sources of Funds	**Amount**
Gross Bond Amount	$8,040,000
Master Developer Contribution [1]	$431,369
Total Sources of Funds	**$8,471,369**

Uses of Funds	
Project Fund Deposits:	
Authorized Improvements [2]	$6,146,368
Master Developer's Counsel/SAP/Appraisal	$98,829
Subtotal	*$6,245,197*
Other Fund Deposits	
Debt Service Reserve Fund [3]	$653,930
Capitalized Interest [4]	$1,020,075
Additional Proceeds	$2,448
Cost of Issuance	$336,598
Underwriters Discount/Underwriters Counsel [5]	$213,121
Total Uses of Funds	**$8,471,369**

[1]Master Developer funded all costs not covered by the PID Bonds.
[2]See Table III-A for details.
[3]The PID Bonds include a debt service reserve fund calculated in accordance with IRS rules.
[4]The PID Bonds include 21 months of capitalized interest.
[5]The PID Bonds had a 2.65% Underwriter's Discount, which included Underwriter's Counsel Fee.

Major Improvement Area – Outstanding

The Major Improvement Area Refunding Bonds are being issued to refund the Major Improvement Area Bonds. Table IV-A.2 on the following page shows the updated sources and uses for the Major Improvement Area Refunding Bonds.

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Table IV-A.2
Updated Sources and Uses of Funds – Major Improvement Area Refunding Bonds

Sources of Funds	**Major Improvement Area**
Gross Bond Par Amount	$6,908,000
Available Trust Fund Balances [1]	$1,769,248
Total Sources	**$8,677,248**
Use of Funds	
Deposit to Escrow Fund for MIA Bonds	$7,739,750
Subtotal	*$7,739,750*
Bond Issuance Costs	
Original Issue Discount	$13,075
Underwriter's Discount [2]	$207,240
Cost of Issuance	$356,163
Debt Service Reserve Fund	$291,940
Additional Interest Reserve Account	$69,080
Subtotal	*$937,498*
Total Uses	**$8,677,248**

[1]Represents funds available from pre-refunding Trust Accounts, which includes the funds available for the September 1, 2024, principal and interest payment of the Major Improvement Area Bonds.
[2]The PID Bonds have a 3.00% Underwriter's Discount, which includes Underwriter's Counsel Fee.

Prior to the issuance of the Major Improvement Area Refunding Bonds, the outstanding principal due, interest due, Administrative Expenses, and the Additional Interest Reserve from 2024 to 2045 was $7,239,172, $7,950,946, $959,553 and $210,400, respectively, which was anticipated to be collected from 1,091 Lots (initial 1,094 Lots less 3 prepaid Lots) within the Major Improvement Area.

Following the issuance of the Major Improvement Area Refunding Bonds, the total principal due, interest due, Administrative Expenses and the Additional Interest Reserve from 2024 to 2045 is $6,908,000, $5,201,188, $924,404 and $151,475, respectively and is anticipated to be collected from 1,091 Lots (initial 1,094 Lots less 3 prepaid Lots) within the Major Improvement Area. As a result, the savings related to the principal, interest, Administrative Expenses and the Additional Interest Reserve arising from issuance of the Major Improvement Area Refunding Bonds are $331,172, $2,749,757, $35,150 and $58,925, respectively, totaling $3,175,004 Table IV-A.3 on the following page shows a summary of net savings from the refunding.

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Table IV-A.3
Summary of Savings –Major Improvement Area Refunding Bonds

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest [1]	Total
Major Improvement Area Bonds- Original	1,094	2016-2045	$8,040,000	$12,581,009	$1,200,055	$453,934	$22,274,998
Estimated Savings after Refunding							
Major Improvement Area Bonds- Outstanding [2]	1,091	2024-2045	$7,239,172	$7,950,946	$959,553	$210,400	$16,360,071
Major Improvement Area Refunding Bonds	1,091	2024-2045	$6,908,000	$5,201,188	$924,404	$151,475	$13,185,067
Net Refunding related savings			$331,172	$2,749,757	$35,150	$58,925	$3,175,004

[1]It is anticipated that the Additional Interest Reserve related to the Major Improvement Area Refunding Bonds will be initially funded with available funds. In the event the Additional Interest Reserve Account drops below the required reserve amount, additional interest will be collected and used for funding the Additional Interest Reserve for the Major Improvement Area Refunding Bonds.
[2]Outstanding as of July 30, 2024.

Neighborhood Improvement Area #1- Original

The Actual Costs for the Neighborhood Improvement Area #1 Projects plus costs related to the issuance of the Neighborhood Improvement Area #1 Bonds, and payment of expenses incurred in the establishment, administration, and operation of the PID is $6,978,903 as shown in Table IV-B.1 on the following page.

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Table IV-B.1
Sources and Uses of Funds – Neighborhood Improvement Area #1 Bonds- Original

Sources of Funds	Amount
Gross Bond Amount	$5,790,000
Master Developer Contribution [1]	$1,188,903
Total Sources of Funds	**$6,978,903**

Uses of Funds	
Project Fund Deposits:	
Authorized Improvements [2]	$5,733,903
Master Developer's Counsel/SAP/Appraisal	$71,171
Subtotal	*$5,805,074*
Other Fund Deposits	
Debt Service Reserve Fund [3]	$412,100
Capitalized Interest[4]	$357,247
Additional Proceeds	$0
Cost of Issuance	$251,003
Underwriters Discount/Underwriters Counsel [5]	$153,479
Total Uses of Funds	**$6,978,903**

[1]Master Developer funded all costs not covered by the PID Bonds.
[2]See Table III-B for details.
[3]The PID Bonds include a debt service reserve fund calculated in accordance with IRS rules.
[4]The PID Bonds include 12 months of capitalized interest.
[5]The PID Bonds had a 2.65% Underwriter's Discount, which included Underwriter's Counsel Fee.

Neighborhood Improvement Area #1- Outstanding

The Neighborhood Improvement Area #1 Refunding Bonds are being issued to refund the outstanding Neighborhood Improvement Area #1 Bonds. Table IV-B.2 shows the updated sources and uses for the Neighborhood Improvement Area #1 Refunding Bonds on the following page.

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Table IV-B.2
Sources and Uses of Funds – Neighborhood Improvement Area #1 Refunding Bonds - Updated

Sources of Funds	Neighborhood Improvement Area #1
Gross Bond Amount	$4,930,000
Re-offering Premium	$160,632
Available Trust Fund Balances[1]	$865,571
Total Sources	**$5,956,203**
Uses of Funds	
Deposit to Escrow Fund For NIA #1 Bonds	$5,269,688
Subtotal	*$5,269,688*
Bond Issuance Costs	
Underwriter's Discount[2]	$147,900
Cost of Issuance	$313,783
Gross Bond Insurance Premium	$68,644
Surety Bond	$8,826
Debt Service Reserve Fund	$98,063
Additional Interest Reserve	$49,300
Subtotal	*$686,515*
Total Uses	**$5,956,203**

[1]Represents the funds available from pre-refunding Trust Accounts, which includes the amounts available for the September 1, 2024, principal and interest Payment for the Neighborhood Improvement Area #1 Bonds.
[2]The PID Bonds have a 3.00% Underwriter's Discount, which includes Underwriter's Counsel Fee.

Prior to the issuance of the Neighborhood Improvement Area #1 Refunding Bonds, the outstanding principal due, interest due, Administrative Expenses, and the Additional Interest Reserve from 2024 to 2045 was $4,937,940, $4,370,260, $959,533 and $210,400 respectively, which was anticipated to be collected from 284 Lots (initial 293 Lots less 8 fully prepaid and 1 partially prepaid Lots) within Neighborhood Improvement Area #1.

Following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds, the total principal due, interest due, Administrative Expenses and the Additional Interest Reserve from 2024 to 2045 is $4,930,000, $3,145,726, $924,404 and $173,579 respectively, for the Neighborhood Improvement area #1 Refunding Bonds, which is anticipated to be collected from 293 Lots less 15 prepaid Lots (278 Lots) within Neighborhood Improvement Area #1. As a result, the savings related to the reduction in principal, interest, Administrative Expenses and the Additional Interest Reserve from the Neighborhood Improvement Area #1 Refunding Bonds are $7,940, $1,224,534, $35,150, and $36,821, respectively, totaling $1,304,445. Table IV-B.3 on the following page shows a summary of net savings from the refunding.

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Table IV-B.3
Summary of Savings –Neighborhood Improvement Area #1 Refunding Bonds

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest[1]	Total Annual Installments
Neighborhood Improvement Area #1 Bonds- Original	293	2016-2045	$5,790,000	$7,108,200	$1,210,921	$313,216	$14,422,337
Estimated Savings after the Refunding							
Neighborhood Improvement Area #1 Bonds- Outstanding [2]	284	2024-2045	$4,937,940	$4,370,260	$959,553	$210,400	$10,478,154
Neighborhood Improvement Area #1 Refunding Bonds	284	2024-2045	$4,930,000	$3,145,726	$924,404	$173,579	$9,173,709
Net Refunding related savings			$7,940	$1,224,534	$35,150	$36,821	$1,304,445

[1]It is anticipated that the Additional Interest Reserve related to the Neighborhood Improvement Area #1 Refunding Bonds will be initially funded with available funds. In the event the Additional Interest Reserve drops below the required reserve amount, additional interest will be collected and used for funding the Additional interest Reserve for the Neighborhood Improvement Area #1 Refunding Bonds.
[2]Outstanding as of July 30, 2024.

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Neighborhood Improvement Area #2

The Actual Costs for the Neighborhood Improvement Area #2 Improvements plus costs related to financing such improvements, and payment of expenses incurred in the administration and operation of the PID and issuing the Neighborhood Improvement Areas #2-3 Bonds is $3,649,490 as shown in Table IV-C.

Table IV-C
Sources and Uses of Funds – NIA #2

Sources of Funds	**Amount**
Gross Bond Amount	$920,000
Reimbursement Agreement Payment [1]	$25,000
Bond Premium	$14,248
Master Developer Contribution [2]	$2,690,242
Total Sources of Funds	**$3,649,490**

Uses of Funds	
Project Fund Deposits:	
Authorized Improvements [3]	$3,492,146
Other Fund Deposits	
Debt Service Reserve Fund [4]	$69,738
Cost of Issuance	$60,006
Underwriters Discount/Underwriters Counsel [5]	$27,600
Total Uses of Funds	**$3,649,490**

[1]Represents payments made under the PID Reimbursement Agreement.
[2]Master Developer funded all costs not covered by the PID Bonds.
[3]See Table III-C for details.
[4]The PID Bonds include a debt service reserve fund calculated in accordance with IRS rules.
[5]The PID Bonds have a 3.0% Underwriter's Discount, which includes Underwriter's Counsel Fee.

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Neighborhood Improvement Area #3

The Actual Costs for the Neighborhood Improvement Area #3 Improvements plus costs related to the issuance of the Neighborhood Improvement Areas #2-3 Bonds, and payment of expenses incurred in the establishment, administration and operation of the PID is $3,964,618 as shown in Table IV-D.

Table IV-D
Sources and Uses of Funds – NIA #3

Sources of Funds	**Amount**
Gross Bond Amount	$2,275,000
Bond Premium	$36,372
Master Developer Contribution[1]	$1,653,246
Total Sources of Funds	**$3,964,618**
Uses of Funds	
Project Fund Deposits:	
Authorized Improvements[2]	$3,470,719
Other Fund Deposits	
Debt Service Reserve Fund[3]	$172,451
Administrative Fund	$25,000
Capitalized Interest[4]	$79,814
Cost of Issuance	$148,384
Underwriters Discount/Underwriters Counsel[5]	$68,250
Total Uses of Funds	**$3,964,618**

[1]Master Developer will fund all costs not covered by the PID Bonds.
[2]See Table III-D for final costs of the Neighborhood Improvement Area #3 Improvements.
[3]The PID Bonds include a debt service reserve fund calculated in accordance with IRS rules.
[4]The PID Bonds include 12 months of capitalized interest.
[5]The PID Bonds have a 3.0% Underwriter's Discount, which includes Underwriter's Counsel Fee.

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Neighborhood Improvement Area #4

The Actual Costs for the Neighborhood Improvement Area #4 Improvements plus costs related to the issuance of the Neighborhood Improvement Area #4 Bonds, and payment of expenses incurred in the establishment, administration, and operation of the PID is $7,258,014 as shown in Table IV-E.

Table IV-E
Sources and Uses of Funds – NIA #4

Sources of Funds	**Amount**
Gross Bond Amount	$5,255,000
Bond Premium	$99,439
Master Developer Contribution [1]	$1,903,575
Total Sources of Funds	**$7,258,014**
Uses of Funds	
Project Fund Deposits:	
Authorized Improvements [2]	$6,210,351
Other Fund Deposits	
Debt Service Reserve Fund [3]	$393,728
Administrative Fund	$25,000
Capitalized Interest[4]	$166,580
Cost of Issuance	$304,705
Underwriters Discount/Underwriters Counsel [5]	$157,650
Total Uses of Funds	**$7,258,014**

[1]Master Developer funded all costs not covered by the PID Bonds.
[2]See Table III-E for final costs of the Neighborhood Improvement Area #4 Improvements.
[3]The PID Bonds include a debt service reserve fund calculated in accordance with IRS rules.
[4]The PID Bonds include 12 months of capitalized interest.
[5]The PID Bonds have a 3.0% Underwriter's Discount, which includes Underwriter's Counsel Fee.

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Neighborhood Improvement Area #5

The Actual Costs for the Neighborhood Improvement Area #5 Improvements plus costs related to the issuance of the Neighborhood Improvement Area #5 Bonds, and payment of expenses incurred in the establishment, administration, and operation of the PID is $6,789,687 as shown in Table IV-F. The sources and uses of funds shown in Table IV-F shall be updated each year in the Annual Service Plan Update to reflect any revisions to the Actual Costs and additional PID Bond issues, if any.

Table IV-F
Projected Sources and Uses of Funds – NIA #5

Sources of Funds	**Total**
Gross Bond Amount	$6,463,000
NIA #5 Developer Contribution [1]	$326,687
Total Sources	**$6,789,687**
Uses of Funds	
NIA #5 Improvements [2]:	
Roadway Improvements	$2,109,604
Water Improvements	$819,434
Wastewater Improvements	$642,607
Storm Drainage Improvements	$963,088
Other Soft and Miscellaneous Costs	$749,448
Subtotal	*$5,284,180*
Bond Issuance Costs:	
Cost of issuance	$360,483
Capitalized interest [3]	$320,611
Reserve fund [4]	$590,523
Administrative Expenses	$40,000
Underwriters discount [5]	$193,890
Subtotal	*$1,505,507*
Total Uses	**$6,789,687**

[1]NIA #5-7 Developer funded all costs not covered by the PID Bonds.
[2]See Table III-F for details.
[3]The PID Bonds include 12 months of capitalized interest.
[4]The PID Bonds include a debt service reserve fund calculated in accordance with IRS rules.
[5]The PID Bonds have a 3.0% Underwriter's Discount, which includes Underwriter's Counsel Fee.

Neighborhood Improvement Area #6 – Original

The Budgeted Costs for the Neighborhood Improvement Area #6 Improvements, and payment of expenses incurred in the administration and operation of the PID were $3,000,529 as shown in Table IV-G on the following page.

Table IV-G
Projected Sources and Uses of Funds – NIA #6 – Original

Sources of Funds	Total
NIA #6 Reimbursement Agreement Obligation	$2,785,000
NIA #6 Developer Contribution [1]	$215,529
Total Sources	**$3,000,529**
Uses of Funds	
NIA #6 Improvements [2]:	
Roadway Improvements	$847,220
Water Improvements	$492,443
Wastewater Improvements	$303,329
Storm Drainage Improvements	$785,141
Other Soft and Miscellaneous Costs	$532,396
Subtotal	*$2,960,529*
Other Assessment Levy Costs:	
Administrative Expenses	$40,000
Subtotal	*$40,000*
Total Uses	**$3,000,529**

[1]NIA #5-7 Developer will fund all costs not covered by the Reimbursement Agreement.
[2]See Table III-G for details.

Neighborhood Improvement Area #6 (Updated) and Neighborhood Improvement Area #7

The sources and uses of funds shown in Table IV-G are being updated to reflect the issuance of the Neighborhood Improvement Areas #6-7 Bonds allocated to Neighborhood Improvement Area #6 as shown in Table IV-H. The updated Budgeted Costs for the Neighborhood Improvement Area #6 Improvements, plus costs related to the issuance of the Neighborhood Improvement Areas #6-7 Bonds and payment of expenses incurred in the administration and operation of the PID allocated to Neighborhood Improvement Area #6, is $3,596,723 as shown in Table IV-H. The Budgeted Costs for the Neighborhood Improvement Area #7 Improvements plus costs related to the issuance of the Neighborhood Improvement Areas #6-7 Bonds and payment of expenses incurred in the administration, and operation of the PID allocated to Neighborhood Improvement Area #7, is $6,266,594 as shown in Table IV-H. As such, the total Budgeted Costs for the Neighborhood Improvement Area #6 Improvements, Budgeted Costs for the Neighborhood Improvement Area #7 Improvements, plus costs related to the issuance of the Neighborhood Improvement Areas #6-7 Bonds and payment of expenses incurred in the administration, and operation of the PID is $9,863,318 as shown in Table IV-H.

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Table IV-H
Projected Sources and Uses of Funds – NIA #6 (Updated) and NIA #7

Sources of Funds	**NIA #6**	**NIA #7**	**Total**
Gross Bond Amount	$2,785,000	$4,895,000	$7,680,000
Original Issue Discount	($8,806)	($15,011)	($23,817)
Developer Contribution [1]	$811,723	$1,371,594	$2,183,318
Total Sources	**$3,596,723**	**$6,266,594**	**$9,863,318**
Uses of Funds			
NIA #6 Improvements [2]:			
Roadway Improvements	$847,220	$0	$847,220
Water Improvements	$492,443	$0	$492,443
Wastewater Improvements	$303,329	$0	$303,329
Storm Drainage Improvements	$785,141	$0	$785,141
Other Soft and Miscellaneous Costs	$532,396	$0	$532,396
Subtotal	*$2,960,529*	*$0*	*$2,960,529*
Other Assessment Levy Cost (Neighborhood Improvement Area #6[1]:			
Administrative Expenses	*$40,000*	*$0*	*$40,000*
Subtotal	*$40,000*	*$0*	*$40,000*
NIA #7 Improvements [1]:	*$0*		
Roadway Improvements	*$0*	*$1,766,051*	*$1,766,051*
Water Improvements	*$0*	*$1,131,127*	*$1,131,127*
Wastewater Improvements	*$0*	*$838,263*	*$838,263*
Storm Drainage Improvements	*$0*	*$581,947*	*$581,947*
Other Soft and Miscellaneous Costs	*$0*	*$871,217*	*$871,217*
Subtotal	*$0*	*$5,188,605*	*$5,188,605*
Bond Issuance Costs:			
Cost of issuance	$200,187	$314,199	$514,386
Capitalized interest [5]	$48,949	$85,791	$134,740
Reserve fund [6]	$263,508	$463,150	$726,657
Administrative Expenses	$0	$68,000	$68,000
Underwriters discount [7]	$83,550	$146,850	$230,400
Subtotal	*$596,194*	*$1,077,989*	*$1,674,184*
Total Uses	**$3,596,723**	**$6,266,594**	**$9,863,318**

[1]NIA #5-7 Developer will fund all costs not covered by the Reimbursement Agreement and/or Neighborhood Improvement Areas #6-7 Bonds without reimbursement.
[2]See Table III-G for details.
[3]Represents fees paid by the NIA #5-7 Developer in 2023 as part of the levy of assessments under the Neighborhood Improvement Area #6 Reimbursement Agreement Obligation which are available to pay initial Administrative Expenses related to Neighborhood Improvement Area #6.
[4]See Table III-H for details.
[5]The PID Bonds include 5 months of capitalized interest.
[6]The PID Bonds include a debt service reserve fund calculated in accordance with IRS rules.
[7]The PID Bonds have a 3.0% Underwriter's Discount, which includes a fee or the underwriter's legal counsel.

B. PROJECTED FIVE YEAR SERVICE PLAN

Major Improvement Area

The annual projected costs and annual projected indebtedness for the Major Improvement Area following the issuance of the Major Improvement Area Refunding Bonds is shown in Table IV-I. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-I
Annual Projected Costs and Annual Projected Indebtedness – MIA - Updated

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected MIA Annual Installments
2024 & Prior[1]	$8,471,369	$6,908,000	$1,563,369	$5,224,160
2025	$1,316,315	$0	$0	$620,579
2026	$0	$0	$0	$654,185
2027	$0	$0	$0	$653,554
2028	$0	$0	$0	$652,375
2029	$0	$0	$0	$651,648
2030	$0	$0	$0	$650,318
Total	**$9,787,684**	**$6,908,000**	**$1,563,369**	**$9,106,819**

[1]Projected Annual Installments prior to 2025 are related to the Major Improvement Area Bonds. Projected Annual Installments beginning in 2025 are related to the Major Improvement Area Refunding Bonds.

The annual projected costs shown in Table IV-I are the annual expenditures relating to the Major Improvement Area Projects shown in Table III-A, and the costs associated with setting up the PID and costs of issuance including reserves shown in Table IV-A that are allocable to the Major Improvement Area. The "Other Funding Sources" identified above include the amounts contributed by the Master Developer in connection with the issuance of the original Major Improvement Area Bonds.

Neighborhood Improvement Area #1

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #1 following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds is shown in Table IV-J. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-J
Annual Projected Costs and Annual Projected Indebtedness – NIA #1 - Updated

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected NIA #1 Annual Installments
2024 & Prior	$6,978,902	$4,930,000	$2,048,902	$4,029,704
2025	$1,000,258	$0	$0	$428,579
2026	$0	$0	$0	$452,845
2027	$0	$0	$0	$452,216
2028	$0	$0	$0	$451,217
2029	$0	$0	$0	$449,848
2030	$0	$0	$0	$449,109
Total	**$7,979,160**	**$4,930,000**	**$2,048,902**	**$6,713,519**

[1]Projected Annual Installments prior to 2025 are related to the Neighborhood Improvement Area #1 Bonds. Projected Annual Installments beginning in 2025 are related to the Neighborhood Improvement Area #1 Refunding Bonds.

The annual projected costs shown in Table IV-J are the annual expenditures relating to the Improvement Area #1 Projects shown in Table III-B, and the costs associated with setting up the PID and costs of issuance including reserves shown in Table IV-B that are allocable to Neighborhood Improvement Area #1. The "Other Funding Sources" identified above include the amounts contributed by the Master Developer in connection with the issuance of the Neighborhood Improvement Area #1 Bonds.

Neighborhood Improvement Area #2

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #2 is shown in Table IV-K. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-K
Annual Projected Costs and Annual Projected Indebtedness – NIA #2

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected NIA #2 Annual Installments
2023 & Prior	$3,649,490	$945,000	$2,704,490	$327,491
2024	$0	$0	$0	$72,239
2025	$0	$0	$0	$71,957
2026	$0	$0	$0	$71,682
2027	$0	$0	$0	$71,288
2028	$0	$0	$0	$65,901
2029	$0	$0	$0	$65,702
Total	**$3,649,490**	**$945,000**	**$2,704,490**	**$746,259**

The annual projected costs shown in Table IV-K are the annual expenditures relating to the Neighborhood Improvement Area #2 Improvements shown in Table III-C, and the costs associated with setting up the PID and costs of issuance including reserves shown in Table IV-C that are allocable to Neighborhood Improvement Area #2. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Master Developer.

Neighborhood Improvement Area #3

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #3 is shown in Table IV-L. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-L
Annual Projected Costs and Annual Projected Indebtedness – NIA #3

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected NIA #3 Annual Installments
2023 & Prior	$3,964,617	$2,275,000	$1,689,617	$323,162
2024	$0	$0	$0	$162,311
2025	$0	$0	$0	$161,642
2026	$0	$0	$0	$160,983
2027	$0	$0	$0	$165,085
2028	$0	$0	$0	$159,017
2029	$0	$0	$0	$158,141
Total	**$3,964,617**	**$2,275,000**	**$1,689,617**	**$1,290,343**

The annual projected costs shown in Table IV-L are the annual expenditures relating to the Neighborhood Improvement Area #3 Improvements shown in Table III-D, and the costs associated with setting up the PID and costs of issuance including reserves shown in Table IV-D that are allocable to Neighborhood Improvement Area #3. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Neighborhood Improvement Area #4

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #4 is shown in Table IV-M. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-M
Annual Projected Costs and Annual Projected Indebtedness – NIA #4

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected NIA #4 Annual Installments
2023 & Prior	$7,258,014	$5,255,000	$2,003,014	$327,983
2024	$0	$0	$0	$327,973
2025	$0	$0	$0	$327,913
2026	$0	$0	$0	$327,803
2027	$0	$0	$0	$327,645
2028	$0	$0	$0	$327,977
2029	$0	$0	$0	$328,215
Total	**$7,258,014**	**$5,255,000**	**$2,003,014**	**$2,295,507**

The annual projected costs shown in Table IV-M are the annual expenditures relating to the Neighborhood Improvement Area #4 Improvements shown in Table III-E, and the costs associated with setting up the PID and costs of issuance including reserves shown in Table IV-E that are allocable to Neighborhood Improvement Area #4. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Master Developer.

Neighborhood Improvement Area #5

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #5 is shown in Table IV-N. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-N
Annual Projected Costs and Annual Projected Indebtedness – NIA #5

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected NIA #5 Annual Installments(1)
2023 & Prior[1]	$6,789,687	$6,463,000	$326,687	$0
2024	$0	$0	$0	$507,164
2025	$0	$0	$0	$506,980
2026	$0	$0	$0	$506,662
2027	$0	$0	$0	$507,211
2028	$0	$0	$0	$506,577
2029	$0	$0	$0	$506,461
Total	**$6,789,687**	**$6,463,000**	**$326,687**	**$3,041,055**

[1]Administrative Expenses in year 2023 are funded with bond proceeds and interest in year 2023 is funded with capitalized interest.

The annual projected costs shown in Table IV-N are the annual expenditures relating to the Neighborhood Improvement Area #5 Improvements shown in Table III-F, and the costs associated with setting up the PID and costs of issuance including reserves shown in Table IV-F that are allocable to Neighborhood Improvement Area #5. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the by the Neighborhood Improvement Areas #5-7 Developer.

Neighborhood Improvement Area #6

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #6 is shown in Table IV-O. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-O
Annual Projected Costs and Annual Projected Indebtedness – NIA #6

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources [1]	Projected NIA #6 Annual Installments
2023	$3,000,529	$2,785,000	$215,529	$0
2024[2]	$596,194	$0	$596,194	$0
2025	$0	$0	$0	$255,263
2026	$0	$0	$0	$255,803
2027	$0	$0	$0	$255,370
2028	$0	$0	$0	$255,016
2029	$0	$0	$0	$255,742
2030	$0	$0	$0	$255,496
Total	**$3,596,723**	**$2,785,000**	**$811,723**	**$1,532,689**

[1]The other funding sources represent Budgeted Costs of the Authorized Improvements to be paid by the Developer without reimbursement through the PID. See Table IV-G for details.
[2]Administrative Expenses in the amount of $40,000 were funded by the NIA #5-7 Fee Developer at the time the Neighborhood Improvement Area #6 Assessments were levied in 2023 and interest for year 2024 is being funded with capitalized interest.

The annual projected costs shown in Table IV-O are the annual expenditures relating to the Neighborhood Improvement Area #6 Improvements shown in Table III-G, and the costs of issuance including reserves shown in Table IV-G.2 that are allocable to Neighborhood Improvement Area #6. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Neighborhood Improvement Areas #5-7 Developer.

Neighborhood Improvement Area #7

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #7 is shown in Table IV-P. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-P
Annual Projected Costs and Annual Projected Indebtedness – NIA #7

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources[1]	Projected NIA #7 Annual Installments
2024[2]	$6,266,594	$4,895,000	$1,371,594	$0
2025	$0	$0	$0	$403,591
2026	$0	$0	$0	$404,236
2027	$0	$0	$0	$403,857
2028	$0	$0	$0	$398,507
2029	$0	$0	$0	$397,441
2030	$0	$0	$0	$404,457
2031	$0	$0	$0	$404,143
Total	**$6,266,594**	**$4,895,000**	**$1,371,594**	**$2,816,232**

[1]The other funding sources represent Budgeted Costs of the Authorized Improvements to be paid by the Developer without reimbursement through the PID. See Table IV-H for details.
[2]Administrative Expenses for year 2024 are being funded with Bond proceeds and interest for year 2024 is being funded with capitalized interest.

The annual projected costs shown in Table IV-P are the annual expenditures relating to the Neighborhood Improvement Area #7 Improvements shown in Table III-H, and the costs of issuance including reserves shown in Table IV-H that are allocable to Neighborhood Improvement Area #7. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Neighborhood Improvement Areas #5-7 Developer.

C. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan Update include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice"). The PID Assessment Notice is attached hereto as Appendix C and may be updated in an Annual Service Plan Update.

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V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Authorized Improvements shall be allocated in such a manner that the Actual Costs of the Authorized Improvements that only benefit the PID shall be allocated on the basis of estimated buildout value of each Lot Type once such property is developed, and that such method of allocation will result in the imposition of equal shares of the Actual Costs of the Authorized Improvements to Parcels similarly benefited.

At this time, it is impossible to determine with absolute certainty the amount of special benefit each Parcel within the Future Neighborhood Improvement Area will receive from the Future Neighborhood Improvement Area Improvements that are to be financed with PID Bonds and/or the PID Reimbursement Agreement for each Future Neighborhood Improvement Area. Therefore, Parcels within the Future Neighborhood Improvement Area have only been assessed for the special benefits conferred upon such Parcel at this time from the Major Improvements.

In connection with the issuance of PID Bonds and/or incurrence of an obligation under the PID Reimbursement Agreement relating to the Future Neighborhood Improvement Area, this Service and Assessment Plan will be updated to reflect the special benefit each Parcel of Future Neighborhood Improvement Area Assessed Property receives from the Future Neighborhood Improvement Area Improvements. Prior to assessing Parcels located within the Future Neighborhood Improvement Area in connection with issuance of PID Bonds and/or the incurrence of an obligation under the PID Reimbursement Agreement for each Future Neighborhood Improvement Area, each owner of the Parcels to be assessed must acknowledge that the Authorized Improvements to be financed confer a special benefit on their Parcel and must consent to the imposition of Assessments to pay for the Actual Costs of such Authorized Improvements.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Authorized Improvements, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments levied or to be levied on the Assessed Property for such Authorized Improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Authorized Improvements, as applicable, to Parcels in a manner that results

in equal shares of the Actual Costs of such Authorized Improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers, rationally exercised on the basis of analysis of relevant facts and upon advice of qualified consultants and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

B. SPECIAL BENEFIT

The Assessed Property must receive a direct and special benefit from the Authorized Improvements, which must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements and the costs of issuance and payment of costs incurred in the establishment of the PID are authorized by the Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has or will consent to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as "the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (*Dictionary of Real Estate Appraisal, Third Edition*.) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The Assessments will repay financing that is on advantageous terms, as the PID Bonds issued to finance the Authorized Improvements will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax-

exempt bonds will have a lower interest rate than debt that is not tax-exempt. The PID Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer's option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

Each owner of the Assessed Property has or will ratify, confirm, accept, agree to and approve: (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of the Assessments on the Assessed Property. Use of Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Authorized Improvements result or will result in a special benefit to the Assessed Property, and this special benefit exceeds or will exceed the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;

2. The property owner has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the property owner is acting in its interest by consenting to this imposition;

3. The Authorized Improvements are required for the highest and best use of the Assessed Property;

4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);

5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,

6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. ALLOCATION OF ACTUAL COSTS OF MAJOR IMPROVEMENTS

The Major Improvements will provide a special benefit to the Property, other than the Non-Benefited Property, in the Major Improvement Area and the Property, other than the Non-Benefited Property, in the Neighborhood Improvement Area #1. The Actual Costs of the Major Improvements are, therefore, allocated to the Major Improvement Area Assessed Property and the Neighborhood Improvement Area #1 Assessed Property, as shown in Table V-A. The costs

detailed in Table V-A are subject to revision through the Annual Service Plan Updates but may not result in increased Assessments except as authorized under this SAP or the PID Act.

Table V-A
Cost Allocation of Major Improvements

		NIA #1 Major Improvements		MIA Major Improvements	
Authorized Improvements	**Total Cost[1]**	**% Allocation**	**Share of Costs**	**% Allocation**	**Share of Costs**
Roadway Improvements	$3,878,507	8%	$291,826	92%	$3,586,681
Storm Drainage Improvements	$801,703	11%	$89,128	89%	$712,575
Wastewater Improvements	$441,572	11%	$49,695	89%	$391,877
Water Improvements	$484,865	11%	$54,130	89%	$430,735
Open Space/Trail System Improvements	$188,000	0%	$0	100%	$188,000
Soft Costs	$939,922	11%	$103,422	89%	$836,500
Total Authorized Improvements	**$6,734,569**		**$588,201**		**$6,146,368**

[1]See Table III-A for details.

D. ASSESSMENT METHODOLOGY

The Actual Costs may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The Actual Costs may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

1. Assessment Methodology for the Major Improvement Area

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Major Improvement Area Projects financed with the Major Improvement Area Bonds, refunded with the Major Improvement Area Bonds, and by the Master Developer shall be allocated to the Major Improvement Area Assessed Property by spreading the entire Assessment across the Parcels based on the ratio of the estimated buildout value of each Lot to the estimated total buildout value for all Parcels within the Major Improvement Area.

Based on the Actual Costs of the Major Improvement Area Projects, the City Council has determined that the benefit to the Major Improvement Area Assessed Property from the Major Improvement Area Projects is at least equal to the Assessments levied on the Major Improvement Area Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the ratio of the estimated buildout value of each lot to the total estimated buildout value for all Parcels. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated buildout value at the time residential Lots are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. For multifamily units, when final multifamily building sites are platted, Assessments will be apportioned proportionately among each multifamily unit based on the ratio of the estimated buildout value at the time multifamily units are platted to the total estimated buildout value of all multifamily units in the platted Parcel, as determined by the Administrator and confirmed by the

City Council. For non-residential Parcels, when final building sites are platted, Assessments will be apportioned proportionately among each Parcel based ratio of the estimated buildout value at the time non-residential Parcels are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within the Major Improvement Area is shown on the Major Improvement Area Assessment Roll, attached as Appendix E, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

2. Assessment Methodology for Neighborhood Improvement Area #1

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Neighborhood Improvement Area #1 Projects financed with the Neighborhood Improvement Area #1 Bonds, refunded with the Neighborhood Improvement Area #1 Refunding Bonds, and by the Master Developer shall be allocated to the Neighborhood Improvement Area #1 Assessed Property by spreading the entire Assessment across the Parcels based on the ratio of the estimated buildout value of each Lot to the estimated total buildout value for all Parcels within Neighborhood Improvement Area #1.

Based on the Actual Costs provided by the Master Developer for the Neighborhood Improvement Area #1 Projects, the City Council has determined that the benefit to the Neighborhood Area #1 Assessed Property from the Neighborhood Improvement Area #1 Projects is at least equal to the Assessments levied on the Neighborhood Improvement Area #1 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the ratio of the estimated buildout value of each lot to the total estimated buildout value for all Parcels. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated buildout value at the time residential Lots are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Neighborhood Improvement Area #1 is shown on the Neighborhood Improvement Area #1 Assessment Roll, attached as Appendix F, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

3. Assessment Methodology for Neighborhood Improvement Area #2

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Neighborhood Improvement Area #2 Improvements financed with the Neighborhood Improvement Areas #2-3 Bonds and by the Master Developer shall be allocated to the Neighborhood Improvement Area #2 Assessed Property by spreading the entire Assessment across the Parcels based on the ratio of the estimated buildout value of each Lot to the estimated total buildout value for all Parcels within Neighborhood Improvement Area #2.

Based on the Actual Costs provided by the Master Developer for the Neighborhood Improvement Area #2 Improvements, the City Council has determined that the benefit to the Neighborhood Area #2 Assessed Property from the Neighborhood Improvement Area #2 Improvements is at least equal to the Assessments levied on the Neighborhood Improvement Area #2 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the ratio of the estimated buildout value of each lot to the total estimated buildout value for all Parcels. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated buildout value at the time residential Lots are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Neighborhood Improvement Area #2 is shown on the Neighborhood Improvement Area #2 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

4. Assessment Methodology for Neighborhood Improvement Area #3

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Neighborhood Improvement Area #3 Improvements financed with the Neighborhood Improvement Areas #2-3 Bonds and by the Master Developer shall be allocated to the Neighborhood Improvement Area #3 Assessed Property by spreading the entire Assessment across the Parcels based on the ratio of the estimated buildout value of each Lot to the estimated total buildout value for all Parcels within Neighborhood Improvement Area #3.

Based on the Actual Costs provided by the Master Developer for the Neighborhood Improvement Area #3 Improvements, the City Council has determined that the benefit to the Neighborhood Area #3 Assessed Property from the Neighborhood Improvement Area #3 Improvements is at least equal to the Assessments levied on the Neighborhood Improvement Area #3 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the ratio of the estimated buildout value of each lot to the total estimated buildout value for all Parcels. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated buildout value at the time residential Lots are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Neighborhood Improvement Area #3 is shown on the Neighborhood Improvement Area #3 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

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5. Assessment Methodology for Neighborhood Improvement Area #4

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Neighborhood Improvement Area #4 Improvements to be financed with the Neighborhood Improvement Areas #4 Bonds and by the Master Developer shall be allocated to the Neighborhood Improvement Area #4 Assessed Property by spreading the entire Assessment across the Parcels based on the ratio of the estimated buildout value of each Lot to the estimated total buildout value for all Parcels within Neighborhood Improvement Area #4.

Based on the Actual Costs provided by the Master Developer for the Neighborhood Improvement Area #4 Improvements, the City Council has determined that the benefit to the Neighborhood Area #4 Assessed Property from the Neighborhood Improvement Area #4 Improvements is at least equal to the Assessments levied on the Neighborhood Improvement Area #4 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the ratio of the estimated buildout value of each lot to the total estimated buildout value for all Parcels. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated buildout value at the time residential Lots are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Neighborhood Improvement Area #4 is shown on the Neighborhood Improvement Area #4 Assessment Roll, attached as Appendix I, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

6. Assessment Methodology for Neighborhood Improvement Area #5

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Neighborhood Improvement Area #5 Improvements to be financed with the Neighborhood Improvement Areas #5 Bonds and by the Neighborhood Improvement Areas #5-7 Developer shall be allocated to the Neighborhood Improvement Area #5 Assessed Property by spreading the entire Assessment across the Parcels based on the ratio of the estimated buildout value of each Lot to the estimated total buildout value for all Parcels within Neighborhood Improvement Area #5.

Based on the Actual Costs provided by the Neighborhood Improvement Areas #5-7 Fee Developer for the Neighborhood Improvement Area #5 Improvements, the City Council has determined that the benefit to the Neighborhood Area #5 Assessed Property from the Neighborhood Improvement Area #5 Improvements is at least equal to the Assessments levied on the Neighborhood Improvement Area #5 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the ratio of the estimated buildout value of each lot to the total estimated buildout value for all Parcels. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the

estimated buildout value at the time residential Lots are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Neighborhood Improvement Area #5 is shown on the Neighborhood Improvement Area #5 Assessment Roll, attached as Appendix J, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

7. Assessment Methodology for Neighborhood Improvement Area #6

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Neighborhood Improvement Area #6 Improvements to be financed by Neighborhood Improvement Area #6's share of the Neighborhood Improvement Areas #6-7 Bonds and by the Neighborhood Improvement Areas #5-7 Developer shall be allocated to the Neighborhood Improvement Area #6 Assessed Property by spreading the entire Assessment across the Parcels based on the ratio of the estimated buildout value of each Lot to the estimated total buildout value for all Parcels within Neighborhood Improvement Area #6.

Based on the Budgeted Costs provided by the Neighborhood Improvement Areas #5-7 Fee Developer for the Neighborhood Improvement Area #6 Improvements, the City Council has determined that the benefit to the Neighborhood Improvement Area #6 Assessed Property from the Neighborhood Improvement Area #6 Improvements is at least equal to the Assessments levied on the Neighborhood Improvement Area #6 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the ratio of the estimated buildout value of each lot to the total estimated buildout value for all Parcels. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated buildout value at the time residential Lots are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Neighborhood Improvement Area #6 is shown on the Neighborhood Improvement Area #6 Assessment Roll, attached as Appendix K, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

8. Assessment Methodology for Neighborhood Improvement Area #7

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Neighborhood Improvement Area #7 Improvements to be financed by Neighborhood Improvement Area #7's share of the Neighborhood Improvement Areas #6-7 Bonds, and by the Neighborhood Improvement Areas #5-7 Developer shall be allocated to the Neighborhood Improvement Area #7 Assessed Property by spreading the entire Assessment across the Parcels based on the ratio of the estimated buildout value of each Lot to the estimated total buildout value for all Parcels within Neighborhood Improvement Area #7.

Based on the Budgeted Costs provided by the Neighborhood Improvement Areas #5-7 Fee Developer for the Neighborhood Improvement Area #7 Improvements, the City Council has determined that the benefit to the Neighborhood Improvement Area #7 Assessed Property from the Neighborhood Improvement Area #7 Improvements is at least equal to the Assessments levied on the Neighborhood Improvement Area #7 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the ratio of the estimated buildout value of each lot to the total estimated buildout value for all Parcels. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated buildout value at the time residential Lots are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Neighborhood Improvement Area #7 is shown on the Neighborhood Improvement Area #7 Assessment Roll, attached as Appendix L, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

9. Assessment Methodology for Future Neighborhood Improvement Areas

When any given Future Neighborhood Improvement Areas are developed and the issuance of Future Neighborhood Improvement Area Bonds, if any, or the incurrence of an obligation under the PID Reimbursement Agreement related to such Future Neighborhood Improvement Area(s) are contemplated, if any, this SAP will be amended to determine the assessment methodology necessary to apply equal shares of the Actual Costs of Future Neighborhood Improvement Area Improvements on Assessed Property similarly benefited within that Future Neighborhood Improvement Area.

E. ASSESSMENTS

The Assessments have been levied on each Parcel of Assessed Property within the Major Improvement Area, Neighborhood Improvement Area #1, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, Neighborhood Improvement Area #4, Neighborhood Improvement Area #5, Neighborhood Improvement Area #6, and Neighborhood Improvement Area #7, according to the Assessment Rolls, attached hereto as Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, and Appendix L, respectively. The Annual Installments of the Assessments will be collected at the time and in the amounts shown on the Assessment Rolls, subject to any revisions made during an Annual Service Plan Update. Non-Benefitted Property will not be subject to any Assessments.

See Appendix D for Assessment per unit and estimated tax rate equivalent calculation details.

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F. ADMINISTRATIVE EXPENSES

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel or Lot based on the amount of outstanding assessment remaining on the Parcel or Lot. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Major Improvement Area Assessment Roll, the Neighborhood Improvement Area #1 Assessment Roll, the Neighborhood Improvement Area #2 Assessment Roll, the Neighborhood Improvement Area #3 Assessment Roll, the Neighborhood Improvement Area #4 Assessment Roll, the Neighborhood Improvement Area #5 Assessment Roll, Neighborhood Improvement Area #6 Assessment Roll, and the Neighborhood Improvement Area #7 Assessment Roll shown on Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, and Appendix L, respectively, which are subject to revision through Annual Service Plan Updates.

G. ADDITIONAL INTEREST RESERVE

Pursuant to the PID Act, the interest rate for Assessments which secure a series of PID Bonds, may exceed the actual interest rate per annum paid on the PID Bonds by no more than one half of one percent (0.50%). Funds generated by the Additional Interest Rate, if any, related to a series of PID Bonds are held in reserves held under the respective Trust Indenture for such series of PID Bonds ("Additional Interest Reserve"), which may be used to fund the associated interest charged between the date of prepayment of an Assessment and the date on which the related PID bonds are redeemed, to offset any possible delinquent payments as provided for in the applicable Trust Indenture.

With respect to the Neighborhood Improvement Area #2-3 Bonds, Neighborhood Improvement Area #4 Bonds, Neighborhood Improvement Area #5 Bonds, and Neighborhood Improvement Area #6-7 Bonds, this Additional Interest Reserve shall be funded each year up to 5.50% of the par amount of the respective series of PID Bonds. If, in a given year, the Additional Interest Reserve is fully funded at 5.50% of the par amount of the applicable series of PID Bonds, the City shall not collect the Additional Interest Rate in such year. However, in the event such amount is reduced below the required reserve, the City shall resume collecting the Additional Interest Rate as set forth in the applicable Trust Indenture.

With respect to the Major Improvement Area Refunding Bonds and Neighborhood Improvement Area #1 Refunding Bonds, this Additional Interest Reserve shall be fully funded up to an amount set forth in each respective Trust Indenture from available funds. Following the issuance of the Major Improvement Area Refunding Bonds and Neighborhood Improvement Area #1 Refunding Bonds, in the event the amount deposited into the Additional Interest Reserve should drop below the established reserve, the City shall resume collecting the Additional Interest Reserve as set forth in the applicable Trust Indenture.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE MAJOR IMPROVEMENT AREA

The Assessments and Annual Installments for the Major Improvement Area Assessed Property are shown on the Major Improvement Area Assessment Roll in Appendix E. The Assessment and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay (i) the principal and interest on the Major Improvement Area Refunding Bonds (ii) to fund the Additional Interest Reserve described in Section V.G, and (iii) to cover the Administrative Expenses of the Major Improvement Area.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN NEIGHBORHOOD IMPROVEMENT AREA #1

The Assessments and Annual Installments for the Neighborhood Improvement Area #1 Assessed Property are shown on the Neighborhood Improvement Area #1 Assessment Roll in Appendix F. The Assessment and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay (i) the principal and interest on the Neighborhood Improvement Area #1 Refunding Bonds, (ii) to fund the Additional Interest Reserve described in Section V.G, and (iii) to cover the Administrative Expenses of Neighborhood Improvement Area #1.

C. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN NEIGHBORHOOD IMPROVEMENT AREA #2

The Assessments and Annual Installments for the Neighborhood Improvement Area #2 Assessed Property are shown on the Neighborhood Improvement Area #2 Assessment Roll in Appendix G. The Assessment and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay (i) Neighborhood Improvement Area #2's portion of the principal and interest on the Neighborhood Improvement Areas #2-3 Bonds, (ii) to fund the Additional Interest Reserve described in Section V.G, and (iii) to cover Administrative Expenses of Neighborhood Improvement Area #2.

D. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN NEIGHBORHOOD IMPROVEMENT AREA #3

The Assessments and Annual Installments for the Neighborhood Improvement Area #3 Assessed Property are shown on the Neighborhood Improvement Area #3 Assessment Roll in Appendix H.

The Assessment and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay (i) Neighborhood Improvement Area #3's portion of the principal and interest on the Neighborhood Improvement Areas #2-3 Bonds, (ii) to fund the Additional Interest Reserve described in Section V.G, and (iii) to cover Administrative Expenses of Neighborhood Improvement Area #3.

E. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN NEIGHBORHOOD IMPROVEMENT AREA #4

The Assessments and Annual Installments for the Neighborhood Improvement Area #4 Assessed Property are shown on the Neighborhood Improvement Area #4 Assessment Roll in Appendix I. The Assessment and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay (i) the principal and interest on the Neighborhood Improvement Area #4 Bonds, (ii) to fund the Additional Interest Reserve described in Section V.G, and (iii) to cover Administrative Expenses of Neighborhood Improvement Area #4.

F. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN NEIGHBORHOOD IMPROVEMENT AREA #5

The Assessments and Annual Installments for the Neighborhood Improvement Area #5 Assessed Property are shown on the Neighborhood Improvement Area #5 Assessment Roll in Appendix J. The Assessment and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay (i) the principal and interest on the Neighborhood Improvement Area #5 Bonds, (ii) to fund the Additional Interest Reserve described in Section V.G, and (iii) to cover Administrative Expenses of Neighborhood Improvement Area #5.

G. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN NEIGHBORHOOD IMPROVEMENT AREA #6

The Assessments and Annual Installments for the Neighborhood Improvement Area #6 Assessed Property are shown on the Neighborhood Improvement Area #6 Assessment Roll in Appendix K. The Assessment and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay (i) the principal and interest on Neighborhood Improvement Area #6's share of the Neighborhood Improvement Areas #6-7 Bonds, (ii) to fund the Additional Interest Reserve described in Section V.G, and (iii) to cover Administrative Expenses of Neighborhood Improvement Area #6.

H. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN NEIGHBORHOOD IMPROVEMENT AREA #7

The Assessments and Annual Installments for the Neighborhood Improvement Area #7 Assessed Property are shown on the Neighborhood Improvement Area #7 Assessment Roll in Appendix L. The Assessment and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay (i) the principal and interest on Neighborhood Improvement Area #7's share of the Neighborhood Improvement Areas #6-7 Bonds, (ii) to fund the Additional Interest Reserve described in Section V.G, and (iii) to cover Administrative Expenses of Neighborhood Improvement Area #7.

I. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN FUTURE NEIGHBORHOOD IMPROVEMENT AREAS

As Future Neighborhood Improvement Areas are developed, if Assessments are levied to finance Authorized Improvements benefitting any Future Neighborhood Improvement Area then this Service and Assessment Plan will be amended to determine the Assessment and Annual Installments for each Assessed Property located within Future Neighborhood Improvement Areas (e.g., an Appendix will be added as the Assessment Roll for Neighborhood Improvement Area #8, etc.). The Assessments shall not exceed the benefit received by the Assessed Property.

J. REALLOCATION OF ASSESSMENTS

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the new divided Assessed Property
B = the Assessment for the Assessed Property prior to division
C = the estimated build out value of the new divided Assessed Property
D = the sum of the estimated build out value for all of the new divided Assessed Properties

The calculation of the estimated build out value of an Assessed Property shall be performed by the Administrator based on information from the City, the Developer, third party consultants, the Official Public Records of Collin County, Texas, and any other relevant source of information regarding the Assessed Property. The calculation as confirmed by the City Council shall be conclusive.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each

newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded Subdivision Plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the new subdivided Lot
B = the Assessment for the Parcel prior to subdivision
C = the sum of the estimated build out value of all new subdivided Lots with same Lot Type
D = the sum of the estimated build out value for all of the new subdivided Lots excluding Non-Benefitted Property
E = the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an estimated build out value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact future as-built Lot value and any other information available to the Developer. The calculation of the estimated as-built Lot value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Developer, homebuilders, third party consultants, and/or the Official Public Records of the County regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

3. Upon Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

4. Upon Change from a Commercial Parcel to a Residential Parcel

Should an owner of an Assessed Property choose to change the intended land use for all or a portion of a Commercial Parcel to a Residential Parcel, the owner will, upon approval for the initial single family residential home building permit from the City, be required to pay down the Assessment and all Prepayment Costs for each Lot on the affected Assessed Property to a level equal to the average Assessment that a Lot within its similar Lot type is assessed.

K. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the party transferring such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

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

L. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of PID Bonds have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs used to calculate the Assessments securing such series of PID Bonds, resulting in excess PID Bond proceeds being available to redeem PID Bonds of such series, then the Assessment securing such series of PID Bonds for each Parcel of Assessed Property shall be reduced by the City Council (in accordance with the applicable Indenture) such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs and such excess Bond proceeds shall applied to redeem PID Bonds of such series. The Assessments shall not be reduced to an amount less than the related outstanding series of PID Bonds. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess PID Bond proceeds being available to redeem PID Bonds, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the PID Bonds, including interest on the PID Bonds and Collection Costs, and such excess Bond proceeds shall be applied to redeem PID Bonds, in accordance with the applicable Indenture. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on estimated build out value of each Parcel or Lot, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, and in accordance with the terms of the applicable Indenture, such that the sum of the resulting reduced Assessments equals the amount required to repay

the PID Bonds, including interest on the PID Bonds and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the PID Bonds is equal to the outstanding principal amount of the PID Bonds.

3. If after all Authorized Improvements to be funded with a series of PID Bonds have been completed and the Actual Costs for the Authorized Improvements are less than the Budgeted Costs used to calculate the Assessments securing the PID Bonds, resulting in excess Bond proceeds, then the City Council may reduce the Assessment securing the PID Bonds for each Assessed Property on a pro rata basis, and in accordance with the terms of the applicable Indenture, such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding series of PID Bonds.

4. Similarly, if the City does not undertake some of the Authorized Improvements with the PID Bonds then the City Council may reduce the Assessment securing the PID Bonds for each Assessed Property pro-rata to reflect only the Actual Costs that were expended. The Assessments shall not be reduced to an amount less than the related outstanding series of PID Bonds and in accordance with the terms of the applicable Indenture.

5. The City Council may apply excess PID Bond proceeds to the redemption of the respective PID Bonds in accordance with the terms of the applicable Indenture.

M. PAYMENT OF ASSESSMENTS

1. Payment in Full

(a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of PID Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of PID Bonds and reserve funds applied to the redemption under the applicable Indenture, net of any other costs applicable to the redemption of PID Bonds.

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

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

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

2. Payment of Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, Administrative Expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Additional Interest Rate (if applicable).

Major Improvement Area- Original

Each Assessment for the Major Improvement Area Assessed Property has been paid with interest of no more than the actual interest rate paid on the Major Improvement Area Bonds. The Major Improvement Area Assessment Roll set forth for each year the Annual Installment for each Parcel based on an interest rate of 7.50% in years 1 through 8 (2016-2024) and the additional interest at the rate of 0.5% to fund prepayment reserve and delinquency reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Major Improvement Area Assessment Roll, attached hereto as Appendix E.

Major Improvement Area- Updated

The Major Improvement Area Bonds are being refunded by the Major Improvement Area Refunding Bonds.

Each Assessment for the Major Improvement Area Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Major Improvement Area Refunding Bonds (plus additional interest, as applicable). The Major Improvement Area Assessment Roll sets forth each year the Annual Installment for each Parcel based on an interest rate of 5.80% for years 2025 through 2045 for the Major Improvement Area Refunding Bonds, Administrative Expenses, and additional interest at the rate of 0.5% as applicable.

Neighborhood Improvement Area #1- Original

Each Assessment for the Neighborhood Improvement Area #1 Assessed Property has been paid with interest of no more than the actual interest rate paid on the Neighborhood Improvement Area #1 Bonds. The Neighborhood Improvement Area #1 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 6.25% in years 1 through 8 (2016-2024) and the additional interest at the rate of 0.5% to fund prepayment reserve and delinquency reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Neighborhood Improvement Area #1 Assessment Roll, attached hereto as Appendix F.

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Neighborhood Improvement Area #1- Updated

The Neighborhood Improvement Area #1 Bonds are being refunded by the Neighborhood Improvement Area #1 Refunding Bonds.

Each Assessment for the Neighborhood Improvement Area #1 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Neighborhood Improvement Area #1 Refunding Bonds (plus additional interest, as applicable). The Neighborhood Improvement Area #1 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 5.00% for years 2025 through 2045 for the Neighborhood Improvement Area #1 Refunding Bonds, Administrative Expenses, and additional interest at the rate of 0.5%, as applicable.

Neighborhood Improvement Area #2

Each Assessment for the Neighborhood Improvement Area #2 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Neighborhood Improvement Areas #2-3 Bonds. The Neighborhood Improvement Area #2 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 2.50% in years 1 through 5 (2021-2025), 3.125% in years 6 through 10 (2026-2030), and 4.00% in years 11 through 30 (2031-2050) and the additional interest at the rate of 0.5% to fund the Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Neighborhood Improvement Area #2 Assessment Roll, attached hereto as Appendix G.

Neighborhood Improvement Area #3

Each Assessment for the Neighborhood Improvement Area #3 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Neighborhood Improvement Areas #2-3 Bonds. The Neighborhood Improvement Area #3 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 2.50% in years 1 through 5 (2021-2025), 3.125% in years 6 through 10 (2026-2030), and 4.00% in years 11 through 30 (2031-2050) and the additional interest at the rate of 0.5% to fund the Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Neighborhood Improvement Area #3 Assessment Roll, attached hereto as Appendix H.

Neighborhood Improvement Area #4

Each Assessment for the Neighborhood Improvement Area #4 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Neighborhood Improvement Area #4 Bonds. The Neighborhood Improvement Area #4 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 2.50% in years 1 through 5 (2022-2026), 3.00% in years 6 through 10 (2027-2031), 3.375% in years 11 through 20 (2032-2041), and 4.00% in years 21 through 30 (2042-2051) and the additional interest at the rate of 0.5% to fund the Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Neighborhood Improvement Area #4 Assessment Roll, attached hereto as Appendix I.

Neighborhood Improvement Area #5

Each Assessment for the Neighborhood Improvement Area #5 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Neighborhood Improvement Area #5 Bonds. The Neighborhood Improvement Area #5 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 4.50% in years 1 through 5 (2023-2027), 4.875% in years 6 through 10 (2028-2032), 5.50% in years 11 through 20 (2033-2042), and 5.625% in years 21 through 30 (2043-2052) and the additional interest at the rate of 0.5% to fund the Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Neighborhood Improvement Area #5 Assessment Roll, attached hereto as Appendix J.

Neighborhood Improvement Area #6

Each Assessment for the Neighborhood Improvement Area #6 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Neighborhood Improvement Areas #6-7 Bonds. The Neighborhood Improvement Area #6 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 4.625% in years 1 through 8 (2024-2031), 5.500% in years 9 through 20 (2032-2044), and 5.750% in years 21 through 31 (2045-2054), and the additional interest at the rate of 0.5% to fund the Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Neighborhood Improvement Area #6 Assessment Roll, attached hereto as Appendix K.

Neighborhood Improvement Area #7

Each Assessment for the Neighborhood Improvement Area #7 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Neighborhood Improvement Areas #6-7 Bonds. The Neighborhood Improvement Area #7 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 4.625% in years 1 through 8 (2024-2031), 5.500% in years 9 through 20 (2032-2044), and 5.750% in years 21 through 31 (2045-2054), and the additional interest at the rate of 0.5% to fund the Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Neighborhood Improvement Area #7 Assessment Roll, attached hereto as Appendix L.

Reduction of Assessments

The Annual Installments shall be reduced to equal the actual costs of repaying the related series of PID Bonds and/or obligations under the PID Reimbursement Agreement and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund PID Bonds in accordance with Section 372.027 of the PID Act and the Indenture related to such PID Bonds. In the event of issuance of refunding bonds, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installment so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the debt service on the refunding bonds when due and payable as required by and established in the

ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute "PID Bonds" for purposes of this SAP.

N. COLLECTION OF ANNUAL INSTALLMENTS

The Administrator shall, no less frequently than annually, prepare and submit to the City for its approval, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll and a calculation of the Annual Installment for each Assessed Property. Administrative Expenses shall be allocated among Assessed Properties in proportion to the amount of the Annual Installments before Administrative Expenses for the Assessed Property. Each Annual Installment shall be reduced by any credits applied under the applicable Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, and existing deposits for an Additional Interest Reserve, as applicable. Annual Installments may be collected by the City (or such entity to whom the City directs) in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Any sale of Assessed Property for nonpayment of the delinquent Annual Installments shall be subject to the lien established for the remaining unpaid Assessment against such Assessed Property and such Assessed Property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such Assessed Property as they become due and payable.

Major Improvement Area

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the Major Improvement Area Bonds were due when billed and were delinquent if not paid prior to February 1, 2017.

Neighborhood Improvement Area #1

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the Neighborhood Improvement Area #1 Bonds were due when billed and were delinquent if not paid prior to February 1, 2017.

Neighborhood Improvement Area #2

Calculation of Annual Installments shall be as of September 1 of each year. Collection of the initial Annual Installments relating to the Neighborhood Improvement Area #2 Improvements that benefit the Neighborhood Improvement Area #2 Assessed Property were due when billed, and were delinquent if not paid prior to February 1, 2021

Neighborhood Improvement Area #3

Calculation of Annual Installments shall be as of September 1 of each year. Collection of the initial Annual Installments relating to the Neighborhood Improvement Area #3 Improvements that benefit the Neighborhood Improvement Area #3 Assessed Property were due when billed, and were delinquent if not paid prior to February 1, 2021

Neighborhood Improvement Area #4

Calculation of Annual Installments shall be as of September 1 of each year. Collection of the initial Annual Installments relating to the Neighborhood Improvement Area #4 Improvements that benefit the Neighborhood Improvement Area #4 Assessed Property were due when billed, and were delinquent if not paid prior to February 1, 2022

Neighborhood Improvement Area #5

Calculation of Annual Installments shall be as of September 1 of each year. Collection of the initial Annual Installments relating to the Neighborhood Improvement Area #5 Improvements that benefit the Neighborhood Improvement Area #5 Assessed Property were due when billed, and were delinquent if not paid prior to February 1, 2023.

Neighborhood Improvement Area #6

Calculation of Annual Installments shall be as of September 1 of each year. Collection of the initial Annual Installments relating to the Neighborhood Improvement Area #6 Improvements that benefit the Neighborhood Improvement Areas #6 Assessed Property will be due when billed and will be delinquent if not paid prior to the first February 1 following issuance of the Neighborhood Improvement Areas #6-7 Bonds. The first payment of the Annual Installment of the Assessment levied against the Neighborhood Improvement Area #6 Assessed Property shall commence upon the issuance of the Neighborhood Improvement Areas #6-7 Bonds will be delinquent if not paid prior to February 1, 2025.

Neighborhood Improvement Area #7

Calculation of Annual Installments shall be as of September 1 of each year. Collection of the initial Annual Installments relating to the Neighborhood Improvement Area #7 Improvements that benefit the Neighborhood Improvement Area #7 Assessed Property will be due when billed and will be delinquent if not paid prior to the first February 1 following issuance of the Neighborhood Improvement Areas #6-7 Bonds. The first payment of the Annual Installment of the Assessment levied against the Neighborhood Improvement Area #7 Assessed Property shall commence upon the issuance of the Neighborhood Improvement Areas #6-7 Bonds will be delinquent if not paid prior to February 1, 2025.

O. SURPLUS FUNDS REMAINING IN THE NEIGHBORHOOD IMPROVEMENT AREA #5 BONDS ACCOUNT

If proceeds from the Neighborhood Improvement Area #5 Bonds still remain after all of the Neighborhood Improvement Area #5 Improvements are constructed and accepted by the City, the

proceeds may be utilized in accordance with the Indenture related to the Neighborhood Improvement Area #5 Bonds.

P. SURPLUS FUNDS REMAINING IN THE NEIGHBORHOOD IMPROVEMENT AREAS #6-7 BONDS ACCOUNT

If proceeds from the Neighborhood Improvement Areas #6-7 Bonds still remain after all of the Neighborhood Improvement Area #6 Improvements and the Neighborhood Improvement Area #7 Improvements are constructed and accepted by the City, the proceeds may be utilized in accordance with the Indenture related to the Neighborhood Improvement Areas #6-7 Bonds.

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VII. THE ASSESSMENT ROLL

A. MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

The City Council has evaluated each Parcel in the Major Improvement Area (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owner's Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Major Improvement Area.

The Major Improvement Area Assessed Property was assessed for the special benefits conferred upon the property from the Major Improvement Area Projects. Table VII-A summarizes the $8,471,369 in special benefit received by the Major Improvement Area Assessed Property from the Major Improvement Area Projects, a portion of cost of the PID formation and administration, and the Major Improvement Area Bond issuance costs. The outstanding par amount of the Major Improvement Area Bonds is $8,040,000. The assessment for each Major Improvement Area Assessed Property is calculated based on the allocation methodologies described in section V.D.1. The Major Improvement Area Assessment Roll is attached hereto as Appendix E.

The Major Improvement Area Assessments shown in Appendix E are being updated to reflect the issuance of the Major Improvement Area Refunding Bonds. The Major Improvement Area Refunding Bonds related principal savings total amount is $331,172. Following the issuance of the Major Improvement Area Refunding Bonds, there is a $2,078,856 excess benefit shown as shown below. The assessment for each Major Improvement Area Assessed Property is calculated based on the allocation methodologies described in section V.D.1. The Major Improvement Area Assessment Roll is attached hereto as Appendix E.

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Table VII-A
Special Benefit Summary – Major Improvement Area- Updated

Special Benefit	Major Improvement Area Bonds	Major Improvement Area Refunding Bonds
Special Benefit		
Major Improvement Area Projects [1]	*$6,146,368*	*$6,146,368*
Major Improvement Area Bond Issuance Costs		
Developer's Counsel/SAP/Appraisal	$98,829	$92,829
Reserve Fund	$653,930	$653,930
Capitalized Interest	$1,020,075	$1,020,075
Additional Proceeds	$2,448	$2,448
Underwriter's Discount	$213,121	$213,121
Cost of Issuance	$336,598	$336,598
Subtotal Major Improvement Area Bonds Costs of Issuance	*$2,325,001*	*$2,325,001*
Major Improvement Area Refunding Bond Issuance Costs		
Underwriter's Discount	$0	$207,240
Additional Interest Reserve	$0	$739,837
Cost of Issuance	$0	$356,163
Original Issue Discount (OID)	$0	$13,075
Subtotal Major Improvement Area Refunding Bond Issuance Costs	*$0*	*$1,316,315*
Total Special Benefit	$8,471,369	$9,787,684
Special Benefit		
Total Special Benefit	*$8,471,369*	*$9,787,684*
Original Assessment	$8,040,000	$8,040,000
Refunding Related Savings Assessment Lien Reduction	*$0*	*($331,172)*
Excess Benefit	**$431,369**	**$2,078,856**

[1]See Table III-A for details.

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B. NEIGHBORHOOD IMPROVEMENT AREA #1 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Neighborhood Improvement Area #1 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owner's Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Parcel.

The Neighborhood Improvement Area #1 Assessed Property was assessed for the special benefits conferred upon the property resulting from the Neighborhood Improvement Area #1 Projects. Table VII-B summarized the $6,978,902 in special benefit received by the Neighborhood Improvement Area #1 Assessed Property from the Neighborhood Improvement Area #1 Projects, a portion of the costs of the PID formation and administration, and the Neighborhood Improvement Area #1 Bond Issuance costs. The outstanding par amount of the Neighborhood Improvement Area #1 Bonds is $4,937,940. The Assessment for each Neighborhood Improvement Area #1 Assessed Property is calculated on the allocation methodologies described in Section V.D.2. The Neighborhood Improvement Area #1 Assessment Roll is attached hereto as Appendix F.

The Neighborhood Improvement Area #1 Assessments shown in Appendix I are being updated to reflect the Neighborhood Improvement Area #1 Refunding Bonds. The Neighborhood Improvement Area #1 Refunding Bonds related principal savings total amount is $7,940. Following the issuance of the Major Improvement Area Refunding Bonds, there is $2,197,101in excess benefit as shown below. The Assessment for each Neighborhood Improvement Area #1 Assessed Property is calculated on the allocation methodologies described in Section V.D.2. The Neighborhood Improvement Area #1 Assessment Roll is attached hereto as Appendix F.

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Table VII-B
Special Benefit Summary – Neighborhood Improvement Area #1- Updated

Special Benefit	Neighborhood Improvement Area #1 Bonds	Neighborhood Improvement Area #1 Bonds
Special Benefit		
Neighborhood Improvement Area #1 Projects [1]	*$5,733,903*	*$5,733,903*
Neighborhood Improvement Area #1 Bonds Bond Issuance Costs		
Developer's Counsel/SAP/Appraisal	*$71,171*	*$71,172*
Reserve Fund	$412,100	$412,101
Capitalized Interest	*$357,247*	*$357,248*
Underwriter's Discount	*$153,479*	*$153,480*
Cost of Issuance	*$251,002*	*$251,003*
Subtotal Neighborhood Improvement Area #1 Bond Issuance Costs	*$1,244,999*	*$1,245,000*
Neighborhood Improvement Area #1 Refunding Bond Issuance Cost		
Underwriter's Discount	*$0*	*$147,900*
Costs of Issuance	$0	$313,783
Additional Interest Reserve	*$0*	*$461,106*
Gross Bond Insurance Premium	$0	$68,644
Surety Bond	*$0*	*$8,826*
Subtotal Neighborhood Improvement Area #1 Refunding Bond issuance cost	*$0*	*$1,000,258*
Total Special Benefit	***$6,978,902***	***$7,979,161***
Special Benefit		
Total Special Benefit	$6,978,902	$7,979,161
Assessment	*$5,790,000*	*$5,790,000*
Refunding Related Savings Assessment Lien Reduction	$0	$7,940
Excess Benefit	***$1,188,902***	***$2,197,101***

[1]See Table III-B for details.

C. Neighborhood Improvement Area #2 Assessment Roll

The City Council has evaluated each Parcel in Neighborhood Improvement Area #2 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owner's Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Parcel.

The Neighborhood Improvement Area #2 Assessed Property was assessed for the special benefits conferred upon the property resulting from the Neighborhood Improvement Area #2 Improvements. Table VII-C summarizes the $3,649,490 in special benefit received by the Neighborhood Improvement Area #2 Assessed Property from the Neighborhood Improvement Area #2 Improvements, a portion of the costs of the PID administration, costs related to financing

the Neighborhood Improvement Area #2 Improvements, and the issuance of the Neighborhood Improvement Areas #2-3 Bonds. The portion of the par amount of the Neighborhood Improvement Areas #2-3 Bonds relating to Neighborhood Improvement Area #2 is $920,000 plus $25,000 in principal payments paid under the PID Reimbursement Agreement, which is less than the benefit received by the Neighborhood Improvement Area #2 Assessed Property. Accordingly, the total Assessment applied to all the Neighborhood Improvement Area #2 Assessed Property is $945,000 plus annual Administrative Expenses. The Assessment for each Neighborhood Improvement Area #2 Assessed Property is calculated based on the allocation methodologies described in Section V.D.3. The Neighborhood Improvement Area #2 Assessment Roll is attached hereto as Appendix G.

Table VII-C
Special Benefit Summary – Neighborhood Improvement Area #2

Special Benefit	Total Cost
Neighborhood Improvement Area #2 Improvements [1]	$3,492,146
PID Formation/Bond Costs of Issuance:	
Reserve Fund	$69,738
Underwriter's Discount/Underwriters Counsel	$60,006
Cost of Issuance	$27,600
Subtotal PID Formation/Bond Cost of Issuance	*$157,344*
Total Special Benefit	**$3,649,490**
Special Benefit:	
Total Special Benefit	$3,649,490
Assessment	$945,000
Excess Benefit	**$2,704,490**

[1]See Table III-C for details.

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D. NEIGHBORHOOD IMPROVEMENT AREA #3 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Neighborhood Improvement Area #3 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owner's Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Parcel.

The Neighborhood Improvement Area #3 Assessed Property was assessed for the special benefits conferred upon the property resulting from the Neighborhood Improvement Area #3 Improvements. Table VII-D summarizes the $3,964,617 in special benefit received by the Neighborhood Improvement Area #3 Assessed Property from the Neighborhood Improvement Area #3 Improvements, a portion of the costs of the PID formation and administration, and the Neighborhood Improvement Areas #2-3 Bond issuance costs. The portion of the par amount of the Neighborhood Improvement Areas #2-3 Bonds relating to Neighborhood Improvement Area #3 is $2,275,000, which is less than the benefit received by the Neighborhood Improvement Area #3 Assessed Property. Accordingly, the total Assessment applied to all the Neighborhood Improvement Area #3 Assessed Property is $2,275,000 plus annual Administrative Expenses. The Assessment for each Neighborhood Improvement Area #3 Assessed Property is calculated based on the allocation methodologies described in Section V.D.4. The Neighborhood Improvement Area #3 Assessment Roll is attached hereto as Appendix H.

Table VII-D
Special Benefit Summary – Neighborhood Improvement Area #3

Special Benefit	Total Cost
Neighborhood Improvement Area #3 Improvements[1]	$3,470,719
PID Formation/Bond Costs of Issuance:	
Reserve Fund	$172,451
Administrative Fund	$25,000
Capitalized Interest	$79,814
Underwriter's Discount/Underwriters Counsel	$68,250
Cost of Issuance	$148,384
Subtotal PID Formation/Bond Cost of Issuance	*$493,898*
Total Special Benefit	**$3,964,617**
Special Benefit:	
Total Special Benefit	$3,964,617
Assessment	$2,275,000
Excess Benefit	**$1,689,617**

[1]See Table III-D for details.

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E. NEIGHBORHOOD IMPROVEMENT AREA #4 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Neighborhood Improvement Area #4 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owner's Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Parcel.

The Neighborhood Improvement Area #4 Assessed Property was assessed for the special benefits conferred upon the property resulting from the Neighborhood Improvement Area #4 Improvements. Table VII-E summarizes the $7,258,014 in special benefit received by the Neighborhood Improvement Area #4 Assessed Property from the Neighborhood Improvement Area #4 Improvements, a portion of the costs of the PID formation and administration, and the Neighborhood Improvement Area #4 Bond issuance costs. The par amount of the Neighborhood Improvement Area #4 Bonds relating to Neighborhood Improvement Area #4 is $5,255,000, which is less than the benefit received by the Neighborhood Improvement Area #4 Assessed Property. Accordingly, the total Assessment applied to all the Neighborhood Improvement Area #4 Assessed Property is $5,255,000 plus annual Administrative Expenses. The Assessment for each Neighborhood Improvement Area #4 Assessed Property is calculated based on the allocation methodologies described in Section V.D.5. The Neighborhood Improvement Area #4 Assessment Roll is attached hereto as Appendix I.

Table VII-E
Special Benefit Summary – Neighborhood Improvement Area #4

Special Benefit	Total Cost
Neighborhood Improvement Area #4 Improvements[1]	$6,210,351
PID Formation/Bond Costs of Issuance:	
Reserve Fund	$393,728
Administrative Fund	$25,000
Capitalized Interest	$166,580
Underwriter's Discount/Underwriters Counsel	$157,650
Cost of Issuance	$304,705
Subtotal PID Formation/Bond Cost of Issuance	*$1,047,663*
Total Special Benefit	**$7,258,014**
Special Benefit:	
Total Special Benefit	$7,258,014
Assessment	$5,255,000
Excess Benefit	**$2,003,014**

[1]See Table III-E for details.

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F. NEIGHBORHOOD IMPROVEMENT AREA #5 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Neighborhood Improvement Area #5 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owner's Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Parcel.

The Neighborhood Improvement Area #5 Assessed Property was assessed for the special benefits conferred upon the property resulting from the Neighborhood Improvement Area #5 Improvements. Table VII-F summarizes the $6,789,687 in special benefit expected to be received by the Neighborhood Improvement Area #5 Assessed Property from the Neighborhood Improvement Area #5 Improvements, a portion of the costs of the PID formation and administration, and the Neighborhood Improvement Area #5 Bond issuance costs. The par amount of the Neighborhood Improvement Area #5 Bonds is $6,463,000, which is less than the benefit received by the Neighborhood Improvement Area #5 Assessed Property. Accordingly, the total Assessment applied to all the Neighborhood Improvement Area #5 Assessed Property is $6,463,000 plus annual Administrative Expenses. The Assessment for each Neighborhood Improvement Area #5 Assessed Property is calculated based on the allocation methodologies described in Section V.D.6. The Neighborhood Improvement Area #5 Assessment Roll is attached hereto as Appendix J.

Table VII-F
Special Benefit Summary – Neighborhood Improvement Area #5

Special Benefit	Total Cost
Neighborhood Improvement Area #5 Improvements[1]	*$5,284,180*
PID Formation/Bond Costs of Issuance:	
Cost of Issuance	$360,483
Capitalized Interest	$320,611
Reserve Fund	$590,523
Administrative Expense	$40,000
Underwriter's Discount	$193,890
Subtotal PID Formation/Bond Issuance Costs	*$1,505,507*
Total Special Benefit	**$6,789,687**
Special Benefit:	
Total Special Benefit	$6,789,687
Projected Assessment	$6,463,000
Excess Benefit	**$326,687**

[1]See Table III-F for details.

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G. Neighborhood Improvement Area #6 Assessment Roll

The City Council has evaluated each Parcel in Neighborhood Improvement Area #6 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owner's Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Parcel.

The Neighborhood Improvement Area #6 Assessed Property was assessed for the special benefits conferred upon the property resulting from the Neighborhood Improvement Area #6 Improvements. Table VII-G summarizes the $3,605,529 in special benefit expected to be received by the Neighborhood Improvement Area #6 Assessed Property from the Neighborhood Improvement Area #6 Improvements, the Neighborhood Improvement Area #6-7 Bond issuance costs allocable to Neighborhood Improvement Area #6, and other Assessment levy costs. The total amount of the Neighborhood Improvement Areas #6-7 Bonds allocable to Neighborhood Improvement Area #6, is $2,785,000, which is less than the benefit received by the Neighborhood Improvement Area #6 Assessed Property. Accordingly, the total Assessment applied to all the Neighborhood Improvement Area #6 Assessed Property is $2,785,000 plus annual Administrative Expenses. The Assessment for each Neighborhood Improvement Area #6 Assessed Property is calculated based on the allocation methodologies described in Section V.D.7. The Neighborhood Improvement Area #6 Assessment Roll is attached hereto as Appendix K.

Table VII-G
Special Benefit Summary – Neighborhood Improvement Area #6

Special Benefit	Total Cost
Neighborhood Improvement Area #6 Improvements[1]	$2,960,529
Other Assessment Levy Costs	
Administrative Expenses	$40,000
Subtotal	$3,000,529
Original Issue Discount	$8,806
Bond Costs of Issuance:	
Cost of Issuance	$200,187
Capitalized Interest	$48,949
Reserve Fund	$263,508
Administrative Expense	$0
Underwriter's Discount	$83,550
Bond Issuance Costs	$596,194
Total Special Benefit	**$3,605,529**
Special Benefit:	
Total Special Benefit	$3,605,529
Projected Assessment	$2,785,000
Excess Benefit	**$820,529**

[1]See Table III-G for details.

H. Neighborhood Improvement Area #7 Assessment Roll

The City Council has evaluated each Parcel in Neighborhood Improvement Area #7 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owner's Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Parcel.

The Neighborhood Improvement Area #7 Assessed Property is being assessed for the special benefits conferred upon the property resulting from the Neighborhood Improvement Area #7 Improvements. Table VII-H summarizes the $6,281,605 in special benefit expected to be received by the Neighborhood Improvement Area #7 Assessed Property from the Neighborhood Improvement Area #7 Improvements, and the Neighborhood Improvement Areas #6-7 Bond issuance costs allocable to Neighborhood Improvement Area #7. The total amount of the Neighborhood Improvement Areas #6-7 Bonds allocable to Neighborhood Improvement Area #7, is $4,895,000, which is less than the benefit received by the Neighborhood Improvement Area #7 Assessed Property. Accordingly, the total Assessment to be applied to all the Neighborhood Improvement Area #7 Assessed Property is $4,895,000 plus annual Administrative Expenses. The Assessment for each Neighborhood Improvement Area #7 Assessed Property is calculated based on the allocation methodologies described in Section V.D.8. The Neighborhood Improvement Area #7 Assessment Roll is attached hereto as Appendix L.

Table VII-H
Special Benefit Summary – Neighborhood Improvement Area #7

Special Benefit	Total Cost
Neighborhood Improvement Area #7 Improvements[1]	$5,188,605
Original Issue Discount	$15,011
Bond Costs of Issuance:	
Cost of Issuance	$314,199
Capitalized Interest	$85,791
Reserve Fund	$463,150
Administrative Expense	$68,000
Underwriter's Discount	$146,850
Subtotal Bond Issuance Costs	$1,077,989
Total Special Benefit	**$6,281,605**
Special Benefit:	
Total Special Benefit	$6,281,605
Projected Assessment	$4,895,000
Excess Benefit	**$1,386,605**

[1]See Table III-H for details.

I. Future Neighborhood Improvement Area Assessment Roll

As Future Neighborhood Improvement Areas are developed, if Assessments are levied to finance Authorized Improvements benefitting any Future Neighborhood Improvement Area then this SAP will be amended to determine the Assessment for each Parcel or Lot located within such Future

Neighborhood Improvement Areas (e.g. an appendix will be added as the Assessment Roll for Future Improvement Areas).

J. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Assessment Rolls in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.K of this Service and Assessment Plan.

Once PID Bonds are issued, the Assessment Rolls shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the PID Bonds. This update shall reflect the actual interest on the PID Bonds on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the PID Bonds and Developer funds.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify Developer in writing at least thirty (30) days in advance before appointing a third party Administrator.

To the extent consistent with the PID Act, if an owner of the Assessed Property claims that a calculation error has been made in the Assessment Roll, including the calculation of the Annual Installment, that owner must send a written notice describing the error to the Administrator no later than thirty (30) days after the date the invoice or other bill for the Annual Installment is received. If the owner fails to give such notice, such owners shall be deemed to have accepted the calculation of the Assessment Roll (including the Annual Installments) and to have waived any objection to the calculation. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Property owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Property owner, such change or modification shall be presented to the City for approval, to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Property owner (except for the final year during which the Annual Assessment shall be collected), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to City Council. Any amendments made to the Assessment Roll pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall terminate on the date the Assessment is paid in full, including payment of any unpaid Annual Installments and Delinquent Collection Costs, if any. After the termination of the Assessment, and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination."

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels:(i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, collection costs, and other charges imposed by the Service and Assessment Plan.

D. Administration and Interpretation of Provisions

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive.

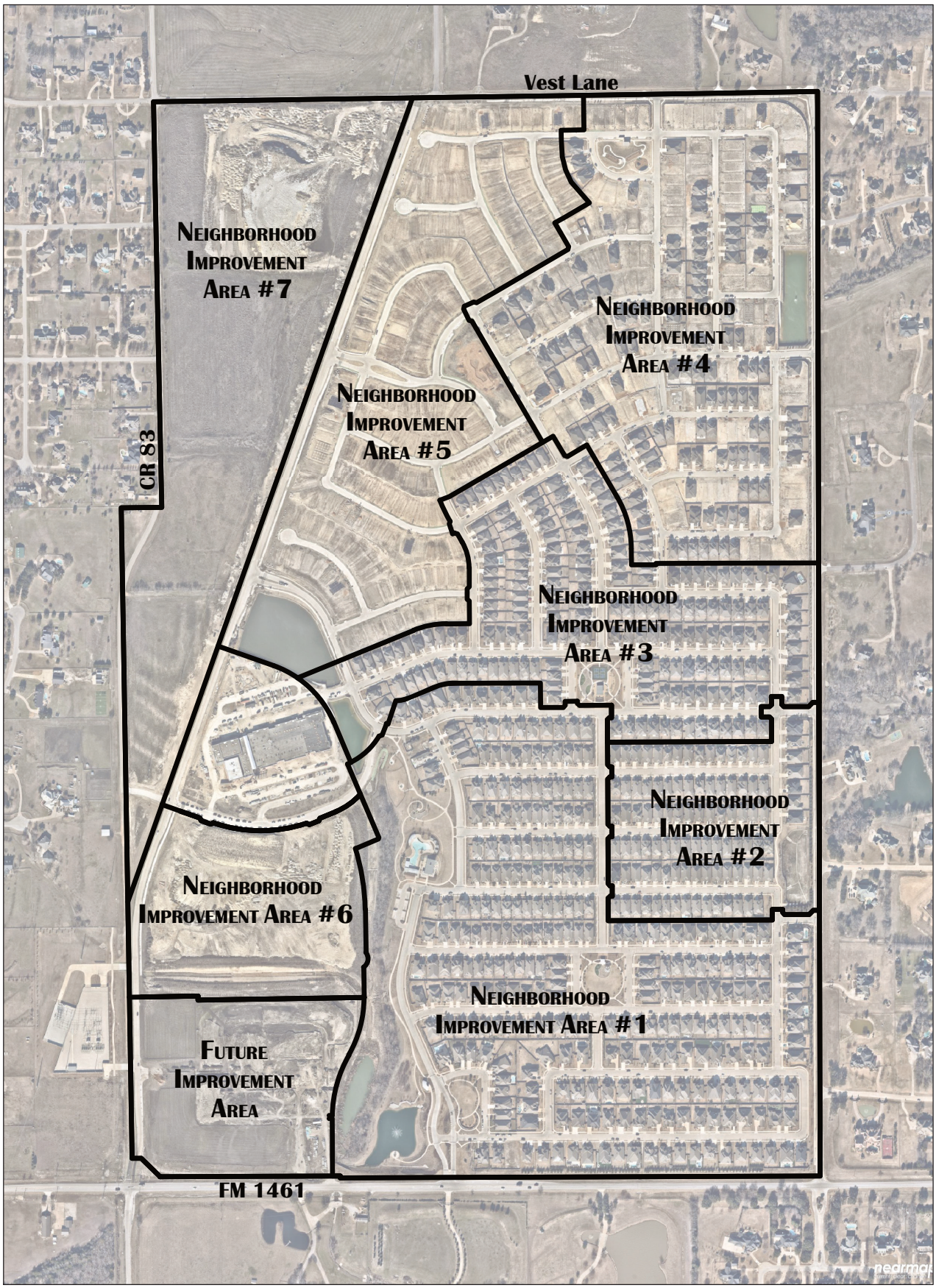
E. Severability

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

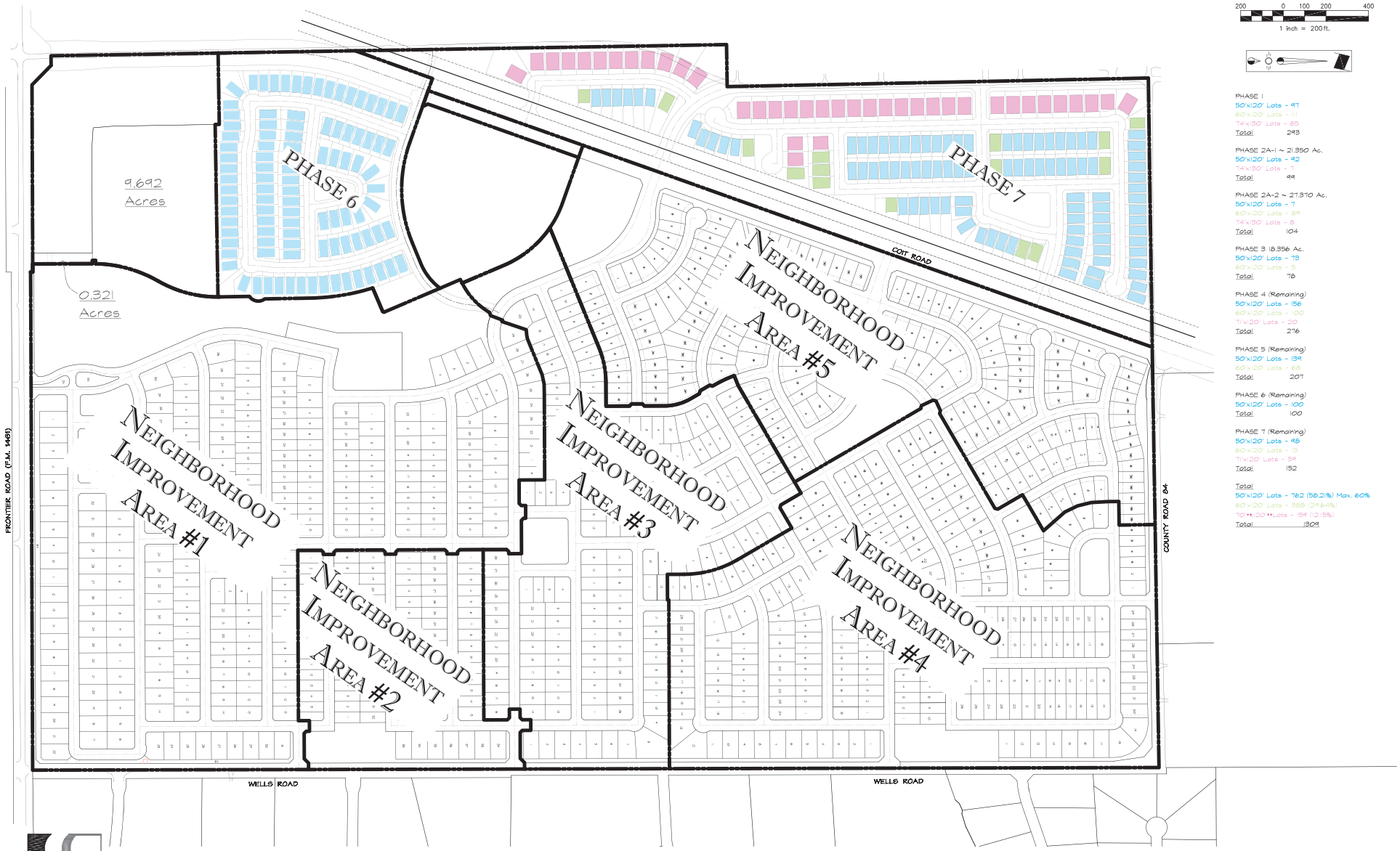
If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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APPENDIX A
PID MAP



Plotted by: isanfelner Plot Date: 2/6/2024 11:09 AM
Drawing: Y:\2016 JOBS\16-171 Lilyand\CAD\Improvement Areas Exhibits.dwg Saved By: isanfelner Save Time: 2/6/2024 11:08:16 AM



SPIARS
ENGINEERING & SURVEYING

WELLS SOUTH (LILYANA)
PAD MAP (P)

HILLWOOD COMMUNITIES
A PEROT COMPANY

APPENDIX B-1
LEGAL DESCRIPTION – ALL PROPERTY

Appendix B-1

PROPERTY METES AND BOUNDS DESCRIPTION

(400.524 Acres)

BEING a tract of land situated in the W. Wilhite Survey, Abstract No. 1002 and the Jonathan Westoven Survey, Abstract No. 1030, Collin County, Texas, being all of a called 18.531 acre tract of land described in a Special Warranty Deed to The George White Limited Partnership recorded in Volume 5834, page 478, all of a called 127.069 acre tract of land and a called 26.99 acre tract of land described in a Special Warranty Deed to The George White Limited Partnership recorded in Volume 5834, page 461, and all of a called 214.659 acre tract of land described in Special Warranty Deeds to The George White Limited Partnership recorded in Volume 5834, page 483, Volume 5834, Page 488, Volume 5834, Page 493, Volume 5834, Page 498, Volume 5834, Page 503 and Volume 5946, Page 693, all of the Official Public Records of Real Property of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail set at the intersection of County Road No. 84, County Road No. 83 and Quail Hollow; said point being the southwest corner of a tract of land described in General Warranty Deed to William K. Wood and Kathy D. Wood recorded in Instrument No. 20071029001470070, Official Public Records of Collin County, Texas; from said point a PK nail found bears North 54°13' East, a distance of 13.4 feet, a PK nail with yellow washer bears North 89°09' East, a distance of 13.7 feet, a 1/2" iron rod found bears North 48°25' West, a distance of 41.2 feet, a 1/2" iron rod found bears South 53°06' West, a distance of 37.0 feet;

THENCE North 89°09'29" East, along the south line of said Wood tract and generally along said County Road No. 84, at a distance of 360.27 feet, passing a PK nail with white washer found, at a distance of 702.60 feet, passing a PK nail with white washer found, at a distance of 1045.10 feet, passing a PK nail with white washer found, in all a total distance of 1387.45 feet to a PK nail with yellow washer found for corner at the intersection of said County Road No. 84 and County Road No. 86; said point being the southeast corner of said Wood tract and the southwest corner of a tract of land described in Special Warranty Deed to Christopher Wesson Bosh and Adrianne Bosh recorded in Instrument No. 20131001001373380, Official Public Records of Real Property of Collin County, Texas; from said point a PK nail with white washer found bears North 15°18' West, a distance of 4.3 feet;

THENCE North 89°05'03" East, along the south line of said Bosh tract and generally along said County Road No. 84, a distance of 1270.15 feet to a PK nail found for corner at the southeast corner of said Bosh tract and the southwest corner of a tract of land described in Warranty Deed to Donald L. Vest recorded in Volume 1344, Page 88 of the Deed Records of Collin County, Texas;

THENCE North 89°04'33" East, along the south line of said Vest tract and generally along said County Road No. 84, a distance of 580.02 feet to a 5/8" iron rod with "KHA" cap set for corner at the southeast corner of said Vest tract; said point being in the west right-of-way line of said County Road No. 84;

THENCE along said west right-of-way line of County Road No. 84, the following courses and distances:

South 00°08'06" East, a distance of 3039.07 feet to a PK nail set for corner; from said point a 1/2" iron rod found bears South 89°24' East, a distance of 30.0 feet;

South 00°07'47" East, a distance of 2245.96 feet to a PKnail set for corner in the north right-of-way line of F.M. 1461 (a variable width right-of-way, 90 feet wide at this point); from said point a 1/2" iron rod with "RPLS 4084" cap bears North 89°46'00" East, a distance of 40.00 feet;

THENCE along the said north right-of-way line of F.M. 1461, the following courses and distances:

South 89°46'00" West, a distance of 2338.62 feet (Deed calls 2329.27 feet) to a 5/8" iron rod with "KHA" cap set at a re-entrant corner;

North 00°14'00" West, a distance of 10.00 feet to a 5/8" iron rod with "KHA" cap set at a re-entrant corner;

South 89°46'00" West, a distance of 878.58 feet (Deed calls 877.70 feet) to a 5/8" iron rod with "KHA" cap set for corner at the southernmost end of a right-of-way corner clip at the intersection of the said north right-of-way line of F.M. 1461 and County Road No. 83;

THENCE North 45°38'30" West, along said right-of-way corner clip, a distance of 128.18 feet (Deed calls 163.70 feet) to a 5/8" iron rod with "KHA" cap set for corner at the northernmost end of said right-of-way corner clip;

THENCE South 89°46'00" West, along the north right-of-way line of said F.M. 1461, a distance of 45.00 feet (Deed calls 35.93 feet) to a PK nail set for corner in said County Road No. 83 at the easternmost southeast corner of a tract of land described in Special Warranty Deed to 1461 Coit, Inc. recorded in Clerk's File No. 93-0113804, Official Public Records of Real Property of Collin County, Texas;

THENCE North 00°57'08" West, departing the north right-of-way line of F.M. 1461, along the east line of said 1461 Coit, Inc. tract and generally along said County Road No. 83, at a distance of 1125.29 feet, passing the northeast corner of said 1461 Coit, Inc. tract, continuing along the east right-of-way line of said County Road No. 83, in all a total distance of 3170.10 feet to a 1" iron rod found for corner in the south line of Lot 8, Block A, Preston Hills II Addition, an addition to Collin County, according to the plat recorded in Cabinet F, Page 678, Map Records of Collin County, Texas;

THENCE North 89°11'16" East, along the south line of said Lot 8, at a distance of 11.59 feet, passing the southernmost southeast corner of said Lot 8 and the west right-of-way line of said County Road No. 83, continuing along the south right-of-way line of said County Road No. 83,

in all a total distance of 197.43 feet (Deed calls 178.2 feet) to a 5/8" iron rod with "KHA" cap set for corner; from said point a 1" iron pipe found bears North 88°40' East, a distance of 8.5 feet;

THENCE along the east right-of-way line of said County Road No. 83, the following courses and distances:

North 01°09'33" West, a distance of 1044.51 feet to a PK nail set at an angle point;

North 01°10'48" West, a distance of 932.07 feet to the POINT OF BEGINNING and containing 400.524 acres (17,446,820 square feet) of land, more or less.

Bearing system of this survey is based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202.

APPENDIX B-2
LEGAL DESCRIPTION – NEIGHBORHOOD IMPROVEMENT AREA #1

METES AND BOUNDS DESCRIPTION
Lilyana Neighborhood Improvement Area #1
(approximately 93.21 acres)

BEING, a tract of land situated in the Jonathan Westover Survey, Abstract No. 1030 and William Wilhite Survey, Abstract No. 1002, Collin County, Texas, and being a portion of a called 214.659 acre tract of land as described in instrument to The George White Family Limited Partnership, recorded in County Clerk's File No. 2005-0005703 of the Official Property Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a PK Nail found in the approximate centerline of County Road No. 84 and being in the north right-of-way line of F.M 1461, a variable width right of way, and being the northeast corner of a tract of land to the State of Texas, as described in instrument recorded in Volume 484, Page 275 of the Deed Records of Collin County, Texas (D.R.C.C.T.), being the southeast corner of the 214.659 acre George White Family tract;

THENCE, South 89 degrees 46 minutes 00 seconds West, along the north right-of-way line of F.M. 1461 and the south line of the 214.659 acre George White Family tract, a distance of 2,171.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars;

THENCE, departing the south line of the 214.659 acre George White Family tract, and the north right-of-way line of F.M. 1461, North 00 degrees 39 minutes 56 seconds East, a distance of 939.08 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars;

THENCE, South 89 degrees 51 minutes 22 seconds West, a distance of 61.82 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars;

THENCE, North 11 degrees 58 minutes 44 seconds East, a distance of 117.06 feet to a point for a corner;

THENCE, North 01 degrees 14 minutes 17 seconds West, a distance of 142.46 feet to a point for a corner;

THENCE, North 01 degrees 52 minutes 47 seconds West, a distance of 143.69 feet to a point for a corner;

THENCE, North 05 degrees 39 minutes 29 seconds West, a distance of 74.86 feet to a point for a corner;

THENCE, North 10 degrees 23 minutes 36 seconds West, a distance of 74.86 feet to a point for a corner;

THENCE, North 18 degrees 07 minutes 19 seconds West, a distance of 53.93 feet to a point for a corner;

THENCE, North 22 degrees 03 minutes 04 seconds West, a distance of 127.12 feet to a point for a corner;

THENCE, North 68 degrees 27 minutes 26 seconds East, a distance of 123.81 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars;

THENCE, North 21 degrees 32 minutes 34 seconds West, a distance of 432.10 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars;

THENCE, North 65 degrees 24 minutes 00 seconds East, a distance of 58.10 feet to a point for a corner;

THENCE, North 56 degrees 30 minutes 34 seconds East, a distance of 58.10 feet to a point for a corner;

THENCE, North 48 degrees 55 minutes 07 seconds East, a distance of 47.69 feet to a point for a corner;

THENCE, North 33 degrees 52 minutes 49 seconds East, a distance of 47.94 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars;

THENCE, North 22 degrees 52 minutes 44 seconds East, a distance of 182.18 feet to a point for a corner;

THENCE, North 86 degrees 38 minutes 38 seconds East, a distance of 50.03 feet to a point for a corner;

THENCE, North 67 degrees 39 minutes 44 seconds East, a distance of 121.67 feet to a point for a corner;

THENCE, North 73 degrees 33 minutes 49 seconds East, a distance of 44.63 feet to a point for a corner;

THENCE, North 83 degrees 32 minutes 02 seconds East, a distance of 78.51 feet to a point for a corner;

THENCE, North 88 degrees 55 minutes 45 seconds East, a distance of 453.30 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars;

THENCE, South 01 degree 01 minute 26 seconds East, a distance of 296.68 feet to a point for a corner;

THENCE, North 89 degrees 21 minutes 24 seconds East, a distance of 299.56 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars;

THENCE, South 00 degrees 25 minutes 49 seconds East, a distance of 900.40 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars;

THENCE, North 89 degrees 16 minutes 55 seconds East, a distance of 633.44 feet to a point for a corner;

THENCE, South 68 degrees 22 minutes 28 seconds East, a distance of 43.04 feet to a point for a corner;

THENCE, South 00 degrees 11 minutes 53 seconds West, a distance of 119.12 feet to a point for a corner;

THENCE, North 89 degrees 18 minutes 51 seconds East, a distance of 137.43 feet to a point for a corner;

THENCE, North 00 degrees 16 minutes 22 seconds East, a distance of 155.86 feet to a point for a corner;

THENCE, North 89 degrees 52 minutes 13 seconds East, a distance of 237.38 feet to a Mag nail set in the east line of the 214.659 acre George White Family tract and being in County Road No. 84;

THENCE, South 00 degrees 07 minutes 47 seconds East, along the east line of the 214.659 acre George White Family tract and County Road No. 84, a distance of 1,306.85 feet the POINT OF BEGINNING and CONTAINING 93.21 acres of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, North Central Zone.

APPENDIX B-3
LEGAL DESCRIPTION – NEIGHBORHOOD IMPROVEMENT AREA #2

METES AND BOUNDS DESCRIPTION
Lilyana Neighborhood Improvement Area #2
(approximately 21.347 acres)

BEING a tract of land situated in the Jonathan Westover Survey, Abstract No. 1030 and W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas, the subject tract being all of a tract conveyed to LILYANA PHASE 2, LLC, according to the deed recorded in Document No. 20171116001527360 of the Official Public Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" capped iron rod found on the west line of County Road 84, a variable width public right-of-way, for the lower northeast corner of Lilyana Phase 1, an addition recorded in Cabinet 2017, Page 199, Plat Records, Collin County, Texas (PRCCT), from which a PK nail found bears S 00°07'47" E, a distance of 1293.95 feet;

THENCE along the northerly and easterly lines of Lilyana Phase 1, the following:

S 89°52'13" W, 30.00 feet;

S 44°49'07" W, 28.31 feet;

S 89°46'00" W, 119.34 feet;

N 45°14'00" W, 14.14 feet;

N 00°14'00" W, 15.00 feet;

S 89°46'00" W, 50.00 feet;

S 00°14'00" E, 51.59 feet;

S 89°46'00" W, 800.00 feet, a 5/8" capped iron rod found;

N 00°14'00" W, 110.00 feet;

N 44°46'00" E, 14.14 feet;

N 89°46'00" E, 10.00 feet;

N 00°14'00" W, 50.00 feet;

S 89°46'00" W, 10.00 feet;

N 45°14'00" W, 14.14 feet, a 5/8" capped iron rod found;

N 00°14'00" W, 220.00 feet;

N 44°46'00" E, 14.14 feet;

N 89°46'00" E, 10.00 feet;

N 00°14'00" W, 50.00 feet;

S 89°46'00" W, 10.00 feet;

N 45°14'00" W, 14.14 feet, a 5/8" capped iron rod found;

N 00°14'00" W, 220.00 feet;

N 44°46'00" E, 14.14 feet;

N 89°46'00" E, 10.00 feet;

N 00°14'00" W, 50.00 feet;

S 89°46'00" W, 10.00 feet;

N 45°14'00" W, 14.14 feet, a 5/8" capped iron rod found;

And N 00°14'00" W, 110.00 feet;

THENCE departing an east line of Lilyana Phase 1, through said Celina Development tract, the following:

N 89°46'00" E, 800.00 feet;

N 00°14'00" W, 110.00 feet;

N 45°14'00" W, 14.14 feet;

S 89°46'00" W, 40.00 feet;

N 00°14'00" W, 50.00 feet;

N 89°46'00" E, 40.00 feet;

N 44°46'00" E, 14.14 feet;

N 00°14'00" W, 40.00 feet;

N 89°46'00" E, 50.00 feet;

S 00°14'00" E, 40.00 feet;

S 45°14'00" E, 14.14 feet;

N 89°46'00" E, 121.16 feet;

N 44°48'57" E, 28.31 feet;

And N 89°51'54" E, 30.00 feet to the west line of County Road 84;

THENCE S 00°08'06" E, 61.40 feet along the west line thereof to a PK nail found;

THENCE S 00°07'47" E, 952.01 feet continuing along the west line of County Road 84 to the POINT OF BEGINNING with the subject tract containing 929,889 square feet or 21.347 acres of land.

APPENDIX B-4
LEGAL DESCRIPTION – NEIGHBORHOOD IMPROVEMENT AREA #3

METES AND BOUNDS DESCRIPTION
Lilyana Neighborhood Improvement Area #3
(approximately 44.724 acres)

TRACT 1

BEING a tract of land situated in the J. Westover Survey, Abstract No. 1030, and the W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas, the subject tract being a portion of a tract of land conveyed to Celina Development, LLC according to the deed recorded in Document No. 20151123001468620 of the Official Public Records, Collin County, Texas (OPRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the west line of County Road 84, and from which a 5/8" iron rod found for the northeast corner of the parent tract, bears N 00°08'06" W, 2,297.61 feet;

THENCE S 00°08'06" E, 680.05 feet along County Road 84 to the northeast corner of Lilyana Phase 2A-1, an addition recorded in Cabinet 2018, Page 530 of the Plat Records, Collin County, Texas (PRCCT);

THENCE along Lilyana Phase 2A-1, the following:

S 89°51'54" W, 30.00 feet;

S 44°48'57" W, 28.31 feet;

S 89°46'00" W, 121.16 feet to a point from which an "X" found for the intersection of the centerline of Indian Grass Lane with the centerline of Daisy Corner Drive, bears S 54°13'45" W, 43.01 feet;

N 45°14'00" W, 14.14 feet;

N 00°14'00" W, 40.00 feet;

S 89°46'00" W, 50.00 feet;

S 00°14'00" E, 40.00 feet;

S 44°46'00" W, 14.14 feet;

S 89°46'00" W, 40.00 feet;

S 00°14'00" E, 50.00 feet;

N 89°46'00" E, 40.00 feet;

S 45°14'00" E, 14.14 feet;

S 00°14'00" E, 110.00 feet;

And S 89°46'00" W, 800.00 feet to the east line of Lilyana Phase 1, an addition recorded in Cabinet 2017, Page 199 PRCCT;

THENCE along Lilyana Phase 1, the following:

N 00°14'00" W, 110.00 feet;

N 44°46'00" E, 14.14 feet;

N 89°46'00" E, 10.00 feet to a point from which an “X” found in concrete for the intersection of the centerline of Blue Thistle Road with the centerline of Daisy Corner Drive, bears N 63°40’05” W, 55.90 feet;

N 00°14'00" W, 60.00 feet;

S 89°46'00" W, 155.84 feet;

And N 45°14'00" W, 14.14 feet;

THENCE N 00°14'00" W, 200.00 feet;

THENCE N 44°46'00" E, 14.14 feet;

THENCE N 89°46'00" E, 15.00 feet;

THENCE N 00°14'00" W, 60.00 feet;

THENCE S 89°46'00" W, 14.16 feet;

THENCE N 00°14'00" W, 120.00 feet;

THENCE S 89°46'00" W, 53.00 feet;

THENCE N 00°14'00" W, 310.40 feet;

THENCE around a tangent curve to the left having a central angle of 30°00'00", a radius of 440.00 feet, a chord of N 15°14'00" W - 227.76 feet, an arc length of 230.38 feet;

THENCE N 30°14'00" W, 166.95 feet;

THENCE N 59°46'00" E, 6.90 feet;

THENCE N 30°14'00" W, 170.00 feet;

THENCE N 59°46'00" E, 173.95 feet;

THENCE S 30°14'00" E, 110.00 feet;

THENCE S 75°14'00" E, 14.14 feet;

THENCE N 59°46'00" E, 110.00 feet;

THENCE S 30°14'00" E, 295.79 feet;

THENCE around a tangent curve to the right having a central angle of 30°00'00", a radius of 500.00 feet, a chord of S 15°14'00" E - 258.82 feet, an arc length of 261.80 feet;

THENCE S 00°14'00" E, 78.67 feet;

THENCE N 89°46'00" E, 120.00 feet;

THENCE N 00°14'00" W, 6.12 feet;

THENCE N 89°46'00" E, 792.36 feet to the POINT OF BEGINNING with the subject tract containing 1,148,607 square feet or 26.368 acres of land.

TRACT 2

BEING a tract of land situated in the W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas, the subject tract being a portion of a tract of land conveyed to Celina Development, LLC according to the deed recorded in Document No. 20151123001468620 of the Official Public Records, Collin County, Texas (OPRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the north line of Lilyana Phase 1, an addition recorded in Cabinet 2017, Page 199 of the Plat Records, Collin County, Texas (PRCCT) and from which an “X” found in concrete for the intersection of the centerline of Daisy Corner Drive with the centerline of Blue Thistle Road, bears S 64°50’07” E, 128.23 feet;

THENCE along the north line of Lilyana Phase 1, the following:

S 89°46'00" W, 60.00 feet;

S 00°14'00" E, 20.00 feet;

S 44°46'00" W, 14.14 feet;

S 89°46'00" W, 110.00 feet;

N 00°14'00" W, 120.00 feet;

S 89°46'00" W, 400.00 feet;

S 88°53'40" W, 50.19 feet;

S 77°51'01" W, 44.60 feet;

S 67°46'00" W, 181.92 feet;

S 78°31'41" W, 16.36 feet;

S 84°46'23" W, 26.96 feet;

S 18°41'16" W, 120.00 feet;

Around a non-tangent curve to the right having a central angle of 02°17'13", a radius of 175.00 feet, a chord of N 70°10'08" W - 6.98 feet, an arc length of 6.98 feet;

S 20°58'28" W, 60.00 feet;

S 71°28'14" W, 15.16 feet;

S 30°44'50" W, 1.72 feet;

And around a tangent curve to the right having a central angle of 32°55'42", a radius of 330.00 feet, a chord of S 47°12'41" W - 187.05 feet, an arc length of 189.65 feet;

THENCE N 23°02'13" W, 212.96 feet;

THENCE around a tangent curve to the left having a central angle of 32°26'29", a radius of 500.00 feet, a chord of N 39°15'27" W - 279.34 feet, an arc length of 283.10 feet to a point from which a 5/8” iron rod with plastic cap found for a northwest corner of the parent tract, bears N 38°31’32” W, 1,063.32 feet;

THENCE N 67°46'00" E, 610.84 feet;

THENCE around a tangent curve to the right having a central angle of 22°00'00", a radius of 430.00 feet, a chord of N 78°46'00" E - 164.10 feet, an arc length of 165.11 feet;

THENCE N 89°46'00" E, 111.47 feet;

THENCE N 00°14'00" W, 110.00 feet;

THENCE N 45°14'00" W, 14.14 feet;

THENCE N 00°14'00" W, 50.00 feet;

THENCE N 44°46'00" E, 14.14 feet;

THENCE N 00°14'00" W, 92.81 feet;

THENCE around a tangent curve to the left having a central angle of 30°00'00", a radius of 250.00 feet, a chord of N 15°14'00" W - 129.41 feet, an arc length of 130.90 feet;

THENCE N 30°14'00" W, 46.08 feet;

THENCE N 70°51'04" W, 15.18 feet;

THENCE around a non-tangent curve to the right having a central angle of 01°45'56", a radius of 325.00 feet, a chord of S 70°17'42" W - 10.01 feet, an arc length of 10.01 feet;

THENCE N 18°49'20" W, 50.00 feet;

THENCE N 19°57'05" E, 12.81 feet;

THENCE N 30°14'00" W, 1.38 feet;

THENCE around a tangent curve to the right having a central angle of 08°56'51", a radius of 725.00 feet, a chord of N 25°45'34" W - 113.10 feet, an arc length of 113.22 feet;

THENCE N 68°42'51" E, 50.00 feet;

THENCE N 59°46'00" E, 411.23 feet;

THENCE S 30°14'00" E, 170.00 feet;

THENCE S 59°46'00" W, 6.90 feet;

THENCE S 30°14'00" E, 166.95 feet;

THENCE around a tangent curve to the right having a central angle of 30°00'00", a radius of 440.00 feet, a chord of S 15°14'00" E - 227.76 feet, an arc length of 230.38 feet;

THENCE S 00°14'00" E, 310.40 feet;

THENCE N 89°46'00" E, 53.00 feet;

THENCE S 00°14'00" E, 120.00 feet;

THENCE N 89°46'00" E, 14.16 feet;

THENCE S 00°14'00" E, 60.00 feet;

THENCE S 89°46'00" W, 15.00 feet;

APPENDIX B-5
LEGAL DESCRIPTION – NEIGHBORHOOD IMPROVEMENT AREA #4

METES AND BOUNDS DESCRIPTION
Lilyana Neighborhood Improvement Area #4
(approximately 67.494 acres)

BEING a tract of land situated in the J. Westover Survey, Abstract No. 1030, and the W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas, being part of a tract conveyed to LILYANA PHASE 4, LLC, by deed recorded in Document No. 20210302000414010 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in a bend of County Road 84, a public road, and being on the west line of a right-of-way dedication created by the final plat of Wilson Creek Estates Phase 2, recorded in Cabinet K, Page 192, Plat Records, Collin County, Texas (PRCCT);

THENCE S 00°08'06" E, 2297.61 feet along County Road 84, and along the west line of said right-of-way dedication, and of another dedication created by the final plat of Wilson Creek Estates, recorded in Cabinet J, Page 605 PRCCT, to a point for corner;

THENCE departing said road, into the subject tract, the following:

S 89°46'00" W, 792.36 feet;

S 00°14'00" E, 6.12 feet;

S 89°46'00" W, 120.00 feet;

N 00°14'00" W, 78.67 feet;

A tangent curve to the left having a central angle of 30°00'00", a radius of 500.00 feet, a chord of N 15°14'00" W - 258.82 feet, an arc length of 261.80 feet;

N 30°14'00" W, 295.79 feet;

S 59°46'00" W, 110.00 feet;

N 75°14'00" W, 14.14 feet;

N 30°14'00" W, 110.00 feet;

S 59°46'00" W, 60.00 feet;

N 30°14'00" W, 110.00 feet;

N 75°14'00" W, 14.14 feet;

N 30°14'00" W, 60.00 feet;

N 14°46'00" E, 14.14 feet;

N 30°14'00" W, 494.97 feet;

N 75°18'48" W, 14.12 feet;

N 31°27'16" W, 60.00 feet;

A non-tangent curve to the right having a central angle of 01°05'25", a radius of 330.00 feet, a chord of N 59°05'27" E - 6.28 feet, an arc length of 6.28 feet;

N 15°08'08" E, 14.05 feet;

N 59°46'00" E, 50.00 feet;

S 30°14'00" E, 4.87 feet;

S 75°14'00" E, 14.14 feet;

N 59°46'00" E, 225.35 feet;

N 14°46'00" E, 14.14 feet;

N 59°46'00" E, 50.00 feet;

S 75°14'00" E, 14.14 feet;

N 59°46'00" E, 219.77 feet;

N 15°24'44" E, 14.30 feet;

N 28°56'32" W, 109.92 feet;

N 61°03'28" E, 190.99 feet;

N 36°03'33" W, 150.88 feet;

A tangent curve to the right having a central angle of 35°18'53", a radius of 295.00 feet, a chord of N 18°24'06" W - 178.96 feet, an arc length of 181.83 feet;

N 00°44'40" W, 86.28 feet;

N 89°15'20" E, 106.54 feet;

N 00°44'40" W, 138.00 feet;

S 89°15'20" W, 533.56 feet;

A tangent curve to the left having a central angle of 07°17'16", a radius of 120.50 feet, a chord of S 85°36'43" W - 15.32 feet, an arc length of 15.33 feet;

S 81°58'05" W, 52.52 feet;

A tangent curve to the right having a central angle of 10°46'52", a radius of 179.50 feet, a chord of S 87°21'30" W - 33.73 feet, an arc length of 33.78 feet;

A compound curve to the right having a central angle of 15°06'07", a radius of 402.63 feet, a chord of N 79°42'00" W - 105.82 feet, an arc length of 106.12 feet;

S 64°33'12" W, 35.34 feet;

And N 19°31'46" E, 35.36 feet to a point in County Road 84;

THENCE N 89°09'41" E, 49.21 feet along said road to a PK nail found, being the intersection of County Road 84 and County Road 86, a public road;

THENCE N 89°15'20" E, 1269.46 feet continuing along County Road 84 to a point for corner;

THENCE N 88°41'35" E, 580.75 feet continuing along County Road 84 to the POINT OF BEGINNING with the subject tract containing 2,940,037 square feet or 67.494 acres of land.

APPENDIX B-6
LEGAL DESCRIPTION – NEIGHBORHOOD IMPROVEMENT AREA #5

METES AND BOUNDS DESCRIPTION

WHEREAS M/I Homes of DFW LLC, is the owner of a tract of land situated in the W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas, being part of a tract described in deed recorded in Document No. 20210902001788700, Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northwest corner of a remainder of that tract conveyed to Celina Development, LLC, recorded in Document No. 20151123001468620 DRCCT;

THENCE departing said corner, the following:

N 19°31'42" E, 127.06 feet;

THENCE N 25°16'36" E, 96.35 feet;

THENCE N 19°31'46" E, 90.58 feet;

THENCE N 64°31'46" E, 26.87 feet;

THENCE N 19°31'40" E, 42.68 feet;

THENCE around a non-tangent curve to the right having a central angle of 14°15'21", a radius of 60.00 feet, a chord of N 58°55'37" W - 14.89 feet, an arc length of 14.93 feet;

THENCE around a compound curve to the right having a central angle of 142°39'24", a radius of 3.00 feet, a chord of N 19°31'46" E - 5.68 feet, an arc length of 7.47 feet;

THENCE around a compound curve to the right having a central angle of 03°35'02", a radius of 60.00 feet, a chord of S 87°21'02" E - 3.75 feet, an arc length of 3.75 feet;

THENCE N 19°31'42" E, 45.91 feet;

THENCE N 25°28'16" W, 24.97 feet;

THENCE N 19°31'42" E, 832.29 feet;

THENCE N 25°17'28" E, 96.32 feet;

THENCE N 19°31'46" E, 78.12 feet;

THENCE N 64°31'44" E, 26.87 feet;

THENCE N 19°31'42" E, 42.67 feet;

THENCE around a non-tangent curve to the right having a central angle of 14°20'17", a radius of 60.00 feet, a chord of N 58°58'47" W - 14.98 feet, an arc length of 15.01 feet;

THENCE around a compound curve to the right having a central angle of 142°37'36", a radius of 3.00 feet, a chord of N 19°30'10" E - 5.69 feet, an arc length of 7.47 feet;

THENCE around a non-tangent curve to the right having a central angle of 03°40'24", a radius of 60.00 feet, a chord of S 87°21'30" E - 3.85 feet, an arc length of 3.85 feet;

THENCE N 19°31'42" E, 45.87 feet;

THENCE N 25°28'18" W, 25.00 feet;

THENCE N 19°31'42" E, 1066.16 feet;

THENCE N 25°18'29" E, 96.28 feet;

THENCE N 19°31'46" E, 73.34 feet;

THENCE N 64°33'12" E, 35.34 feet to the south line of Vest Lane;

THENCE along the south line thereof, the following:

A non-tangent curve to the left having a central angle of 15°06'07", a radius of 402.63 feet, a chord of S 79°42'00" E - 105.82 feet, an arc length of 106.12 feet;

A compound curve to the left having a central angle of 10°46'52", a radius of 179.50 feet, a chord of N 87°21'30" E - 33.73 feet, an arc length of 33.78 feet;

N 81°58'05" E, 52.52 feet;

A tangent curve to the right having a central angle of 07°17'16", a radius of 120.50 feet, a chord of N 85°36'43" E - 15.32 feet, an arc length of 15.33 feet;

And N 89°15'20" E, 533.56 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the northwest corner of Lilyana Phase 4, an addition recorded in Cabinet 2022, Page 108, Plat Records, Collin County, Texas;

THENCE along the common line thereof, the following:

S 00°44'40" E, 138.00 feet;

S 89°15'20" W, 106.54 feet;

S 00°44'40" E, 86.28 feet;

A tangent curve to the left having a central angle of 35°18'53", a radius of 295.00 feet, a chord of S 18°24'06" E - 178.96 feet, an arc length of 181.83 feet;

S 36°03'33" E, 150.88 feet;

S 61°03'28" W, 190.99 feet;

S 28°56'32" E, 109.92 feet;

S 15°24'44" W, 14.30 feet;

S 59°46'00" W, 219.77 feet;

N 75°14'00" W, 14.14 feet;

S 59°46'00" W, 50.00 feet;

S 14°46'00" W, 14.14 feet;

S 59°46'00" W, 225.35 feet;

N 75°14'00" W, 14.14 feet;

N 30°14'00" W, 4.87 feet;

S 59°46'00" W, 50.00 feet;

S 15°08'08" W, 14.05 feet;

A non-tangent curve to the left having a central angle of 01°05'25", a radius of 330.00 feet, a chord of S 59°05'27" W - 6.28 feet, an arc length of 6.28 feet;

S 31°27'16" E, 60.00 feet;

S 75°18'48" E, 14.12 feet;

S 30°14'00" E, 494.97 feet;

S 14°46'00" W, 14.14 feet;

S 30°14'00" E, 60.00 feet;

S 75°14'00" E, 14.14 feet;

And S 30°14'00" E, 110.00 feet to a north line of Lilyana Phase 2A-2, recorded in Document No. 20201102010004190 DRCCT;

THENCE S 59°46'00" W, 525.17 feet along the north line thereof and of Lilyana Phase 3, recorded in Document No. 20201102010004190 DRCCT, to a northerly corner thereof;

THENCE continuing along the common line thereof, the following:

S 68°42'51" W, 50.00 feet;

A non-tangent curve to the left having a central angle of 08°56'51", a radius of 725.00 feet, a chord of S 25°45'34" E - 113.10 feet, an arc length of 113.22 feet;

S 30°14'00" E, 1.38 feet;

S 19°57'05" W, 12.81 feet;

S 18°49'20" E, 50.00 feet;

A non-tangent curve to the left having a central angle of 01°45'56", a radius of 325.00 feet, a chord of N 70°17'42" E - 10.01 feet, an arc length of 10.01 feet;

S 70°51'04" E, 15.18 feet;

S 30°14'00" E, 46.08 feet;

A tangent curve to the right having a central angle of 30°00'00", a radius of 250.00 feet, a chord of S 15°14'00" E - 129.41 feet, an arc length of 130.90 feet;

S 00°14'00" E, 92.81 feet;

S 44°46'00" W, 14.14 feet;

S 00°14'00" E, 50.00 feet;

S 45°14'00" E, 14.14 feet;

S 00°14'00" E, 110.00 feet;

S 89°46'00" W, 111.47 feet;

A tangent curve to the left having a central angle of 22°00'00", a radius of 430.00 feet, a chord of S 78°46'00" W - 164.10 feet, an arc length of 165.11 feet;

And S 67°46'00" W, 610.84 feet to a northwesterly corner of Lilyana Phase 3, being in the north line of said remainder;

THENCE along the north line thereof, around a non-tangent curve to the left having a central angle of 15°00'03", a radius of 500.00 feet, a chord of N 62°58'43" W - 130.53 feet, an arc length of 130.91 feet;

THENCE N 70°28'44" W, 226.60 feet continuing along the north line thereof to the POINT OF BEGINNING with the subject tract containing 2,383,619 square feet or 54.720 acres of land.

APPENDIX B-7
LEGAL DESCRIPTION – NEIGHBORHOOD IMPROVEMENT AREA #6

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS a tract of land situated in the W. Wilhite Survey, Abstract No. 1002, and J. Westover Survey, Abstract No. 1030, City of Celina, Collin County, Texas, being part of a tract conveyed to M/I Homes of DFW, LLC, by deed recorded in Document No. 20210902001788700 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at the point of intersection of the east right of way line of Coit Road (a variable width ROW) and the south right of way line of Marigold Lane (a 60' ROW);

THENCE along the south right of way thereof the following:

N 64°31'31" E, 35.36 feet;

S 70°28'44" E, 100.83 feet;

S 25°28'44" E, 14.14 feet;

S 70°28'44" E, 50.00 feet;

N 64°27'40" E, 14.16 feet;

Around a non-tangent curve to the left having a central angle of 37°36'53" a radius of 705.00 feet, a chord of S 89°43'38" E - 454.57 feet, an arc length of 462.83 feet;

N 68°44'41" E, 50.00 feet;

N 23°06'06" E, 14.27 feet;

N 67°35'34" E, 84.25 feet;

Around a tangent curve to the left having a central angle of 25°56'21" a radius of 325.00 feet, a chord of N 54°37'23" E - 145.88 feet, an arc length of 147.14 feet;

THENCE along the west property line of an addition of LILYANA PHASE I according to the plat recorded in cab, 2017, page 199 of the Plat Records of Collin County, Texas the following:

S 23°08'06" E, 228.92 feet;

S 21°51'54" W, 7.07 feet;

S 66°51'54" W, 120.40 feet;

Around a non-tangent curve to the right having central angle of 16°10'26" a radius of 1063.85 feet, a chord of S 9°10'29" E - 299.31 feet, an arc length of 300.31 feet;

S 0°57'08" E, 210.57 feet;

Around a non-tangent curve to right having a central angle of 93°43'34" a radius of 50.00 feet, a chord S 9°02'27" W-72.97,an arc length of 81.79 feet;

S 0°57'08" E, 139.73 feet;

Around a tangent curve to the left having a central angle of 0°48'56" a radius of 560.00 feet, a chord of S 0°32'40" E - 7.97 feet, an arc length of 7.97 feet;

THENCE S 89°02'52" W, 809.94 feet along the Berlin Tract as recorded in the Deed Records of Collin County, Texas;

THENCE N 0°57'08" W, 19.56 feet along the east property line of a tract conveyed Frontier Retail Partners LP according to Document No. 20161221001791270 (DRCCT);

THENCE S 89°02'52" W, 275.00 feet continuing along the east property line of a tract conveyed Frontier Retail Partners LP according to Document No. 20161221001791270 (DRCCT);

THENCE along the east right of way line of Coit Road thereof the following:

N 0°57'08" W, 250.14 feet;

Around a tangent curve to the right having a central angle of 20°28'23" a radius of 1140.00 feet, a chord of N 9°17'04" E - 405.18 feet, an arc length of 407.35 feet:

N 19°31'16" E, 82.87 feet;

N 25°12'10" E, 96.08 feet;

N 19°31'46" E, 80.50 feet to the POINT OF BEGINNING with the subject tract containing 917,513 square feet or 21.063 acres of land.

APPENDIX B-8
LEGAL DESCRIPTION – NEIGHBORHOOD IMPROVEMENT AREA #7

TRACT 1

WHEREAS M/I HOMES OF DFW, LLC, is the owner of a tract of land situated in the W. Wilhite Survey, Abstract Number 1002 and the J. Westover Survey, Abstract Number 1030, in the City of Celina, Collin County, Texas, being a portion of a called 139.803 acre tract of land described in a Special Warranty Deed to M/I Homes of DFW, LLC, recorded in Document Number 20210902001788700, of the Official Public Records of Collin County, Texas (OPRCCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a plastic cap stamped "SPIARSENG" set for corner (hereinafter referred to as ''1/2 inch iron rod set with cap'') at the intersection of the east right-of-way line of County Road No. 83, (a 60-foot right-of-way) and the north right-of-way line of Marigold Lane, (a 50-foot right-of-way), from which a PK nail found at the intersection of the east right-of-way line of said County Road No. 83 and the north right-of-way line of Frontier Parkway, (a variable width right-of-way, also known as Farm to Market Road No. 1461), said PK nail being the upper southwest corner of a tract of land described to Frontier Retail Partners, LP, recorded in Document No. 20161221001731270, OPRCCT, bears for witness S 00°57'08" E, 1,840.31 feet;

THENCE N 00°57'08" W, 1,329.73 feet along the east right-of-way line of said County Road No. 83 to a 1/2 inch iron rod set with cap on the south line of Lot 8 of Preston Hills II Addition, an Addition to the City of Celina, Collin County, Texas, recorded in Cabinet F, Page 678, PRCCT;

THENCE N 89°11'16" E, along the south line of said Lot 8, passing the intersection of southeast corner of Lot 8 and on the east right-of-way line of said County Road No. 83, (a variable width right-of-way at this corner) at a distance of 11.65 feet, continuing along said County Road No. 83,

a total distance of 173.48 feet to a 1/2 inch iron rod set with cap for corner at the beginning of a non-tangent curve to the left, from which a 5/8 inch iron rod with plastic cap found at the southeast corner of said Preston Hills II Addition, bears for witness N 89°11'16" E, 23.95 feet;

THENCE along the southwesterly line of said County Road No. 83, the following courses and distances:

Southeasterly along a non-tangent curve to the left, having a central angle of 59°23'32", a radius of 405.00 feet, a chord of S 40°46'28" E - 401.27 feet an arc length of 419.82 feet to a 1/2 inch iron rod set with cap for corner at the end of said curve;

S 70°28'14" E, 74.80 feet to a 1/2 inch iron rod set with cap for corner;

S 25°28'14" E, 35.36 feet to a 1/2 inch iron rod set with cap for corner at the intersection of the southwesterly right-of-way line of said County Road No. 83 and the northwest right-of-way line of S Coit Road, (a variable width right-of-way);

THENCE S 19°31'46" W, 1,083.83 feet along the northwest right-of-way line of said S Coit Road to a 1/2 inch iron rod set with cap for corner at the intersection of the north right-of-way line of said Marigold Lane and the northwest right-of-way line of said S Coit Road;

THENCE along the north right-of-way line of Marigold Lane, the following courses and distances:

N 70°28'44" W, 17.84 feet to a 1/2 inch iron rod set with cap for corner at the beginning a tangent curve to the left, having a central angle of 17°03'07", a radius of 325.00 feet, a chord of N 79°00'18" W - 96.37 feet;

Northwesterly along said curve, an arc length of 96.72 feet to a 1/2 inch iron rod set with cap for corner at the end of said curve;

N 44°24'35" W, 36.29 feet to the POINT OF BEGINNING and containing 9.985 acres or 434,963 square feet of land.

TRACT 2

Being a tract of land situated in the W. Wilhite Survey, Abstract Number 1002 and the J. Westover Survey, Abstract Number 1030, in the City of Celina, Collin County, Texas, being a portion of a called 139.803 acre tract of land described in a Special Warranty Deed to M/I Homes of DFW, LLC, recorded in Document Number 20210902001788700, of the Official Public Records of Collin County, Texas (OPRCCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a plastic cap stamped "SPIARSENG" set for corner (hereinafter referred to as ''1/2 inch iron rod set with cap'') on the northwest right-of-way line of S Coit Road, (a variable width right-of-way), and being on the south line of a called 38.00 acre tract of land described in a deed to William and Kathy Wood, recorded in Document No. 20071029001470070, OPRCCT, from which a PK nail found at the southwest corner of a tract of land described in a deed to Christopher and Adrienne Bosh, recorded in Document No. 20131001001373380 OPRCCT, bears for witness N 89°09'41" E, 187.88 feet;

THENCE S 19°31'46" W, 2,388.62 feet along the northwest right-of-way line of said S Coit Road to a 1/2 inch iron rod set with cap for corner at the intersection of the northwest right-of-way line of said S Coit Road and the northeasterly right-of-way line of County Road No. 83, (a 60-foot right-of-way);

THENCE along the northeasterly right-of-way line of said County Road No. 83, the following courses and distances:

S 64°31'46" W, 35.36 feet to a 1/2 inch iron rod set with cap for corner;

N 70°28'14" W, 74.80 feet to a 1/2 inch iron rod set with cap for corner at the beginning of a tangent curve to the right, having a central angle of 69°18'41", a radius of 345.00 feet, a chord of N 35°48'54" W - 392.36 feet;

Northwesterly along said curve, an arc length of 417.35 feet to a 1/2 inch iron rod set with cap for corner at the end of said curve;

N 01°09'33" W, 974.61 feet to a 1/2 inch iron rod set with cap for corner;

N 01°10'48" W, 931.90 feet to a 1/2 inch iron rod set with cap for corner on the south line of said 38.00 acre tract, from which a PK nail found for the most northerly northwest corner of said 139.803 acre tract, bears for witness S 89°09'41" W, 30.00 feet;

THENCE N 89°09'41" E, 1,169.54 feet along the south line of said 38.00 acre tract to the POINT OF BEGINNING and containing 37.919 acres or 1,651,756 square feet of land.

TRACT 3

Being a tract of land situated in the W. Wilhite Survey, Abstract Number 1002 and the J. Westover Survey, Abstract Number 1030, in the City of Celina, Collin County, Texas, being a portion of a called 139.803 acre tract of land described in a Special Warranty Deed to M/I Homes of DFW, LLC, recorded in Document Number 20210902001788700, of the Official Public Records of Collin County, Texas (OPRCCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a plastic cap stamped "SPIARSENG" set for corner (hereinafter referred to as ''1/2 inch iron rod set with cap'') at the intersection of the east right-of-way line of County Road No. 83, (a 60-foot right-of-way) and the northwest right-of-way line of S Coit Road, (a variable width right-of-way), from which a PK nail found at the intersection of the east right-of-way line of said County Road No. 83 and the north right-of-way line of Frontier

Parkway, (a variable width right-of-way, also known as Farm to Market Road No. 1461), said PK nail being the upper southwest corner of a tract of land described to Frontier Retail Partners, LP, recorded in Document No. 20161221001731270, OPRCCT, bears for witness S 00°57'08" E, 1,419.74 feet;

THENCE N 00°57'08" W, 344.80 feet along the east right-of-way line of said County Road No. 83 to a 1/2 inch iron rod set with cap for corner at the intersection of the east right-of-way line of County Road No. 83, (a 60-foot right-of-way) and the south right-of-way line of Marigold Lane, (a 50-foot right-of-way), said corner being at the beginning of a non-tangent curve to the right, having a central angle of 21°38'01", a radius of 275.00 feet, a chord of S 81°17'45" E - 103.22 feet;

THENCE Southeasterly along the south right-of-way line of said Marigold Lane, an arc length of 103.83 feet to a 1/2 inch iron rod set with cap for corner at the end of said curve;

THENCE S 70°28'44" E, 17.84 feet continuing along the south right-of-way line of said Marigold Lane to a 1/2 inch iron rod set with cap for corner at the intersection of the south right-of-way line of said Marigold Lane and the northwest right-of-way line of said S Coit Road;

THENCE S 19°31'46" W, 282.40 feet along the northwest right-of-way line of said S Coit Road to a 1/2 inch iron rod set with cap for corner at the beginning of a tangent curve to the left, having a central angle of 02°43'42", a radius of 1,260.26 feet, a chord of S 18°09'54" W - 60.01 feet;

APPENDIX C
PID ASSESSMENT NOTICE

[AFTER RECORDING RETURN TO:

_____

_____

_____

_____

_____][1]

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

_____

STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: $_____

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

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

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

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

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:	DATE:
_____	_____
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas[4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

APPENDIX D
ASSESSMENT PER UNIT AND PROJECTED TAX RATE EQUIVALENTS

Appendix D

A) Proposed Development

Table D-A.1 shows the proposed Lot Types to be developed within the PID.

Table D-A.1
Proposed Development within the PID

Proposed Development	Quantity	Measurement
Residential:		
Single Family – 70 Ft	159	Units
Single Family – 60 Ft	388	Units
Single Family – 50 Ft	762	Units
Townhomes	78	Units
Subtotal Residential	*1,387*	*Units*
Non-Residential:		
Commercial	53,143	Square feet
Subtotal Commercial	*53,143*	*Square feet*

Table D-A.2 shows the proposed Lot Types within the Major Improvement Area.

Table D-A.2
Proposed Development – Major Improvement Area

Proposed Development	Quantity	Measurement
Residential:		
Single Family – 70 Ft	74	Units
Single Family – 60 Ft	277	Units
Single Family – 50 Ft	665	Units
Townhomes	78	Units
Subtotal Residential	*1,094*	*Units*
Non-Residential:		
Commercial	53,143	Square feet
Subtotal Commercial	*53,143*	*Square feet*

Table D-A.3 shows the Lot Types within Neighborhood Improvement Area #1.

Table D-A.3
Actual Development – Neighborhood Improvement Area #1

Development	Quantity	Measurement
Single Family – 70 Ft	85	Units
Single Family – 60 Ft	111	Units
Single Family – 50 Ft	97	Units
Total	**293**	**Units**

Table D-A.4 shows the Lot Types within Neighborhood Improvement Area #2.

Table D-A.4
Actual Development – Neighborhood Improvement Area #2

Development	Quantity	Measurement
Single Family – 70 Ft	7	Units
Single Family – 50 Ft	92	Units
Total	**99**	**Units**

Table D-A.5 shows the Lot Types within Neighborhood Improvement Area #3.

Table D-A.5
Actual Development – Neighborhood Improvement Area #3

Development	Quantity	Measurement
Single Family – 70 Ft	8	Units
Single Family – 60 Ft	94	Units
Single Family – 50 Ft	80	Units
Total	**182**	**Units**

Table D-A.6 shows the Lot Types within Neighborhood Improvement Area #4.

Table D-A.6
Actual Development – Neighborhood Improvement Area #4

Development	Quantity	Measurement
Single Family – 70 Ft	20	Units
Single Family – 60 Ft	100	Units
Single Family – 50 Ft	156	Units
Total	**276**	**Units**

Table D-A.7 shows the Lot Types within Neighborhood Improvement Area #5.

Table D-A.7
Proposed Development – Neighborhood Improvement Area #5

Proposed Development	Quantity	Measurement
Single Family – 60 Ft	68	Units
Single Family – 50 Ft	139	Units
Total	**207**	**Units**

Table D-A.8 shows the Lot Types within Neighborhood Improvement Area #6.

Table D-A.8
Proposed Development – Neighborhood Improvement Area #6

Proposed Development	Quantity	Measurement
Single Family – 50 Ft	100	Units
Total	**100**	**Units**

Table D-A.9 shows the Lot Types within Neighborhood Improvement Area #7.

Table D-A.9
Proposed Development – Neighborhood Improvement Area #7

Proposed Development	Quantity	Measurement
Single Family – 70 Ft	39	Units
Single Family – 60 Ft	15	Units
Single Family – 50 Ft	98	Units
Total	**152**	**Units**

(remainder of this page is intentionally left blank)

B) Allocation of Assessments to Lots within the Major Improvement Area

Table D-B.1 sets forth the original Assessment per unit and estimated tax rate equivalent relating to the Major Improvement Area Bonds for each Lot Type within the Major Improvement Area.

Table D-B.1
Original Assessment Allocation - Major Improvement Area

Lot Size	Units/GSF	Estimated Buildout Value	Total Assessment	Annual Installment (1st Full Year After Cap I)[1]	Assessment Per Unit/SF	Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
NIA #2							
50 Ft	92	$30,360,000	$428,675	$40,224	$4,660	$437	$0.13
70 Ft	7	$3,010,000	$42,500	$3,988	$6,071	$570	$0.13
OAP	-	-	$4,759	$447	-	-	-
Subtotal	*99*	*$33,370,000*	*$475,935*	*$44,658*			
NIA #3							
50 Ft	80	$28,000,000	$395,353	$37,097	$4,942	$464	$0.13
60 Ft	94	$37,600,000	$530,902	$49,816	$5,648	$530	$0.13
70 Ft	8	$3,600,000	$50,831	$4,770	$6,354	$596	$0.13
OAP	-	-	$9,870	$926	-	-	-
Subtotal	*182*	*$69,200,000*	*$986,955*	*$92,608*			
NIA #4							
50 Ft	156	$70,200,000	$991,206	$93,007	$6,354	$596	$0.13
60 Ft	100	$50,000,000	$705,987	$66,244	$7,060	$662	$0.13
70 Ft	20	$11,000,000	$155,317	$14,574	$7,766	$729	$0.13
OAP	-	-	$18,712	$1,756	-	-	-
Subtotal	*276*	*$131,200,000*	*$1,871,222*	*$175,581*			
NIA #5							
50 Ft	139	$77,840,000	$1,099,080	$103,129	$7,907	$742	$0.13
60 Ft	68	$51,000,000	$720,107	$67,569	$10,590	$994	$0.13
OAP	-	-	$18,376	$1,724	-	-	-
Subtotal	*207*	*$128,840,000*	*$1,837,563*	*$172,423*			
NIA #6							
50 Ft	100	$65,000,000	$917,783	$86,118	$9,178	$861	$0.13
OAP	-	-	$9,271	$870	-	-	-
Subtotal	*100*	*$65,000,000*	*$927,054*	*$86,988*			
NIA #7							
50 Ft	98	$63,700,000	$902,411	$84,675	$9,208	$864	$0.13
60 Ft	15	$11,250,000	$159,374	$14,954	$10,625	$997	$0.13
70 Ft	39	$31,200,000	$441,997	$41,474	$11,333	$1,063	$0.13
OAP	-	-	$15,190	$1,425	-	-	-
Subtotal	*152*	*$106,150,000*	*$1,518,972*	*$142,529*			
NIA #8							
Townhome	*78*	$23,400,000	$331,498	$31,105	$4,250	$399	$0.13
Area F	53,143	$6,111,468	$86,579	$8,124	$1.63	$0.15	$0.13
OAP	-	-	$4,223	$396	-	-	-
Subtotal	*-*	*$29,511,468*	*$422,299*	*$39,625*			
Total	**1,194**	**$563,271,468**	**$8,040,000**	**$754,412**			

Note: Estimates in Table D-B.1 are based on updated Lot counts and estimated buildout values provided by the Master Developer as part of this SAP. Although the actual unit counts and estimated unimproved land value may vary from the estimates shown, the original assessment allocation for each Lot Type will not change unless modified in a Service Plan Update approved by the City Council, subject to the terms of this SAP, the PID Act, and any other documents associated with PID Bonds.

[1]Represents original annual installment first year after capitalized interest.

Table D-B.2 sets forth the outstanding Assessment per unit and estimated tax rate equivalent relating to the Major Improvement Area Refunding Bonds for each Lot Type within the Major Improvement Area.

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Table D-B.2
Outstanding Assessment Allocation – Major Improvement Area Refunding

Lot Size	Units/GSF[(1)]	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment[(2)]	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
NIA #2							
50 Ft	90	$29,700,000	$364,638	$30,437	$4,052	$338	$0.10
70 Ft	7	$3,010,000	$36,955	$3,085	$5,279	$441	$0.10
OAP	-	-	$0	$0	-	-	-
Subtotal	*97*	*$32,710,000*	*$401,593*	*$33,522*			
NA #3							
50 Ft	80	$28,000,000	$343,766	$28,695	$4,297	$359	$0.10
60 Ft	93	$37,200,000	$456,718	$38,123	$4,911	$410	$0.10
70 Ft	8	$3,600,000	$44,199	$3,689	$5,525	$461	$0.10
OAP	-	-	$0	$0	-	-	-
Subtotal	*181*	*$68,800,000*	*$844,683*	*$70,508*			
NIA #4							
50 Ft	156	$70,200,000	$861,871	$71,943	$5,525	$461	$0.10
60 Ft	100	$50,000,000	$613,868	$51,241	$6,139	$512	$0.10
70 Ft	20	$11,000,000	$135,051	$11,273	$6,753	$564	$0.10
OAP			$0	$0			
Subtotal	*276*	*$131,200,000*	*$1,610,790*	*$134,457*			
NIA #5							
50 Ft	139	$77,840,000	$955,670	$79,772	$6,875	$574	$0.10
60 Ft	68	$51,000,000	$626,146	$52,266	$9,208	$769	$0.10
OAP			$0	$0			
Subtotal	*207*	*$128,840,000*	*$1,581,816*	*$132,038*			
NIA #6							
50 Ft	100	$65,000,000	$798,029	$66,613	$7,980	$666	$0.10
OAP			$0	$0			
Subtotal	*100*	*$65,000,000*	*$798,029*	*$66,613*			
NIA #7							
50 Ft	98	$63,700,000	$782,068	$65,281	$7,980	$666	$0.10
60 Ft	15	$11,700,000	$143,645	$11,990	$9,576	$799	$0.10
70 Ft	39	$31,200,000	$383,054	$31,974	$9,822	$820	$0.10
OAP			$0	$0			
Subtotal	*152*	*$106,600,000*	*$1,308,767*	*$109,246*			
NIA #8							
Townhome	78	$23,400,000	$287,290	$23,981	$3,683	$307	$0.10
Area F	53,143	$6,111,445	$75,032	$6,263	$1.41	$0.12	$0.10
OAP	-		$0	$0			
Subtotal		*$29,511,445*	*$362,323*	*$30,244*			
Total	**1,091**	**$562,661,445**	**$6,908,000**	**$576,628**			

Note: Estimates in Table D-B.2 are based on updated Lot counts, including related prepayments, and estimated buildout values provided by the Master Developer as part of as part this SAP. Although the actual unit counts and estimated unimproved land value may vary from the estimates shown, the outstanding assessment allocation for each Lot Type will not change unless modified in a Service Plan Update approved by the City Council, subject to the terms of this SAP, the PID Act, and any other documents associated with PID Bonds.
[1]Assessments on (2) 50 Ft Lots in NIA #2, one (1) 60 Ft Lot in NIA #3, and Major Improvement Area's share of the OAP for each NIA have prepaid their Assessment in full.
[2]Represents average Annual Installment for remaining years excluding actual amounts billed previously.

C) Allocation of Assessments to Lots within Neighborhood Improvement Area #1

Table D-C.1 sets forth the original Assessment per unit and estimated tax rate equivalent relating to the Neighborhood Improvement Area #1 Bonds for each Lot Type within Neighborhood Improvement Area #1.

Table D-C.1
Original Assessment Allocation – NIA #1

Lot Size[1]	Units	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	97	$33,920,027	$1,566,997	$137,959	$16,155	$1,422	$0.41
60 Ft	111	$46,411,431	$2,144,060	$188,764	$19,316	$1,701	$0.41
70 Ft	85	$43,748,565	$2,021,044	$177,933	$23,777	$2,093	$0.41
OAP	-	-	$57,900	$5,098	-	-	-
Total	**293**	**$124,080,023**	**$5,790,000**	**$509,753**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.

Table D-C.2 sets forth the outstanding Assessment per unit and estimated tax rate equivalent relating to the Neighborhood Improvement Area #1 Refunding Bonds for each Lot Type within Neighborhood Improvement Area #1.

Table D-C.2
Outstanding Assessment Allocation – NIA #1 Refunding

Lot Size[1]	Units[2]	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50'	93	$32,331,487	$1,352,034	$105,464	$14,538	$1,134	$0.33
60'	106	$41,812,100	$1,748,493	$136,389	$17,485	$1,364	$0.33
70'	85	$43,748,565	$1,829,472	$142,706	$21,523	$1,679	$0.33
OAP	-	-	$0	$0	-	-	-
Total	**284**	**$117,892,152**	**$4,930,000**	**$384,558**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.
[2]Assessments on five (5) 60 Ft Lots and two (2) 50 Ft Lots, one (1) 70 Ft Lot and the OAP have prepaid their Assessment in full, and one (1) 50 Ft lot of prepaid their Assessment partially.

D) Allocation of Assessments to Lots within Neighborhood Improvement Area #2

Table D-D.1on the following page sets forth the original Assessment per unit and estimated tax rate equivalent relating to Neighborhood Improvement Area #2's portion of the Neighborhood Improvement Areas #2-3 Bonds for each Lot Type within Neighborhood Improvement Area #2.

Table D-D.1
Original Assessment Allocation – NIA #2

Lot Size[1]	Units	Estimated Buildout Value	Total Assessment	Average Annual Installment[2]	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	92	$30,360,000	$851,163	$71,679	$9,252	$779	$0.24
70 Ft	7	$3,010,000	$84,387	$7,107	$12,055	$1,015	$0.24
OAP	-	-	$9,450	$796	-	-	-
Total	**99**	**$33,370,000**	**$945,000**	**$79,582**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.
[2]Represents average Annual Installment for remaining years excluding actual amounts billed previously.

Table D-D.2 sets forth the outstanding Assessment per unit and estimated tax rate equivalent relating to Neighborhood Improvement Area #2's portion of the Neighborhood Improvement Areas #2-3 Bonds for each Lot Type within Neighborhood Improvement Area #2.

Table D-D.2
Outstanding Assessment Allocation – NIA #2

Lot Size[1]	Units[2]	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment[3]	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	90	$29,700,000	$752,003	$68,864	$8,194	$765	$0.23
70 Ft	7	$3,010,000	$76,213	$6,979	$10,677	$997	$0.23
OAP			$0	$0	-	-	-
Total	97	$32,710,000	$828,216	$75,843			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.
[2]Assessments on (2) 50 Ft Lots and the OAP have prepaid their Assessment in full.
[3]Represents average Annual Installment for remaining years excluding actual amounts billed previously.

Table D-D.3 sets forth the combined original Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #2 relating to Neighborhood Improvement Area #2's portion of the Neighborhood Improvement Areas #2-3 Bonds as shown in Table D-D.1 and Neighborhood Improvement Area #2's portion of the Major Improvement Area Bonds as shown in Table D-B.1.

Table D-D.3
Original Assessment Allocation (Combined) – NIA #2

Lot Size[1]	Units	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	92	$30,360,000	$1,279,838	$111,903	$13,911	$1,216	$0.37
70 Ft	7	$3,010,000	$126,888	$11,094	$18,127	$1,585	$0.37
OAP	-		$14,209	$1,242	-	-	-
Total	**99**	**$33,370,000**	**$1,420,935**	**$124,240**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.

Table D-D.4 sets forth the combined outstanding Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #2 relating to Neighborhood Improvement Area #2's portion of the Neighborhood Improvement Areas #2-3 Bonds as shown in Table D-D.2 and Neighborhood Improvement Area #2's portion of the Major Improvement Area Bonds as shown in Table D-B.2.

Table D-D.4
Outstanding Assessment Allocation (Combined) – NIA #2

Lot Size[1]	Units[2]	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	90	$29,700,000	$1,116,641	$99,301	$12,407	$1,103	$0.33
70 Ft	7	$3,010,000	$113,168	$10,064	$16,167	$1,438	$0.33
OAP		-	$0	$0	-	-	-
Total	97	$32,710,000	$1,229,809	$109,365			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.
[2]Assessments on (2) 50 Ft Lots and the OAP have prepaid their Assessment in full.

E) Allocation of Assessments to Lots within Neighborhood Improvement Area #3

Table D-E.1 sets forth the original Assessment per unit and estimated tax rate equivalent relating to Neighborhood Improvement Area #3's portion of the Neighborhood Improvement Areas #2-3 Bonds for each Lot Type within Neighborhood Improvement Area #3.

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Table D-E.1
Original Assessment Allocation – NIA #3

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment[(2)]	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	80	$28,000,000	$911,315	$73,320	$11,391	$917	$0.26
60 Ft	94	$37,600,000	$1,223,766	$98,458	$13,019	$1,047	$0.26
70 Ft	8	$3,600,000	$117,169	$9,427	$14,646	$1,178	$0.26
OAP	-	-	$22,750	$1,830	-	-	-
Total	**182**	**$69,200,000**	**$2,275,000**	**$183,036**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.
[2]Represents average Annual Installment excluding first year amount paid from capitalized interest.

Table D-E.2 sets forth the outstanding Assessment per unit and estimated tax rate equivalent relating to Neighborhood Improvement Area #3's portion of the Neighborhood Improvement Areas #2-3 Bonds for each Lot Type within Neighborhood Improvement Area #3.

Table D-E.2
Outstanding Assessment Allocation – NIA #3

Lot Size[(1)]	Units/SF[(2)]	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment[(3)]	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	80	$28,000,000	$862,478	$72,326	$10,781	$904	$0.26
60 Ft	93	$37,200,000	$1,145,863	$96,090	$12,321	$1,033	$0.26
70 Ft	8	$3,600,000	$110,890	$9,299	$13,861	$1,162	$0.26
OAP	-		$0	$0	-	-	-
Total	**181**	**$68,800,000**	**$2,119,231**	**$177,715**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.
[2]Assessments on (1) 60 Ft Lot and the OAP have prepaid their Assessment in full.
[3]Represents average Annual Installment excluding first year amount paid from capitalized interest.

Table D-E.3 sets forth the combined original Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #3 relating to Neighborhood Improvement Area #3's portion of the Neighborhood Improvement Areas #2-3 Bonds as shown in Table D-E.1 and Neighborhood Improvement Area #3's portion of the Major Improvement Area Bonds as shown in Table D-B.1.

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Table D-E.3
Original Assessment Allocation (Combined) – NIA #3

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	80	$28,000,000	$1,306,668	$110,417	$16,333	$1,380	$0.39
60 Ft	94	$37,600,000	$1,754,668	$148,274	$18,667	$1,577	$0.39
70 Ft	8	$3,600,000	$168,000	$14,196	$21,000	$1,775	$0.39
OAP	-	-	$32,620	$2,756	-	-	-
Total	**182**	**$69,200,000**	**$3,261,955**	**$275,644**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.

Table D-E.4 sets forth the combined outstanding Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #3 relating to Neighborhood Improvement Area #3's portion of the Neighborhood Improvement Areas #2-3 Bonds as shown in Table D-E.2 and Neighborhood Improvement Area #3's portion of the Major Improvement Area Bonds as shown in Table D-B.2.

Table D-E.4
Outstanding Assessment Allocation (Combined) – NIA #3

Lot Size[(1)]	Units/SF[(2)]	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	80	$28,000,000	$1,222,523	$100,764	$15,282	$1,260	$0.36
60 Ft	93	$37,200,000	$1,624,209	$133,873	$17,465	$1,439	$0.36
70 Ft	8	$3,600,000	$157,182	$12,955	$19,648	$1,619	$0.36
OAP			$0	$0	-	-	-
Total	181	$68,800,000	$3,003,914	$247,593			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.
[2]Assessments on (1) 60 Ft Lots and the OAP have prepaid their Assessment in full.

F) Allocation of Assessments to Lots within Neighborhood Improvement Area #4

Table D-F.1 sets forth the original Assessment per unit and estimated tax rate equivalent relating to the Neighborhood Improvement Area #4 Bonds for each Lot Type within Neighborhood Improvement Area #4.

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Table D-F.1
Original Assessment Allocation – NIA #4

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	156	$70,200,000	$2,783,628	$193,375	$17,844	$1,240	$0.28
60 Ft	100	$50,000,000	$1,982,641	$137,732	$19,826	$1,377	$0.28
70 Ft	20	$11,000,000	$436,181	$30,301	$21,809	$1,515	$0.28
OAP	-	-	$52,550	$3,651	-	-	-
Total	**276**	**$131,200,000**	**$5,255,000**	**$365,059**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.

Table D-F.2 sets forth the outstanding Assessment per unit and estimated tax rate equivalent relating to the Neighborhood Improvement Area #4 Bonds for each Lot Type within Neighborhood Improvement Area #4.

Table D-F.2
Outstanding Assessment Allocation – NIA #4

Lot Size[(1)]	Units/SF[(2)]	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	156	$70,200,000	$2,692,668	$191,002	$17,261	$1,224	$0.27
60 Ft	100	$50,000,000	$1,917,854	$136,041	$19,179	$1,360	$0.27
70 Ft	20	$11,000,000	$421,928	$29,929	$21,096	$1,496	$0.27
OAP	-	-	$0	$0	-	-	-
Total	**276**	**$131,200,000**	**$5,032,450**	**$356,973**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.
[2]Assessments on the OAP have prepaid their Assessment in full.

Table D-F.3 sets forth the combined original Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #4 relating to the Neighborhood Improvement Area #4 Bonds as shown in Table D-F.1 and Neighborhood Improvement Area #4's portion of the Major Improvement Area Bonds as shown in Table D-B.1.

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Table D-F.3
Original Assessment Allocation (Combined) – NIA #4

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	156	$70,200,000	$3,774,834	$286,383	$24,198	$1,836	$0.41
60 Ft	100	$50,000,000	$2,688,628	$203,976	$26,886	$2,040	$0.41
70 Ft	20	$11,000,000	$591,498	$44,875	$29,575	$2,244	$0.41
OAP	-		$71,262	$5,406	-	-	-
Total	**276**	**$131,200,000**	**$7,126,222**	**$540,640**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.

Table D-F.4 sets forth the combined outstanding Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #4 relating to the Neighborhood Improvement Area #4 Bonds as shown in Table D-F.2 and Neighborhood Improvement Area #4's portion of the Major Improvement Area Bonds as shown in Table D-B.2.

Table D-F.4
Outstanding Assessment Allocation (Combined) – NIA #4

Lot Size[(1)]	Units/SF[(2)]	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	156	$70,200,000	$3,600,554	$262,345	$23,080	$1,682	$0.37
60 Ft	100	$50,000,000	$2,564,497	$186,856	$25,645	$1,869	$0.37
70 Ft	20	$11,000,000	$564,189	$41,108	$28,209	$2,055	$0.37
OAP		-	$0	$0	-	-	-
Total	276	$131,200,000	$6,729,240	$490,309			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.
[2]Assessments on the OAP have prepaid their Assessment in full.

G) Allocation of Assessments to Lots within Neighborhood Improvement Area #5

Table D-G.1 sets forth the original Assessment per unit and estimated tax rate equivalent relating to the Neighborhood Improvement Area #5 Bonds for each Lot Type within Neighborhood Improvement Area #5.

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Table D-G.1
Original Assessment Allocation – NIA #5

Lot Size	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	139	$90,350,000	$4,031,611	$316,466	$29,004	$2,277	$0.35
60 Ft	68	$53,040,000	$2,366,759	$185,781	$34,805	$2,732	$0.35
OAP	-		$64,630	$5,073	-	-	-
Total	**207**	**$143,390,000**	**$6,463,000**	**$507,320**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.

Table D-G.2 sets forth the outstanding Assessment per unit and estimated tax rate equivalent relating to the Neighborhood Improvement Area #5 Bonds for each Lot Type within Neighborhood Improvement Area #5.

Table D-G.2
Outstanding Assessment Allocation – NIA #5

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	139	$90,350,000	$3,981,707	$316,470	$28,645	$2,277	$0.35
60 Ft	68	$53,040,000	$2,337,463	$185,784	$34,374	$2,732	$0.35
OAP	-	-	$63,830	$5,073	-	-	-
Total	**207**	**$143,390,000**	**$6,383,000**	**$507,327**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.

Table D-G.3 sets forth the combined original Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #5 relating to the Neighborhood Improvement Area #5 Bonds as shown in Table D-G.1 and Neighborhood Improvement Area #5's portion of the Major Improvement Area Bonds as shown in Table D-B.1.

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Table D-G.3
Original Assessment Allocation (Combined) – NIA #5

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	139	$90,350,000	$5,130,692	$419,595	$36,911	$3,019	$0.48
60 Ft	68	$53,040,000	$3,086,865	$253,351	$45,395	$3,726	$0.48
OAP	-	-	$83,006	$6,797	-	-	-
Total	**207**	**$143,390,000**	**$8,300,563**	**$679,743**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.

Table D-G.4 sets forth the combined outstanding Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #5 relating to the Neighborhood Improvement Area #5 Bonds as shown in Table D-G.2 and Neighborhood Improvement Area #5's portion of the Major Improvement Area Bonds as shown in Table D-B.2.

Table D-G.4
Outstanding Assessment Allocation (Combined) – NIA #5

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	139	$90,350,000	$4,987,281	$396,238	$35,880	$2,851	$0.45
60 Ft	68	$53,040,000	$2,992,904	$238,047	$44,013	$3,501	$0.45
OAP		-	$64,630	$5,073	-	-	-
Total	207	$143,390,000	$8,044,816	$639,358			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.

H) Allocation of Assessments to Lots within Neighborhood Improvement Area #6

Table D-H.1 sets forth the original Assessment per unit and estimated tax rate equivalent relating to the Neighborhood Improvement Area #6 Reimbursement Agreement Obligation for each Lot Type within Neighborhood Improvement Area #6.

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Table D-H.1
Original Assessment Allocation – NIA #6

Lot Size	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	100	$65,000,000	$2,757,150	$250,789	$27,572	$2,508	$0.39
OAP	-	-	$27,850	$2,533	-	-	-
Total	**100**	**$65,000,000**	**$2,785,000**	**$253,323**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.

Table D-H.2 sets forth the outstanding Assessment per unit and estimated tax rate equivalent relating to Neighborhood Improvement Area #6's portion of the Neighborhood Improvement Areas #6-7 Bonds for each Lot Type within Neighborhood Improvement Area #6.

Table D-H.2
Outstanding Assessment Allocation – NIA #6

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Outstanding Assessment[1]	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	100	$65,000,000	$2,757,150	$260,869	$27,572	$2,609	$0.40
OAP		-	$27,850	$2,635	-	-	-
Total	**100**	**$65,000,000**	**$2,785,000**	**$263,504**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.
[1]Updated to reflect the issuance of the Neighborhood Improvement Areas #6-7 Bonds issued in April 2024.

Table D-H.3 sets forth the combined original Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #6 relating to the Neighborhood Improvement Area #6 Reimbursement Agreement Obligation as shown in Table D-H.1 and Neighborhood Improvement Area #6's portion of the Major Improvement Area Bonds as shown in Table D-B.1.

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Table D-H.3
Original Assessment Allocation (Combined) – NIA #6

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	100	$65,000,000	$3,555,179	$336,907	$36,749	$3,369	$0.52
OAP	-	-	$27,850	$3,403	-	-	-
Total	100	$65,000,000	$2,785,000	$**340,310**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.

Table D-H.4 sets forth the combined outstanding Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #6 relating to Neighborhood Improvement Area #6's portion of the Neighborhood Improvement Areas #6-7 Bonds as shown in Table D-H.2 and Neighborhood Improvement Area #6's portion of the Major Improvement Area Bonds as shown in Table D-B.2.

Table D-H.4
Outstanding Assessment Allocation (Combined) – NIA #6

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Outstanding Assessment[1]	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	100	$65,000,000	$3,555,179	$317,576	$35,552	$3,176	$0.49
OAP	-	-	$27,850	$2,535	-	-	-
Total	100	$65,000,000	$3,583,029	$320,111			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.
[1]Updated to reflect the issuance of the Neighborhood Improvement Areas #6-7 Bonds issued in April 2024.

I) Allocation of Assessments to Lots within Neighborhood Improvement Area #7

Table D-I.1 sets forth the estimated Assessment per unit and estimated tax rate equivalent relating to Neighborhood Improvement Area #7's portion of the Neighborhood Improvement Areas #6-7 Bonds for each Lot Type within Neighborhood Improvement Area #7.

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Table D-I.1
Assessment Allocation – NIA #7

Lot Size	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50'	98	$63,700,000	$2,908,087	$248,178	$29,674	$2,532	$0.39
60'	15	$11,250,000	$513,595	$43,830	$34,240	$2,922	$0.39
70'	39	$31,200,000	$1,424,369	$121,556	$36,522	$3,117	$0.39
OAP	-	-	$48,950	$4,177	-	-	-
Total	**152**	**$106,150,000**	**$4,895,000**	**$417,742**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.

Table D-I.2 sets forth the outstanding Assessment per unit and estimated tax rate equivalent relating to Neighborhood Improvement Area #7's portion of the Neighborhood Improvement Areas #6-7 Bonds for each Lot Type within Neighborhood Improvement Area #7.

Table D-I.2
Outstanding Assessment Allocation – NIA #7

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50'	98	$63,700,000	$2,908,087	$244,055	$29,674	$2,490	$0.38
60'	15	$11,250,000	$513,595	$43,102	$34,240	$2,873	$0.38
70'	39	$31,200,000	$1,424,369	$119,537	$36,522	$3,065	$0.38
OAP	-	-	$48,950	$4,108	-	-	-
Total	**152**	**$106,150,000**	**$4,895,000**	**$410,802**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.

Table D-I.3 sets forth the combined estimated Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #7 relating to Neighborhood Improvement Area #7's portion of the Neighborhood Improvement Areas #6-7 Bonds as shown in Table D-I.1 and Neighborhood Improvement Area #7's portion of the Major Improvement Area Bonds as shown in Table D-B.1.

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Table D-I.3
Assessment Allocation (Combined) – NIA #7

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50'	98	$63,700,000	$3,709,638	$330,803	$37,853	$3,376	$0.52
60'	15	$11,250,000	$655,156	$58,423	$43,677	$3,895	$0.52
70'	39	$31,200,000	$1,816,966	$162,026	$46,589	$4,155	$0.52
OAP	-		$48,950	$4,177	-	-	-
Total	**152**	**$106,150,000**	**$6,230,710**	**$555,430**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.

Table D-I.4 sets forth the combined outstanding Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #7 relating to Neighborhood Improvement Area #7's portion of the Neighborhood Improvement Areas #6-7 Bonds as shown in Table D-I.2 and Neighborhood Improvement Area #7's portion of the Major Improvement Area Bonds as shown in Table D-B.2.

Table D-I.4
Outstanding Assessment Allocation (Combined) – NIA #7

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50'	98	$63,700,000	$3,709,638	$326,681	$37,853	$3,333	$0.51
60'	15	$11,250,000	$655,156	$57,695	$43,677	$3,846	$0.51
70'	39	$31,200,000	$1,816,966	$160,007	$46,589	$4,103	$0.51
OAP	-		$48,950	$4,108	-	-	-
Total	**152**	**$106,150,000**	**$6,230,710**	**$548,490**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.

APPENDIX E
MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Appendix E
Major Improvement Area Assessment Roll

Parcel	**All Parcels**
Original Assessment	**$8,040,000**
Outstanding Assessment	**$6,908,000**

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	CCMI[4]	Admin Expenses[5]	Additional Interest Reserve[6]	Capitalized Interest/ Available Credits	Total Annual Installment
2016	$0	$417,075	$0	$0	$417,075	$30,000	$0	($417,075)	$30,000
2017	$0	$603,000	$0	$0	$603,000	$30,600	$68,005	($603,000)	$98,605
2018	$80,000	$603,000	$0	$0	$683,000	$29,067	$40,200	($20,336)	$731,931
2019	$85,000	$597,000	$0	$0	$682,000	$23,836	$39,800	($14,849)	$730,787
2020	$95,000	$590,625	$0	$0	$0	$28,600	$39,375	($174,381)	$579,219
2021	$112,818	$583,500	$0	$0	$0	$32,000	$38,900	($55,614)	$711,604
2022	$111,274	$576,000	$0	$0	$0	$32,000	$38,368	($4,650)	$752,992
2023	$191,736	$568,125	$0	$0	$0	$34,400	$37,811	$0	$832,072
2024	$125,000	$559,500	$0	$0	$0	$35,150	$37,300	$0	$756,950
2025	$0	$0	$161,000	$423,726	$0	$35,853	$0	$0	$620,579
2026	$0	$0	$202,000	$381,880	$0	$36,570	$33,735	$0	$654,185
2027	$0	$0	$212,000	$371,528	$0	$37,301	$32,725	$0	$653,554
2028	$0	$0	$222,000	$360,663	$0	$38,047	$31,665	$0	$652,375
2029	$0	$0	$233,000	$349,285	$0	$38,808	$30,555	$0	$651,648
2030	$0	$0	$244,000	$337,344	$0	$39,584	$29,390	$0	$650,318
2031	$0	$0	$255,000	$324,839	$0	$40,376	$28,170	$0	$648,385
2032	$0	$0	$268,000	$311,770	$0	$41,184	$26,895	$0	$647,849
2033	$0	$0	$282,000	$297,030	$0	$42,007	$25,555	$0	$646,592
2034	$0	$0	$296,000	$281,520	$0	$42,847	$24,145	$0	$644,512
2035	$0	$0	$312,000	$265,240	$0	$43,704	$22,665	$0	$643,609
2036	$0	$0	$328,000	$248,080	$0	$44,578	$21,105	$0	$641,763
2037	$0	$0	$345,000	$230,040	$0	$45,470	$19,465	$0	$639,975
2038	$0	$0	$363,000	$211,065	$0	$46,379	$17,740	$0	$638,184
2039	$0	$0	$382,000	$191,100	$0	$47,307	$15,925	$0	$636,332
2040	$0	$0	$404,000	$168,180	$0	$48,253	$14,015	$0	$634,448
2041	$0	$0	$428,000	$143,940	$0	$49,218	$11,995	$0	$633,153
2042	$0	$0	$452,000	$118,260	$0	$50,203	$9,855	$0	$630,318
2043	$0	$0	$478,000	$91,140	$0	$51,207	$7,595	$0	$627,942
2044	$0	$0	$506,000	$62,460	$0	$52,231	$5,205	$0	$625,896
2045	$0	$0	$535,000	$32,100	$0	$53,275	$2,675	$0	$623,050
	$800,828	**$5,097,825**	**$6,908,000**	**$5,201,188**	**$2,385,705**	**$1,200,056**	**$750,834**	**($1,289,905)**	**$18,668,827**

[1]Represent the bond year for Major Improvements Area Bonds for years 2016-2024, and the Major Improvement Area Refunding Bonds for years 2024-2045.

[2]The principal and interest amounts for years 2016-2024 are based on Major Improvement Area Bonds and are calculated using an 7.50% interest rate.

[3]The principal and interest amounts for years 2024-2040 are based on the Major Improvements Area Refunding Bonds, and are calculated using an interest rate of 5.80% for years 2024 through 2045.

[4]Represents principal and interest on the City Contributed Major Improvement. The CCMI requirements were met, and payment concluded in 2019.

[5]The amounts shown include estimated district administration and assessment collection costs and will be updated each year in the Annual Service Plan Updates.

[6] Additional interest will only be collected as needed following the issuance of the Major Improvement Area Refunding Bonds and will be updated in each Annual Service Plan Update.

Appendix D

Major Improvement Area Assessment Roll Summary

Parcel	Lot Type	Special Assessments	MIA Bonds	Assessment Lein Reduction	Adjusted Outstanding Assessments
2841445		4.05%	$293,474.11	($71,724.85)	$221,749.27
2841443		1.06%	$76,647.76	($18,732.65)	$57,915.11
2726990		8.87%	$642,131.39	($156,936.41)	$485,194.98
2843033		20.86%	$1,510,012.10	($369,045.78)	$1,140,966.32
2783001	HOA	PREPAID	PREPAID	PREPAID	PREPAID
2782900	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782901	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782902	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782903	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782904	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782905	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782906	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782907	50'	PREPAID	PREPAID	PREPAID	PREPAID
2782908	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782909	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782910	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782911	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782912	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782913	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782914	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782915	Open	0.00%	$0.00	$0.00	$0.00
2782916	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782917	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782918	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782919	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782920	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782921	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782922	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782923	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782924	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782925	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782926	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782927	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782928	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782929	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782930	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782931	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782932	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782933	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782934	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782935	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782936	50'	PREPAID	PREPAID	PREPAID	PREPAID
2782937	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782938	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782939	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782940	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782941	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782942	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782943	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782944	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782945	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782946	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782947	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782949	70'	0.07%	$5,392.90	($1,318.02)	$4,074.88
2782950	70'	0.07%	$5,392.90	($1,318.02)	$4,074.88
2782951	70'	0.07%	$5,392.90	($1,318.02)	$4,074.88
2782952	70'	0.07%	$5,392.90	($1,318.02)	$4,074.88
2782953	70'	0.07%	$5,392.90	($1,318.02)	$4,074.88
2782954	70'	0.07%	$5,392.90	($1,318.02)	$4,074.88
2782955	70'	0.07%	$5,392.90	($1,318.02)	$4,074.88
2782956	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782957	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782958	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782959	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782960	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782961	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782962	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782963	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782964	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782965	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782966	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782967	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782968	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23

Appendix D

Major Improvement Area Assessment Roll Summary

Parcel	Lot Type	Special Assessments	MIA Bonds	Assessment Lein Reduction	Adjusted Outstanding Assessments
2782969	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782970	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782971	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782972	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782973	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782974	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782975	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782976	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782977	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782978	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782979	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782980	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782981	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782982	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782983	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782984	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782985	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782986	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782987	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782988	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782989	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782990	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782991	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782992	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782993	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782994	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782995	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782996	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782997	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782998	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782999	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2783000	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2783001	Open	0.00%	$0.00	$0.00	$0.00
2783002	Open	0.00%	$0.00	$0.00	$0.00
2783003	Open	0.00%	$0.00	$0.00	$0.00
2783004	Open	0.00%	$0.00	$0.00	$0.00
2783005	Open	0.00%	$0.00	$0.00	$0.00
2783006	Open	0.00%	$0.00	$0.00	$0.00
2826380	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826382	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826383	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826384	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826385	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826386	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826387	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826388	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826389	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826390	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826391	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826392	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826393	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826394	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826395	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826396	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826397	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826398	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826399	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826400	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826401	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826402	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826403	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826404	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826405	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826406	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826407	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826410	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826411	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826412	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826413	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826414	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826415	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826416	60'	PREPAID	PREPAID	PREPAID	PREPAID
2826417	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59

Appendix D

Major Improvement Area Assessment Roll Summary

Parcel	Lot Type	Special Assessments	MIA Bonds	Assessment Lein Reduction	Adjusted Outstanding Assessments
2826418	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826419	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826420	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826421	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826422	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826423	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826424	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826425	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826426	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826427	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826428	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826429	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826430	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826431	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826433	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826434	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826435	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826436	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826437	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826438	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826439	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826440	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826441	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826442	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826443	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826444	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826445	70'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2826446	70'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2826447	70'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2826448	70'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2826449	70'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2826450	70'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2826451	70'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2826452	70'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2826453	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826454	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826455	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826456	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826457	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826458	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826459	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826460	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826461	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826462	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826463	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826464	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826465	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826466	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826467	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826468	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826469	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826470	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826471	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826472	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826473	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826474	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826475	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826476	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826477	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826478	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826479	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826480	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826481	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826482	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826483	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826484	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826485	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826486	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826487	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826488	Open	0.00%	$0.00	$0.00	$0.00
2826492	Open	0.00%	$0.00	$0.00	$0.00
2826493	Open	0.00%	$0.00	$0.00	$0.00
2826494	Open	0.00%	$0.00	$0.00	$0.00

Appendix D

Major Improvement Area Assessment Roll Summary

Parcel	Lot Type	Special Assessments	MIA Bonds	Assessment Lein Reduction	Adjusted Outstanding Assessments
2826495	Open	0.00%	$0.00	$0.00	$0.00
2826498	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826499	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826500	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826501	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826502	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826503	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826504	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826505	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826506	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826507	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826508	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826509	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826510	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826511	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826512	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826513	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826514	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826515	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826516	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826517	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826518	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826519	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826520	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826521	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826522	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826523	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826524	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826525	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826526	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826527	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826528	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826529	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826530	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826531	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826532	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826533	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826534	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826535	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826536	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826537	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826538	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826539	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826540	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826541	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826542	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826543	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826544	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826545	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826546	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826547	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826548	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826549	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826550	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826551	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826552	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826553	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826555	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826556	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826557	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826558	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826559	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826560	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826561	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826562	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826563	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826564	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826565	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826566	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826568	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826569	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826570	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826572	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76

Appendix D

Major Improvement Area Assessment Roll Summary

Parcel	Lot Type	Special Assessments	MIA Bonds	Assessment Lein Reduction	Adjusted Outstanding Assessments
2826573	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826574	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826575	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826576	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826577	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826578	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826579	OPEN	0.00%	$0.00	$0.00	$0.00
2853232	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853234	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853235	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853236	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853237	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853238	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853239	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853240	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853241	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853242	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853243	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853244	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853245	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853246	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853247	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853248	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853249	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853250	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853251	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853252	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853253	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853254	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853255	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853256	Open	0.00%	$0.00	$0.00	$0.00
2853257	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853259	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853260	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853261	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853262	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853263	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853264	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853265	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853266	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853267	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853268	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853269	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853270	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853271	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853272	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853273	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853274	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853275	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853276	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853277	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853278	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853279	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853280	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853281	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853282	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853283	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853284	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853285	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853286	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853287	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853288	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853289	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853290	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853291	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853292	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853293	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853294	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853295	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853296	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853297	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853298	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853299	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41

Appendix D

Major Improvement Area Assessment Roll Summary

Parcel	Lot Type	Special Assessments	MIA Bonds	Assessment Lein Reduction	Adjusted Outstanding Assessments
2853300	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853301	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853302	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853303	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853304	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853305	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853306	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853307	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853308	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853309	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853310	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853311	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853312	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853313	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853314	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853315	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853316	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853317	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853318	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853319	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853320	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853321	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853322	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853323	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853324	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853325	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853326	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853327	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853328	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853329	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853330	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853331	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853332	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853333	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853334	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853335	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853336	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853337	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853338	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853339	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853340	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853341	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853342	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853343	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853344	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853345	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853346	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853347	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853348	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853349	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853350	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853351	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853352	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853353	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853354	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853355	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853356	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853357	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853358	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853359	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853360	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853361	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853362	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853363	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853364	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853365	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853366	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853367	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853368	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853369	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853370	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853371	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853372	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41

Appendix D

Major Improvement Area Assessment Roll Summary

Parcel	Lot Type	Special Assessments	MIA Bonds	Assessment Lein Reduction	Adjusted Outstanding Assessments
2853373	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853374	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853375	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853376	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853377	Open	0.00%	$0.00	$0.00	$0.00
2853378	Open	0.00%	$0.00	$0.00	$0.00
2853379	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853380	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853381	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853382	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853383	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853384	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853385	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853386	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853387	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853388	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853389	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853390	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853391	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853392	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853393	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853394	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853395	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853396	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853397	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853398	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853399	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853400	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853401	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853402	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853403	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853404	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853405	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853406	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853407	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853408	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853409	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853410	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853411	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853412	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853413	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853414	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853415	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853416	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853417	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853418	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853419	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853420	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853421	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853422	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853423	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853424	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853425	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853426	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853427	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853428	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853429	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853430	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853431	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853432	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853433	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853434	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853435	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853436	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853437	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853438	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853439	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853440	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853441	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853442	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853443	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853444	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853445	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41

Appendix D

Major Improvement Area Assessment Roll Summary

Parcel	Lot Type	Special Assessments	MIA Bonds	Assessment Lein Reduction	Adjusted Outstanding Assessments
2853446	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853447	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853448	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853449	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853450	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853451	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853452	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853453	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853454	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853455	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853456	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853457	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853458	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853459	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853460	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853461	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853462	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853463	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853464	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853465	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853466	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853467	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853468	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853469	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853470	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853471	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853472	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853473	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853474	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853475	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853476	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853477	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853478	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853479	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853480	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853481	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853482	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853483	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853484	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853485	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853486	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853487	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853488	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853489	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853490	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853491	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853492	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853493	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853494	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853495	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853496	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853497	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853498	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853499	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853500	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853501	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853502	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853503	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853504	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853505	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853506	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853507	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853508	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853509	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853510	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853511	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853512	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853513	Open	0.00%	$0.00	$0.00	$0.00
2853514	Open	0.00%	$0.00	$0.00	$0.00
2867237	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867238	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867239	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867240	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70

Appendix D

Major Improvement Area Assessment Roll Summary

Parcel	Lot Type	Special Assessments	MIA Bonds	Assessment Lein Reduction	Adjusted Outstanding Assessments
2867241	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867242	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867243	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867244	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867245	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867246	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867247	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867248	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867249	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867250	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867251	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867252	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867253	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867254	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867255	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867256	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867257	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867258	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867259	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867260	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867261	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867262	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867263	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867264	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867265	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867266	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867267	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867268	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867269	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867270	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867271	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867272	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867273	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867274	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867275	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867276	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867277	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867278	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867279	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867280	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867281	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867282	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867283	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867284	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867285	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867286	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867287	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867288	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867289	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867290	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867291	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867292	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867293	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867294	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867295	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867296	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867297	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867298	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867299	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867300	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867301	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867302	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867303	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867304	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867305	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867306	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867307	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867308	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867309	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867310	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867311	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867312	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867313	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70

Appendix D

Major Improvement Area Assessment Roll Summary

Parcel	Lot Type	Special Assessments	MIA Bonds	Assessment Lein Reduction	Adjusted Outstanding Assessments
2867314	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867315	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867316	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867317	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867318	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867319	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867320	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867321	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867322	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867323	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867324	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867325	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867326	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867327	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867328	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867329	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867330	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867331	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867332	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867333	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867334	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867335	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867336	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867337	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867338	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867339	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867340	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867341	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867342	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867343	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867344	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867345	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867346	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867347	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867348	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867349	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867350	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867351	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867352	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867353	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867354	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867355	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867356	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867357	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867358	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867359	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867360	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867361	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867362	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867363	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867364	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867365	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867366	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867367	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867368	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867369	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867370	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867371	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867372	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867373	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867374	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867375	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867376	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867377	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867378	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867379	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867380	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867381	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867382	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867383	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867384	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867385	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867386	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70

Appendix D

Major Improvement Area Assessment Roll Summary

Parcel	Lot Type	Special Assessments	MIA Bonds	Assessment Lein Reduction	Adjusted Outstanding Assessments
2867387	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867388	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867389	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867390	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867391	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867392	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867393	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867394	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867395	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867396	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867397	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867398	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867399	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867400	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867401	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867402	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867403	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867404	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867405	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867406	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867407	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867408	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867409	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867410	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867411	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867412	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867413	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867414	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867415	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867416	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867417	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867418	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867419	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867420	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867421	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867422	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867423	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867424	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867425	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867426	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867427	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867428	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867429	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867430	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867431	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867432	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867433	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867434	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867435	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867436	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867437	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867438	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867439	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867440	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867441	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867442	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867443	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867444	Open	0.00%	$0.00	$0.00	$0.00
2867445	Open	0.00%	$0.00	$0.00	$0.00
2867446	Open	0.00%	$0.00	$0.00	$0.00
2867447	Open	0.00%	$0.00	$0.00	$0.00
2867448	HOA	0.00%	$0.00	$0.00	$0.00
2867449	Open	0.00%	$0.00	$0.00	$0.00
2867451	Open	0.00%	$0.00	$0.00	$0.00
Total		**100.00%**	**$7,239,171.94**	**($1,769,248.00)**	**$5,469,924**

APPENDIX F
NEIGHBORHOOD IMPROVEMENT AREA #1 ASSESSMENT ROLL

Appendix F
Neighborhood Improvement Area #1 Projects Assessment Roll

Parcel	**All Parcels**
Original Assessment	**$5,790,000**
Outstanding Assessment	**$4,930,000**

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	CCMI[4]	Admin Expenses[5]	Additional Interest Reserve[6]	Capitalized Interest/ Available Credits	Total Annual Installment
2016	$0	$250,297	$0	$0	$250,297	$0	$0	($250,297)	$0
2017	$0	$361,875	$0	$0	$361,875	$30,600	$68,005	($106,951)	$353,529
2018	$75,000	$361,875	$0	$0	$436,875	$20,933	$40,200	$0	$498,008
2019	$80,000	$357,188	$0	$0	$437,188	$31,836	$39,800	$0	$508,824
2020	$85,000	$352,188	$0	$0	$0	$31,600	$39,375	($24,000)	$484,163
2021	$215,000	$339,063	$0	$0	$0	$36,000	$38,900	($33,695)	$595,268
2022	$125,000	$332,965	$0	$0	$0	$36,000	$38,368	($2,984)	$529,349
2023	$100,000	$325,625	$0	$0	$0	$34,400	$37,811	$0	$497,836
2024	$172,060	$318,698	$0	$0	$0	$35,150	$36,821	$0	$562,728
2025	$0	$0	$125,000	$267,726	$0	$35,853	$0	$0	$428,579
2026	$0	$0	$152,000	$240,250	$0	$36,570	$24,025	$0	$452,845
2027	$0	$0	$159,000	$232,650	$0	$37,301	$23,265	$0	$452,216
2028	$0	$0	$166,000	$224,700	$0	$38,047	$22,470	$0	$451,217
2029	$0	$0	$173,000	$216,400	$0	$38,808	$21,640	$0	$449,848
2030	$0	$0	$181,000	$207,750	$0	$39,584	$20,775	$0	$449,109
2031	$0	$0	$190,000	$198,700	$0	$40,376	$19,870	$0	$448,946
2032	$0	$0	$198,000	$189,200	$0	$41,184	$18,920	$0	$447,304
2033	$0	$0	$207,000	$179,300	$0	$42,007	$17,930	$0	$446,237
2034	$0	$0	$217,000	$168,950	$0	$42,847	$16,895	$0	$445,692
2035	$0	$0	$227,000	$158,100	$0	$43,704	$15,810	$0	$444,614
2036	$0	$0	$237,000	$146,750	$0	$44,578	$14,675	$0	$441,860
2037	$0	$0	$248,000	$134,900	$0	$45,470	$13,490	$0	$441,129
2038	$0	$0	$260,000	$122,500	$0	$46,379	$12,250	$0	$439,757
2039	$0	$0	$272,000	$109,500	$0	$47,307	$10,950	$0	$439,757
2040	$0	$0	$284,000	$95,900	$0	$48,253	$9,590	$0	$437,743
2041	$0	$0	$298,000	$81,700	$0	$49,218	$8,170	$0	$437,088
2042	$0	$0	$312,000	$66,800	$0	$50,203	$6,680	$0	$435,683
2043	$0	$0	$326,000	$51,200	$0	$51,207	$5,120	$0	$433,527
2044	$0	$0	$341,000	$34,900	$0	$52,231	$3,490	$0	$431,621
2045	$0	$0	$357,000	$17,850	$0	$53,275	$1,785	$0	$429,910
	$852,060	**$2,999,772**	**$4,930,000**	**$3,145,726**	**$1,486,235**	**$1,180,922**	**$627,080**	**($417,927)**	**$13,314,387**

[1] Represent the bond year for the Neighborhood Improvement Area #1 Bonds for years 2016-2024, and the Neighborhood Improvement Area #1 Refunding Bonds for years 2024-2045.

[2]The principal and interest amounts for years 2016-2024 are based Neighborhood Improvement Area #1 and are calculated using an 6.25% interest rate.

[3]The principal and interest amounts for years 2024-2045 are based on the Neighborhood Improvement Area #1 Refunding Bonds, and are calculated using an interest rate of 5.00% for years 2024 through 2045.

[4]Represents principal and interest on the City Contributed Major Improvements. The CCMI requirements were met and payment concluded in 2019.

[5]The amounts shown include estimated district administration and assessment collection costs and will be updated each year in the Annual Service Plan Updates.

[6]Additional interest will only be collected as needed following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds and will be updated in each Annual Service Plan Update.

Appendix C

NIA #1 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	NIA #1 Outstanding Assessment7	NIA #1 Outstanding Assessment8
2753749	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753750	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753751	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753752	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753753	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753754	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753755	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753756	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753757	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753758	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753759	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753760	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753761	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753762	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753763	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753764	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753765	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753766	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753767	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753768	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753769	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753770	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753771	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753772	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753773	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753774	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753775	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753776	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753777	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753778	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753779	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753780	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753781	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753782	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753783	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753784	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753785	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753786	70'	0.43%	$21,074.62	($33.89)	$21,040.73

Appendix C

NIA #1 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	NIA #1 Outstanding Assessment7	NIA #1 Outstanding Assessment8
2753787	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753788	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753789	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753790	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753791	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753792	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753793	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753794	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753795	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753796	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753797	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753798	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753799	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753800	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753801	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753802	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753803	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753804	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753805	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753806	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753807	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753808	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753809	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753810	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753811	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753812	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753813	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753814	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753815	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753816	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753817	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753818	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753819	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753820	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753821	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753822	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2782506	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2782509	60'	0.35%	$17,120.52	($27.53)	$17,092.99

Appendix C

NIA #1 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	NIA #1 Outstanding Assessment7	NIA #1 Outstanding Assessment8
2782510	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2782511	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753827	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753828	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753829	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753830	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753831	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753832	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753833	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753834	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753835	60'	Prepaid	Prepaid	Prepaid	Prepaid
2753836	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753837	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753838	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753839	60'	Prepaid	Prepaid	Prepaid	Prepaid
2753840	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753841	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753842	60'	Prepaid	Prepaid	Prepaid	Prepaid
2753843	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753844	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753845	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753846	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753847	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753848	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753849	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753850	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753851	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753852	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753853	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753854	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753855	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753856	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753857	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753858	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753859	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753860	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753861	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753862	50'	0.29%	$14,318.56	($23.02)	$14,295.53

Appendix C

NIA #1 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	NIA #1 Outstanding Assessment7	NIA #1 Outstanding Assessment8
2753863	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753864	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753865	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753866	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753867	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753868	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753869	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753870	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753871	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753872	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753873	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753874	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753875	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753876	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753877	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753878	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753879	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753880	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753881	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753882	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753883	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753884	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753885	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753886	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753887	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753888	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753889	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753890	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753891	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753892	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753893	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753894	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753895	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753896	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753897	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753898	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753899	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753900	60'	0.35%	$17,120.52	($27.53)	$17,092.99

Appendix C

NIA #1 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	NIA #1 Outstanding Assessment7	NIA #1 Outstanding Assessment8
2753901	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753902	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753903	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753904	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753907	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753908	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753909	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753910	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753911	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753912	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753913	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753914	60'	Prepaid	Prepaid	Prepaid	Prepaid
2753915	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753916	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753917	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753918	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753919	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753920	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753921	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753922	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753923	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753924	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753925	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753926	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753927	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753928	50'	Prepaid	Prepaid	Prepaid	Prepaid
2753929	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753930	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753931	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753932	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753933	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753934	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753936	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753937	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753938	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753939	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753940	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753941	50'	0.29%	$14,318.56	($23.02)	$14,295.53

Appendix C

NIA #1 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	NIA #1 Outstanding Assessment7	NIA #1 Outstanding Assessment8
2753942	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753943	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753944	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753945	50'	0.14%	$6,952.98	($11.18)	$6,941.80
2753946	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753947	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753948	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753949	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753950	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753951	60'	Prepaid	Prepaid	Prepaid	Prepaid
2753953	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753954	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753955	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753956	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753957	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753958	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753959	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753960	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753961	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753962	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753963	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753964	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753965	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753966	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753967	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753968	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753969	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753970	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753971	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753972	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753973	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753974	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753975	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753977	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753978	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753979	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753980	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753981	50'	Prepaid	Prepaid	Prepaid	Prepaid

Appendix C

NIA #1 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	NIA #1 Outstanding Assessment7	NIA #1 Outstanding Assessment8
2753982	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753983	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753984	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753985	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753986	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753987	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753990	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753991	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753992	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753993	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753994	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753995	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753996	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753997	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753998	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753999	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754000	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754003	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2754004	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754005	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2754006	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754007	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754008	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754009	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754010	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754014	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754015	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754016	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754017	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754018	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754019	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754021	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754022	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754023	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754025	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754026	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754027	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754028	60'	0.35%	$17,120.52	($27.53)	$17,092.99

Appendix C

NIA #1 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	NIA #1 Outstanding Assessment7	NIA #1 Outstanding Assessment8
2754029	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754030	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754031	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754032	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754033	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754034	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754035	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754036	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2754037	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2754038	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2754039	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2754040	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2754041	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2754042	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2754043	70'	Prepaid	Prepaid	Prepaid	Prepaid
2754044	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2754045	HOA	0.00%	$0.00	$0.00	$0.00
2754046	HOA	0.00%	$0.00	$0.00	$0.00
2754047	HOA	0.00%	$0.00	$0.00	$0.00
2754048	HOA	0.00%	$0.00	$0.00	$0.00
2754049	HOA	0.00%	$0.00	$0.00	$0.00
2754050	HOA	0.00%	$0.00	$0.00	$0.00
2754051	HOA	0.00%	$0.00	$0.00	$0.00
2754058	HOA	0.00%	$0.00	$0.00	$0.00
2754059	HOA	0.00%	$0.00	$0.00	$0.00
2754216	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754217	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754218	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754219	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754220	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754221	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754222	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754223	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754224	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754225	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754226	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754052	HOA	0.00%	$0.00	$0.00	$0.00
Total		**100.00%**	**$4,937,940.19**	**($7,940.19)**	**$4,930,000.00**

APPENDIX G
NEIGHBORHOOD IMPROVEMENT AREA #2 ASSESSMENT ROLL

Appendix G
Neighborhood Improvement Area #2 Assessment Roll

Parcel	**All Parcels**
Units	**99**
Assessment	**$945,000**

Year[1]	Principal	Interest	Administrative Expenses[2]	Additional Interest Reserve	Capitalized Interest/Other Credits	Total Annual Installment[3]
91/2020	$25,000	$54,322	$13,337	$0	$0	$92,659
9/1/2021	$43,014	$52,900	$21,000	$0	$0	$71,704
9/1/2022[4]	$28,770	$33,174	$15,000	$4,385	$0	$81,329
9/1/2023	$20,000	$32,670	$15,600	$4,285	$0	$72,555
9/1/2024	$20,000	$31,826	$15,929	$4,141	$0	$71,896
9/1/2025	$20,000	$31,285	$15,918	$4,041	$0	$71,244
9/1/2026	$20,000	$30,785	$16,236	$3,941	$0	$70,962
9/1/2027	$20,000	$30,160	$16,561	$3,841	$0	$70,562
9/1/2028	$15,000	$29,535	$16,892	$3,741	$0	$65,168
9/1/2029	$15,000	$29,066	$17,230	$3,666	$0	$64,963
9/1/2030	$15,000	$28,597	$17,575	$3,591	$0	$64,763
9/1/2031	$20,000	$28,129	$17,926	$3,516	$0	$69,571
9/1/2032	$20,000	$27,329	$18,285	$3,416	$0	$69,030
9/1/2033	$20,000	$26,529	$18,651	$3,316	$0	$68,495
9/1/2034	$20,000	$25,729	$19,024	$0	$0	$64,752
9/1/2035	$20,000	$24,929	$19,404	$0	$0	$64,333
9/1/2036	$20,000	$24,129	$19,792	$0	$0	$63,921
9/1/2037	$20,000	$23,329	$20,188	$0	$0	$63,517
9/1/2038	$20,000	$22,529	$20,592	$0	$0	$63,120
9/1/2039	$25,000	$21,729	$21,004	$0	$0	$67,732
9/1/2040	$25,000	$20,729	$21,424	$0	$0	$67,152
9/1/2041	$25,000	$19,729	$21,852	$0	$0	$66,581
9/1/2042	$25,000	$18,729	$22,289	$0	$0	$66,018
9/1/2043	$25,000	$17,729	$22,735	$0	$0	$65,464
9/1/2044	$25,000	$16,729	$23,190	$0	$0	$64,918
9/1/2045	$30,000	$15,729	$23,653	$0	$0	$69,382
9/1/2046	$90,000	$14,529	$24,127	$0	$0	$128,655
9/1/2047	$95,000	$10,929	$24,609	$0	$0	$130,538
9/1/2048	$100,000	$7,129	$25,101	$0	$0	$132,230
9/1/2049	$78,216	$3,129	$25,603	$0	$0	$106,948
Total	**$945,000**	**$753,764**	**$590,728**	**$45,881**	**$0**	**$2,290,163**

[1] The 9/1/XX dates represent the assessment (bond) year end for the Neighborhood Improvement Areas #2-3 Bonds.

[2] Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

[3] Annual Installments are calculated using a 2.50% interest rate for years 2021-2025, 3.125% interest rate for years 2026-2030, and 4.0% thereafter on the Neighborhood Improvement Areas #2-3 Bonds plus the additional interest plus Administrative Expenses.

[4] Principal payment in 2022 includes prepayments and redemptions.

Appendix E

NIA #2 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #2 Share of the NIA #2-3 Bonds
2782900	50'	1.01%	$8,356
2782901	50'	1.01%	$8,356
2782902	50'	1.01%	$8,356
2782903	50'	1.01%	$8,356
2782904	50'	1.01%	$8,356
2782905	50'	1.01%	$8,356
2782906	50'	1.01%	$8,356
2782907	50'	PREPAID	PREPAID
2782908	50'	1.01%	$8,356
2782909	50'	1.01%	$8,356
2782910	50'	1.01%	$8,356
2782911	50'	1.01%	$8,356
2782912	50'	1.01%	$8,356
2782913	50'	1.01%	$8,356
2782914	50'	1.01%	$8,356
2782915	Common	0.00%	$0
2782916	50'	1.01%	$8,356
2782917	50'	1.01%	$8,356
2782918	50'	1.01%	$8,356
2782919	50'	1.01%	$8,356
2782920	50'	1.01%	$8,356
2782921	50'	1.01%	$8,356
2782922	50'	1.01%	$8,356
2782923	50'	1.01%	$8,356
2782924	50'	1.01%	$8,356
2782925	50'	1.01%	$8,356
2782926	50'	1.01%	$8,356
2782927	50'	1.01%	$8,356
2782928	50'	1.01%	$8,356
2782929	50'	1.01%	$8,356
2782930	50'	1.01%	$8,356
2782931	50'	1.01%	$8,356
2782932	50'	1.01%	$8,356
2782933	50'	1.01%	$8,356
2782934	50'	1.01%	$8,356
2782935	50'	1.01%	$8,356
2782936	50'	PREPAID	PREPAID
2782937	50'	1.01%	$8,356
2782938	50'	1.01%	$8,356
2782939	50'	1.01%	$8,356
2782940	50'	1.01%	$8,356
2782941	50'	1.01%	$8,356
2782942	50'	1.01%	$8,356
2782943	50'	1.01%	$8,356
2782944	50'	1.01%	$8,356
2782945	50'	1.01%	$8,356
2782946	50'	1.01%	$8,356
2782947	50'	1.01%	$8,356
2782949	70'	1.31%	$10,888
2782950	70'	1.31%	$10,888
2782951	70'	1.31%	$10,888
2782952	70'	1.31%	$10,888
2782953	70'	1.31%	$10,888
2782954	70'	1.31%	$10,888

Parcel	Lot Type	Percentage of Special Assessments	NIA #2 Share of the NIA #2-3 Bonds
2782955	70'	1.31%	$10,888
2782956	50'	1.01%	$8,356
2782957	50'	1.01%	$8,356
2782958	50'	1.01%	$8,356
2782959	50'	1.01%	$8,356
2782960	50'	1.01%	$8,356
2782961	50'	1.01%	$8,356
2782962	50'	1.01%	$8,356
2782963	50'	1.01%	$8,356
2782964	50'	1.01%	$8,356
2782965	50'	1.01%	$8,356
2782966	50'	1.01%	$8,356
2782967	50'	1.01%	$8,356
2782968	50'	1.01%	$8,356
2782969	50'	1.01%	$8,356
2782970	50'	1.01%	$8,356
2782971	50'	1.01%	$8,356
2782972	50'	1.01%	$8,356
2782973	50'	1.01%	$8,356
2782974	50'	1.01%	$8,356
2782975	50'	1.01%	$8,356
2782976	50'	1.01%	$8,356
2782977	50'	1.01%	$8,356
2782978	50'	1.01%	$8,356
2782979	50'	1.01%	$8,356
2782980	50'	1.01%	$8,356
2782981	50'	1.01%	$8,356
2782982	50'	1.01%	$8,356
2782983	50'	1.01%	$8,356
2782984	50'	1.01%	$8,356
2782985	50'	1.01%	$8,356
2782986	50'	1.01%	$8,356
2782987	50'	1.01%	$8,356
2782988	50'	1.01%	$8,356
2782989	50'	1.01%	$8,356
2782990	50'	1.01%	$8,356
2782991	50'	1.01%	$8,356
2782992	50'	1.01%	$8,356
2782993	50'	1.01%	$8,356
2782994	50'	1.01%	$8,356
2782995	50'	1.01%	$8,356
2782996	50'	1.01%	$8,356
2782997	50'	1.01%	$8,356
2782998	50'	1.01%	$8,356
2782999	50'	1.01%	$8,356
2783000	50'	1.01%	$8,356
2783001	HOA	0.00%	$0
2783002	Common	0.00%	$0
2783003	Common	0.00%	$0
2783004	Common	0.00%	$0
2783005	Common	0.00%	$0
2783006	Common	0.00%	$0
Total		**100.00%**	**$828,216**

Appendix E

NIA #2 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #2 Share of the NIA #2-3 Bonds
2782900	50'	1.01%	$8,356
2782901	50'	1.01%	$8,356
2782902	50'	1.01%	$8,356
2782903	50'	1.01%	$8,356
2782904	50'	1.01%	$8,356
2782905	50'	1.01%	$8,356
2782906	50'	1.01%	$8,356
2782907	50'	PREPAID	PREPAID
2782908	50'	1.01%	$8,356
2782909	50'	1.01%	$8,356
2782910	50'	1.01%	$8,356
2782911	50'	1.01%	$8,356
2782912	50'	1.01%	$8,356
2782913	50'	1.01%	$8,356
2782914	50'	1.01%	$8,356
2782915	Common	0.00%	$0
2782916	50'	1.01%	$8,356
2782917	50'	1.01%	$8,356
2782918	50'	1.01%	$8,356
2782919	50'	1.01%	$8,356
2782920	50'	1.01%	$8,356
2782921	50'	1.01%	$8,356
2782922	50'	1.01%	$8,356
2782923	50'	1.01%	$8,356
2782924	50'	1.01%	$8,356
2782925	50'	1.01%	$8,356
2782926	50'	1.01%	$8,356
2782927	50'	1.01%	$8,356
2782928	50'	1.01%	$8,356
2782929	50'	1.01%	$8,356
2782930	50'	1.01%	$8,356
2782931	50'	1.01%	$8,356
2782932	50'	1.01%	$8,356
2782933	50'	1.01%	$8,356
2782934	50'	1.01%	$8,356
2782935	50'	1.01%	$8,356
2782936	50'	PREPAID	PREPAID
2782937	50'	1.01%	$8,356
2782938	50'	1.01%	$8,356
2782939	50'	1.01%	$8,356
2782940	50'	1.01%	$8,356
2782941	50'	1.01%	$8,356
2782942	50'	1.01%	$8,356
2782943	50'	1.01%	$8,356
2782944	50'	1.01%	$8,356
2782945	50'	1.01%	$8,356
2782946	50'	1.01%	$8,356
2782947	50'	1.01%	$8,356
2782949	70'	1.31%	$10,888
2782950	70'	1.31%	$10,888
2782951	70'	1.31%	$10,888
2782952	70'	1.31%	$10,888
2782953	70'	1.31%	$10,888
2782954	70'	1.31%	$10,888

Parcel	Lot Type	Percentage of Special Assessments	NIA #2 Share of the NIA #2-3 Bonds
2782955	70'	1.31%	$10,888
2782956	50'	1.01%	$8,356
2782957	50'	1.01%	$8,356
2782958	50'	1.01%	$8,356
2782959	50'	1.01%	$8,356
2782960	50'	1.01%	$8,356
2782961	50'	1.01%	$8,356
2782962	50'	1.01%	$8,356
2782963	50'	1.01%	$8,356
2782964	50'	1.01%	$8,356
2782965	50'	1.01%	$8,356
2782966	50'	1.01%	$8,356
2782967	50'	1.01%	$8,356
2782968	50'	1.01%	$8,356
2782969	50'	1.01%	$8,356
2782970	50'	1.01%	$8,356
2782971	50'	1.01%	$8,356
2782972	50'	1.01%	$8,356
2782973	50'	1.01%	$8,356
2782974	50'	1.01%	$8,356
2782975	50'	1.01%	$8,356
2782976	50'	1.01%	$8,356
2782977	50'	1.01%	$8,356
2782978	50'	1.01%	$8,356
2782979	50'	1.01%	$8,356
2782980	50'	1.01%	$8,356
2782981	50'	1.01%	$8,356
2782982	50'	1.01%	$8,356
2782983	50'	1.01%	$8,356
2782984	50'	1.01%	$8,356
2782985	50'	1.01%	$8,356
2782986	50'	1.01%	$8,356
2782987	50'	1.01%	$8,356
2782988	50'	1.01%	$8,356
2782989	50'	1.01%	$8,356
2782990	50'	1.01%	$8,356
2782991	50'	1.01%	$8,356
2782992	50'	1.01%	$8,356
2782993	50'	1.01%	$8,356
2782994	50'	1.01%	$8,356
2782995	50'	1.01%	$8,356
2782996	50'	1.01%	$8,356
2782997	50'	1.01%	$8,356
2782998	50'	1.01%	$8,356
2782999	50'	1.01%	$8,356
2783000	50'	1.01%	$8,356
2783001	HOA	0.00%	$0
2783002	Common	0.00%	$0
2783003	Common	0.00%	$0
2783004	Common	0.00%	$0
2783005	Common	0.00%	$0
2783006	Common	0.00%	$0
Total		**100.00%**	**$828,216**

APPENDIX H
NEIGHBORHOOD IMPROVEMENT AREA #3 ASSESSMENT ROLL

Appendix H
Neighborhood Improvement Area #3 Assessment Roll

Parcel	**All Parcels**
Units	**182**
Assessment	**$2,275,000**

Year[1]	Principal	Interest	Administrative Expenses[2]	Additional Interest Reserve	Capitalized Interest/Other Credits	Total Annual Installment[3]
9/1/2021	$0	$79,814	$0	$0	($79,814)	$0
9/1/2022	$53,019	$86,806	$22,000	$11,375	$0	$173,200
9/1/2023	$62,750	$85,806	$26,000	$11,175	$0	$185,731
9/1/2024	$40,000	$83,424	$26,481	$10,796	$0	$160,701
9/1/2025	$40,000	$82,375	$26,530	$10,596	$0	$159,502
9/1/2026	$40,000	$81,375	$27,061	$10,396	$0	$158,832
9/1/2027	$45,000	$80,125	$27,602	$10,196	$0	$162,924
9/1/2028	$40,000	$78,719	$28,154	$9,971	$0	$156,844
9/1/2029	$40,000	$77,469	$28,717	$9,771	$0	$155,958
9/1/2030	$40,000	$76,219	$29,291	$9,571	$0	$155,082
9/1/2031	$40,000	$74,969	$29,877	$9,371	$0	$154,218
9/1/2032	$45,000	$73,369	$30,475	$9,171	$0	$158,015
9/1/2033	$45,000	$71,569	$31,084	$8,946	$0	$156,600
9/1/2034	$45,000	$69,769	$31,706	$0	$0	$146,475
9/1/2035	$50,000	$67,969	$32,340	$0	$0	$150,309
9/1/2036	$50,000	$65,969	$32,987	$0	$0	$148,956
9/1/2037	$50,000	$63,969	$33,647	$0	$0	$147,616
9/1/2038	$55,000	$61,969	$34,320	$0	$0	$151,289
9/1/2039	$55,000	$59,769	$35,006	$0	$0	$149,775
9/1/2040	$60,000	$57,569	$35,706	$0	$0	$153,275
9/1/2041	$60,000	$55,169	$36,420	$0	$0	$151,590
9/1/2042	$65,000	$52,769	$37,149	$0	$0	$154,918
9/1/2043	$65,000	$50,169	$37,892	$0	$0	$153,061
9/1/2044	$70,000	$47,569	$38,649	$0	$0	$156,219
9/1/2045	$70,000	$44,769	$39,422	$0	$0	$154,192
9/1/2046	$200,000	$41,969	$40,211	$0	$0	$282,180
9/1/2047	$210,000	$33,969	$41,015	$0	$0	$284,984
9/1/2048	$215,000	$25,569	$41,835	$0	$0	$282,405
9/1/2049	$225,000	$16,969	$42,672	$0	$0	$284,641
9/1/2050	$199,231	$7,969	$43,526	$0	$0	$250,726
Total	**$2,275,000**	**$1,855,919**	**$967,777**	**$121,336**	**($79,814)**	**$5,140,218**

[1]The 9/1/XX dates represent the assessment (bond) year end for the Neighborhood Improvement Areas #2-3 Bonds.

[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

[3]Annual Installments are calculated using a 2.50% interest rate for years 2021-2025, 3.125% interest rate for years 2026-2030, and 4.0% thereafter on the Neighborhood Improvement Areas #2-3 Bonds plus the additional interest plus Administrative Expenses.

Appendix F

NIA #3 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #3 Share of the NIA #2-3 Bonds
2826380	60'	0.58%	$12,554
2826382	60'	0.58%	$12,554
2826383	60'	0.58%	$12,554
2826384	60'	0.58%	$12,554
2826385	60'	0.58%	$12,554
2826386	60'	0.58%	$12,554
2826387	60'	0.58%	$12,554
2826388	60'	0.58%	$12,554
2826389	60'	0.58%	$12,554
2826390	60'	0.58%	$12,554
2826391	60'	0.58%	$12,554
2826392	60'	0.58%	$12,554
2826393	60'	0.58%	$12,554
2826394	50'	0.51%	$10,984
2826395	50'	0.51%	$10,984
2826396	50'	0.51%	$10,984
2826397	60'	0.58%	$12,554
2826398	60'	0.58%	$12,554
2826399	60'	0.58%	$12,554
2826400	60'	0.58%	$12,554
2826401	60'	0.58%	$12,554
2826402	60'	0.58%	$12,554
2826403	60'	0.58%	$12,554
2826404	60'	0.58%	$12,554
2826405	60'	0.58%	$12,554
2826406	60'	0.58%	$12,554
2826407	60'	0.58%	$12,554
2826410	60'	0.58%	$12,554
2826411	60'	0.58%	$12,554
2826412	60'	0.58%	$12,554
2826413	60'	0.58%	$12,554
2826414	60'	0.58%	$12,554
2826415	60'	0.58%	$12,554
2826416	60'	PREPAID	PREPAID
2826417	60'	0.58%	$12,554
2826418	60'	0.58%	$12,554
2826419	60'	0.58%	$12,554
2826420	60'	0.58%	$12,554
2826421	60'	0.58%	$12,554
2826422	60'	0.58%	$12,554
2826423	60'	0.58%	$12,554
2826424	60'	0.58%	$12,554
2826425	60'	0.58%	$12,554
2826426	60'	0.58%	$12,554
2826427	60'	0.58%	$12,554
2826428	60'	0.58%	$12,554
2826429	60'	0.58%	$12,554
2826430	60'	0.58%	$12,554
2826431	60'	0.58%	$12,554
2826433	60'	0.58%	$12,554
2826434	60'	0.58%	$12,554
2826435	60'	0.58%	$12,554
2826436	60'	0.58%	$12,554
2826437	60'	0.58%	$12,554
2826438	60'	0.58%	$12,554
2826439	60'	0.58%	$12,554
2826440	60'	0.58%	$12,554
2826441	60'	0.58%	$12,554
2826442	60'	0.58%	$12,554
2826443	60'	0.58%	$12,554
2826444	60'	0.58%	$12,554
2826445	70'	0.65%	$14,123
2826446	70'	0.65%	$14,123

Parcel	Lot Type	Percentage of Special Assessments	NIA #3 Share of the NIA #2-3 Bonds
2826447	70'	0.65%	$14,123
2826448	70'	0.65%	$14,123
2826449	70'	0.65%	$14,123
2826450	70'	0.65%	$14,123
2826451	70'	0.65%	$14,123
2826452	70'	0.65%	$14,123
2826453	60'	0.58%	$12,554
2826454	60'	0.58%	$12,554
2826455	60'	0.58%	$12,554
2826456	60'	0.58%	$12,554
2826457	60'	0.58%	$12,554
2826458	60'	0.58%	$12,554
2826459	60'	0.58%	$12,554
2826460	60'	0.58%	$12,554
2826461	60'	0.58%	$12,554
2826462	60'	0.58%	$12,554
2826463	60'	0.58%	$12,554
2826464	60'	0.58%	$12,554
2826465	60'	0.58%	$12,554
2826466	60'	0.58%	$12,554
2826467	60'	0.58%	$12,554
2826468	60'	0.58%	$12,554
2826469	60'	0.58%	$12,554
2826470	60'	0.58%	$12,554
2826471	60'	0.58%	$12,554
2826472	60'	0.58%	$12,554
2826473	60'	0.58%	$12,554
2826474	60'	0.58%	$12,554
2826475	60'	0.58%	$12,554
2826476	60'	0.58%	$12,554
2826477	60'	0.58%	$12,554
2826478	60'	0.58%	$12,554
2826479	60'	0.58%	$12,554
2826480	60'	0.58%	$12,554
2826481	60'	0.58%	$12,554
2826482	60'	0.58%	$12,554
2826483	60'	0.58%	$12,554
2826484	50'	0.51%	$10,984
2826485	50'	0.51%	$10,984
2826486	50'	0.51%	$10,984
2826487	50'	0.51%	$10,984
2826488	OPEN	0.00%	$0
2826492	OPEN	0.00%	$0
2826493	OPEN	0.00%	$0
2826494	HOA	PREPAID	PREPAID
2826495	OPEN	0.00%	$0
2826498	60'	0.58%	$12,554
2826499	50'	0.51%	$10,984
2826500	50'	0.51%	$10,984
2826501	50'	0.51%	$10,984
2826502	50'	0.51%	$10,984
2826503	50'	0.51%	$10,984
2826504	50'	0.51%	$10,984
2826505	50'	0.51%	$10,984
2826506	50'	0.51%	$10,984
2826507	50'	0.51%	$10,984
2826508	50'	0.51%	$10,984
2826509	50'	0.51%	$10,984
2826510	50'	0.51%	$10,984
2826511	50'	0.51%	$10,984
2826512	50'	0.51%	$10,984
2826513	50'	0.51%	$10,984
2826514	50'	0.51%	$10,984
2826515	50'	0.51%	$10,984
2826516	50'	0.51%	$10,984
2826517	60'	0.58%	$12,554

Parcel	Lot Type	Percentage of Special Assessments	NIA #3 Share of the NIA #2-3 Bonds
2826518	50'	0.51%	$10,984
2826519	50'	0.51%	$10,984
2826520	50'	0.51%	$10,984
2826521	50'	0.51%	$10,984
2826522	50'	0.51%	$10,984
2826523	50'	0.51%	$10,984
2826524	50'	0.51%	$10,984
2826525	50'	0.51%	$10,984
2826526	50'	0.51%	$10,984
2826527	50'	0.51%	$10,984
2826528	50'	0.51%	$10,984
2826529	60'	0.58%	$12,554
2826530	50'	0.51%	$10,984
2826531	50'	0.51%	$10,984
2826532	60'	0.58%	$12,554
2826533	50'	0.51%	$10,984
2826534	50'	0.51%	$10,984
2826535	50'	0.51%	$10,984
2826536	50'	0.51%	$10,984
2826537	50'	0.51%	$10,984
2826538	50'	0.51%	$10,984
2826539	50'	0.51%	$10,984
2826540	50'	0.51%	$10,984
2826541	50'	0.51%	$10,984
2826542	50'	0.51%	$10,984
2826543	50'	0.51%	$10,984
2826544	50'	0.51%	$10,984
2826545	50'	0.51%	$10,984
2826546	50'	0.51%	$10,984
2826547	50'	0.51%	$10,984
2826548	50'	0.51%	$10,984
2826549	50'	0.51%	$10,984
2826550	50'	0.51%	$10,984
2826551	50'	0.51%	$10,984
2826552	50'	0.51%	$10,984
2826553	50'	0.51%	$10,984
2826555	50'	0.51%	$10,984
2826556	50'	0.51%	$10,984
2826557	50'	0.51%	$10,984
2826558	50'	0.51%	$10,984
2826559	50'	0.51%	$10,984
2826560	50'	0.51%	$10,984
2826561	50'	0.51%	$10,984
2826562	50'	0.51%	$10,984
2826563	50'	0.51%	$10,984
2826564	50'	0.51%	$10,984
2826565	50'	0.51%	$10,984
2826566	60'	0.58%	$12,554
2826568	50'	0.51%	$10,984
2826569	50'	0.51%	$10,984
2826570	50'	0.51%	$10,984
2826572	50'	0.51%	$10,984
2826573	50'	0.51%	$10,984
2826574	50'	0.51%	$10,984
2826575	50'	0.51%	$10,984
2826576	50'	0.51%	$10,984
2826577	50'	0.51%	$10,984
2826578	50'	0.51%	$10,984
2826579	OPEN	0.00%	$0
Total		**100.00%**	**$2,159,231**

APPENDIX I
NEIGHBORHOOD IMPROVEMENT AREA #4 ASSESSMENT ROLL

Appendix I
Neighborhood Improvement Area #4 Assessment Roll

Parcel	**All Parcels**
Units	**276**
Assessment	**$5,255,000**

Year[1]	Principal	Interest	Administrative Expenses[2]	Additional Interest Reserve	Capitalized Interest/Other Credits	Total Annual Installment[3]
9/1/2022	$52,550	$166,580	$0	$0	($166,580)	$52,550
9/1/2023	$84,000	$190,106	$25,500	$26,275	$0	$325,881
9/1/2024	$86,000	$188,006	$26,010	$25,592	$0	$325,608
9/1/2025	$88,000	$185,856	$26,530	$25,162	$0	$325,548
9/1/2026	$90,000	$183,656	$27,061	$24,722	$0	$325,439
9/1/2027	$92,000	$181,406	$27,602	$24,272	$0	$325,280
9/1/2028	$95,000	$178,646	$28,154	$23,812	$0	$325,612
9/1/2029	$98,000	$175,796	$28,717	$23,337	$0	$325,850
9/1/2030	$101,000	$172,856	$29,291	$0	$0	$303,147
9/1/2031	$105,000	$169,826	$29,877	$0	$0	$304,703
9/1/2032	$107,000	$166,676	$30,475	$0	$0	$304,150
9/1/2033	$112,000	$163,064	$31,084	$0	$0	$306,149
9/1/2034	$116,000	$159,284	$31,706	$0	$0	$306,990
9/1/2035	$118,000	$155,369	$32,340	$0	$0	$305,709
9/1/2036	$123,000	$151,387	$32,987	$0	$0	$307,374
9/1/2037	$128,000	$147,236	$33,647	$0	$0	$308,882
9/1/2038	$131,000	$142,916	$34,320	$0	$0	$308,235
9/1/2039	$137,000	$138,494	$35,006	$0	$0	$310,500
9/1/2040	$140,000	$133,871	$35,706	$0	$0	$309,577
9/1/2041	$146,000	$129,146	$36,420	$0	$0	$311,566
9/1/2042	$150,000	$124,218	$37,149	$0	$0	$311,367
9/1/2043	$157,000	$118,218	$37,892	$0	$0	$313,110
9/1/2044	$162,000	$111,938	$38,649	$0	$0	$312,587
9/1/2045	$170,000	$105,458	$39,422	$0	$0	$314,880
9/1/2046	$380,000	$98,658	$40,211	$0	$0	$518,869
9/1/2047	$395,000	$83,458	$41,015	$0	$0	$519,473
9/1/2048	$411,000	$67,658	$41,835	$0	$0	$520,493
9/1/2049	$427,000	$51,218	$42,672	$0	$0	$520,890
9/1/2050	$444,000	$34,138	$43,526	$0	$0	$521,664
9/1/2051	$409,450	$16,378	$44,396	$0	$0	$470,224
Total	**$5,255,000**	**$4,091,511**	**$989,202**	**$173,174**	**($166,580)**	**$10,342,306**

[1]The 9/1/XX dates represent the assessment (bond) year end for the Neighborhood Improvement Area #4 Bonds.

[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

[3]Annual Installments are calculated using an interest rate of 2.50% in years 1 through 5 (2022-2026), 3.0% in years 6 through 10 (2027-2031), 3.375% in years 11 through 20 (2032-2041), and 4.0% in years 21 through 30 (2042-2051) on the Neighborhood Improvement Area #4 Bonds plus the additional interest plus Administrative Expenses.

Appendix G

NIA #4 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment
2853232	70'	0.42%	$21,457
2853234	70'	0.42%	$21,457
2853235	70'	0.42%	$21,457
2853236	70'	0.42%	$21,457
2853237	70'	0.42%	$21,457
2853238	70'	0.42%	$21,457
2853239	70'	0.42%	$21,457
2853240	70'	0.42%	$21,457
2853241	70'	0.42%	$21,457
2853242	70'	0.42%	$21,457
2853243	70'	0.42%	$21,457
2853244	70'	0.42%	$21,457
2853245	60'	0.38%	$19,506
2853246	50'	0.34%	$17,556
2853247	50'	0.34%	$17,556
2853248	50'	0.34%	$17,556
2853249	50'	0.34%	$17,556
2853250	50'	0.34%	$17,556
2853251	50'	0.34%	$17,556
2853252	50'	0.34%	$17,556
2853253	50'	0.34%	$17,556
2853254	50'	0.34%	$17,556
2853255	50'	0.34%	$17,556
2853256	-	0.00%	$0
2853257	50'	0.34%	$17,556
2853259	50'	0.34%	$17,556
2853260	50'	0.34%	$17,556
2853261	50'	0.34%	$17,556
2853262	50'	0.34%	$17,556
2853263	60'	0.38%	$19,506
2853264	60'	0.38%	$19,506
2853265	60'	0.38%	$19,506
2853266	60'	0.38%	$19,506
2853267	60'	0.38%	$19,506
2853268	60'	0.38%	$19,506
2853269	50'	0.34%	$17,556
2853270	50'	0.34%	$17,556
2853271	50'	0.34%	$17,556
2853272	50'	0.34%	$17,556
2853273	50'	0.34%	$17,556
2853274	50'	0.34%	$17,556
2853275	50'	0.34%	$17,556
2853276	50'	0.34%	$17,556
2853277	50'	0.34%	$17,556
2853278	50'	0.34%	$17,556
2853279	50'	0.34%	$17,556
2853280	50'	0.34%	$17,556
2853281	50'	0.34%	$17,556
2853282	50'	0.34%	$17,556
2853283	50'	0.34%	$17,556
2853284	50'	0.34%	$17,556
2853285	50'	0.34%	$17,556
2853286	50'	0.34%	$17,556
2853287	50'	0.34%	$17,556
2853288	50'	0.34%	$17,556

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment
2853289	50'	0.34%	$17,556
2853290	50'	0.34%	$17,556
2853291	50'	0.34%	$17,556
2853292	60'	0.38%	$19,506
2853293	60'	0.38%	$19,506
2853294	60'	0.38%	$19,506
2853295	60'	0.38%	$19,506
2853296	50'	0.34%	$17,556
2853297	50'	0.34%	$17,556
2853298	50'	0.34%	$17,556
2853299	50'	0.34%	$17,556
2853300	50'	0.34%	$17,556
2853301	50'	0.34%	$17,556
2853302	50'	0.34%	$17,556
2853303	50'	0.34%	$17,556
2853304	50'	0.34%	$17,556
2853305	50'	0.34%	$17,556
2853306	50'	0.34%	$17,556
2853307	60'	0.38%	$19,506
2853308	60'	0.38%	$19,506
2853309	60'	0.38%	$19,506
2853310	60'	0.38%	$19,506
2853311	60'	0.38%	$19,506
2853312	60'	0.38%	$19,506
2853313	60'	0.38%	$19,506
2853314	50'	0.34%	$17,556
2853315	50'	0.34%	$17,556
2853316	50'	0.34%	$17,556
2853317	50'	0.34%	$17,556
2853318	50'	0.34%	$17,556
2853319	50'	0.34%	$17,556
2853320	50'	0.34%	$17,556
2853321	50'	0.34%	$17,556
2853322	50'	0.34%	$17,556
2853323	50'	0.34%	$17,556
2853324	50'	0.34%	$17,556
2853325	50'	0.34%	$17,556
2853326	50'	0.34%	$17,556
2853327	50'	0.34%	$17,556
2853328	50'	0.34%	$17,556
2853329	50'	0.34%	$17,556
2853330	50'	0.34%	$17,556
2853331	50'	0.34%	$17,556
2853332	50'	0.34%	$17,556
2853333	50'	0.34%	$17,556
2853334	60'	0.38%	$19,506
2853335	60'	0.38%	$19,506
2853336	60'	0.38%	$19,506
2853337	60'	0.38%	$19,506
2853338	60'	0.38%	$19,506
2853339	60'	0.38%	$19,506
2853340	60'	0.38%	$19,506
2853341	60'	0.38%	$19,506
2853342	60'	0.38%	$19,506
2853343	60'	0.38%	$19,506
2853344	50'	0.34%	$17,556
2853345	50'	0.34%	$17,556
2853346	50'	0.34%	$17,556

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment
2853347	50'	0.34%	$17,556
2853348	50'	0.34%	$17,556
2853349	50'	0.34%	$17,556
2853350	50'	0.34%	$17,556
2853351	50'	0.34%	$17,556
2853352	50'	0.34%	$17,556
2853353	50'	0.34%	$17,556
2853354	50'	0.34%	$17,556
2853355	50'	0.34%	$17,556
2853356	50'	0.34%	$17,556
2853357	50'	0.34%	$17,556
2853358	70'	0.42%	$21,457
2853359	70'	0.42%	$21,457
2853360	70'	0.42%	$21,457
2853361	70'	0.42%	$21,457
2853362	70'	0.42%	$21,457
2853363	70'	0.42%	$21,457
2853364	70'	0.42%	$21,457
2853365	70'	0.42%	$21,457
2853366	60'	0.38%	$19,506
2853367	50'	0.34%	$17,556
2853368	50'	0.34%	$17,556
2853369	50'	0.34%	$17,556
2853370	50'	0.34%	$17,556
2853371	50'	0.34%	$17,556
2853372	50'	0.34%	$17,556
2853373	50'	0.34%	$17,556
2853374	50'	0.34%	$17,556
2853375	50'	0.34%	$17,556
2853376	50'	0.34%	$17,556
2853377	OPEN	0.00%	$0
2853378	HOA	PREPAID	PREPAID
2853379	60'	0.38%	$19,506
2853380	60'	0.38%	$19,506
2853381	60'	0.38%	$19,506
2853382	60'	0.38%	$19,506
2853383	60'	0.38%	$19,506
2853384	60'	0.38%	$19,506
2853385	50'	0.34%	$17,556
2853386	50'	0.34%	$17,556
2853387	50'	0.34%	$17,556
2853388	50'	0.34%	$17,556
2853389	50'	0.34%	$17,556
2853390	50'	0.34%	$17,556
2853391	50'	0.34%	$17,556
2853392	50'	0.34%	$17,556
2853393	50'	0.34%	$17,556
2853394	50'	0.34%	$17,556
2853395	50'	0.34%	$17,556
2853396	50'	0.34%	$17,556
2853397	50'	0.34%	$17,556
2853398	50'	0.34%	$17,556
2853399	60'	0.38%	$19,506
2853400	60'	0.38%	$19,506
2853401	60'	0.38%	$19,506
2853402	60'	0.38%	$19,506
2853403	60'	0.38%	$19,506
2853404	60'	0.38%	$19,506

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment
2853405	60'	0.38%	$19,506
2853406	60'	0.38%	$19,506
2853407	60'	0.38%	$19,506
2853408	60'	0.38%	$19,506
2853409	60'	0.38%	$19,506
2853410	60'	0.38%	$19,506
2853411	60'	0.38%	$19,506
2853412	60'	0.38%	$19,506
2853413	50'	0.34%	$17,556
2853414	50'	0.34%	$17,556
2853415	50'	0.34%	$17,556
2853416	50'	0.34%	$17,556
2853417	50'	0.34%	$17,556
2853418	50'	0.34%	$17,556
2853419	50'	0.34%	$17,556
2853420	50'	0.34%	$17,556
2853421	50'	0.34%	$17,556
2853422	60'	0.38%	$19,506
2853423	60'	0.38%	$19,506
2853424	50'	0.34%	$17,556
2853425	50'	0.34%	$17,556
2853426	50'	0.34%	$17,556
2853427	50'	0.34%	$17,556
2853428	50'	0.34%	$17,556
2853429	50'	0.34%	$17,556
2853430	50'	0.34%	$17,556
2853431	50'	0.34%	$17,556
2853432	50'	0.34%	$17,556
2853433	60'	0.38%	$19,506
2853434	60'	0.38%	$19,506
2853435	60'	0.38%	$19,506
2853436	60'	0.38%	$19,506
2853437	60'	0.38%	$19,506
2853438	60'	0.38%	$19,506
2853439	60'	0.38%	$19,506
2853440	60'	0.38%	$19,506
2853441	60'	0.38%	$19,506
2853442	50'	0.34%	$17,556
2853443	50'	0.34%	$17,556
2853444	50'	0.34%	$17,556
2853445	50'	0.34%	$17,556
2853446	50'	0.34%	$17,556
2853447	50'	0.34%	$17,556
2853448	50'	0.34%	$17,556
2853449	50'	0.34%	$17,556
2853450	50'	0.34%	$17,556
2853451	50'	0.34%	$17,556
2853452	50'	0.34%	$17,556
2853453	50'	0.34%	$17,556
2853454	60'	0.38%	$19,506
2853455	60'	0.38%	$19,506
2853456	60'	0.38%	$19,506
2853457	60'	0.38%	$19,506
2853458	60'	0.38%	$19,506
2853459	60'	0.38%	$19,506
2853460	50'	0.34%	$17,556
2853461	50'	0.34%	$17,556
2853462	50'	0.34%	$17,556

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment
2853463	50'	0.34%	$17,556
2853464	60'	0.38%	$19,506
2853465	60'	0.38%	$19,506
2853466	60'	0.38%	$19,506
2853467	60'	0.38%	$19,506
2853468	60'	0.38%	$19,506
2853469	60'	0.38%	$19,506
2853470	60'	0.38%	$19,506
2853471	60'	0.38%	$19,506
2853472	60'	0.38%	$19,506
2853473	60'	0.38%	$19,506
2853474	60'	0.38%	$19,506
2853475	60'	0.38%	$19,506
2853476	60'	0.38%	$19,506
2853477	50'	0.34%	$17,556
2853478	50'	0.34%	$17,556
2853479	50'	0.34%	$17,556
2853480	60'	0.38%	$19,506
2853481	60'	0.38%	$19,506
2853482	60'	0.38%	$19,506
2853483	60'	0.38%	$19,506
2853484	60'	0.38%	$19,506
2853485	60'	0.38%	$19,506
2853486	60'	0.38%	$19,506
2853487	60'	0.38%	$19,506
2853488	50'	0.34%	$17,556
2853489	50'	0.34%	$17,556
2853490	50'	0.34%	$17,556
2853491	50'	0.34%	$17,556
2853492	50'	0.34%	$17,556
2853493	60'	0.38%	$19,506
2853494	60'	0.38%	$19,506
2853495	60'	0.38%	$19,506
2853496	60'	0.38%	$19,506
2853497	60'	0.38%	$19,506
2853498	50'	0.34%	$17,556
2853499	50'	0.34%	$17,556
2853500	60'	0.38%	$19,506
2853501	50'	0.34%	$17,556
2853502	60'	0.38%	$19,506
2853503	60'	0.38%	$19,506
2853504	60'	0.38%	$19,506
2853505	60'	0.38%	$19,506
2853506	60'	0.38%	$19,506
2853507	60'	0.38%	$19,506
2853508	60'	0.38%	$19,506
2853509	50'	0.34%	$17,556
2853510	50'	0.34%	$17,556
2853511	50'	0.34%	$17,556
2853512	50'	0.34%	$17,556
2853513	OPEN	0.00%	$0
2853514	OPEN	0.00%	$0
Total		**100.00%**	**$5,118,450**

APPENDIX J
NEIGHBORHOOD IMPROVEMENT AREA #5 ASSESSMENT ROLL

Appendix J
Neighborhood Improvement Area #5 Assessment Roll

Parcel	**All Parcels**
Units	**207**
Assessment	**$6,463,000**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest Reserve	Capitalized Interest/Other Credits	Total Annual Installment
9/1/2023	$0	$320,611	$0	$0	($320,611)	$0
9/1/2024	$80,000	$354,049	$40,800	$32,315	$0	$507,164
9/1/2025	$83,000	$350,449	$41,616	$31,915	$0	$506,980
9/1/2026	$86,000	$346,714	$42,448	$31,500	$0	$506,662
9/1/2027	$90,000	$342,844	$43,297	$31,070	$0	$507,211
9/1/2028	$93,000	$338,794	$44,163	$30,620	$0	$506,577
9/1/2029	$97,000	$334,260	$45,046	$30,155	$0	$506,461
9/1/2030	$102,000	$329,531	$45,947	$29,670	$0	$507,149
9/1/2031	$107,000	$324,559	$46,866	$29,160	$0	$507,585
9/1/2032	$111,000	$319,343	$47,804	$28,625	$0	$506,771
9/1/2033	$117,000	$313,931	$48,760	$28,070	$0	$507,761
9/1/2034	$123,000	$307,496	$49,735	$27,485	$0	$507,716
9/1/2035	$129,000	$300,731	$50,730	$26,870	$0	$507,331
9/1/2036	$136,000	$293,636	$51,744	$26,225	$0	$507,606
9/1/2037	$143,000	$286,156	$52,779	$25,545	$0	$507,480
9/1/2038	$150,000	$278,291	$53,835	$24,830	$0	$506,956
9/1/2039	$159,000	$270,041	$54,911	$24,080	$0	$508,033
9/1/2040	$167,000	$261,296	$56,010	$23,285	$0	$507,591
9/1/2041	$176,000	$252,111	$57,130	$22,450	$0	$507,691
9/1/2042	$185,000	$242,431	$58,272	$21,570	$0	$507,274
9/1/2043	$196,000	$232,256	$59,438	$20,645	$0	$508,339
9/1/2044	$205,000	$221,231	$60,627	$19,665	$0	$506,523
9/1/2045	$218,000	$209,700	$61,839	$18,640	$0	$508,179
9/1/2046	$420,000	$197,438	$63,076	$17,550	$0	$698,063
9/1/2047	$445,000	$173,813	$64,337	$15,450	$0	$698,600
9/1/2048	$471,000	$148,781	$65,624	$13,225	$0	$698,630
9/1/2049	$498,000	$122,288	$66,937	$10,870	$0	$698,094
9/1/2050	$527,000	$94,275	$68,275	$8,380	$0	$697,930
9/1/2051	$558,000	$64,631	$69,641	$5,745	$0	$698,017
9/1/2052	$591,000	$33,244	$71,034	$2,955	$0	$698,233
Total	**$6,463,000**	**$7,664,931**	**$1,582,723**	**$658,565**	**($320,611)**	**$16,048,608**

[1]The 9/1/XX dates represent the assessment (bond) year end for the Neighborhood Improvement Area #5 Bonds.

[2] Principal and interest amounts are calculated using an interest rate of 4.50% in years 1 through 5 (2023-2027), 4.875% in years 6 through 10 (2028-2032), 5.50% in years 11 through 20 (2033-2042), and 5.625% in years 21 through 30 (2043-2052) on the Neighborhood Improvement Area #5 Bonds.

[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are funded with Bond proceeds.

Appendix H

NIA #5 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #5 Assessment
2867237	60'	0.54%	$34,805
2867238	50'	0.45%	$29,004
2867239	50'	0.45%	$29,004
2867240	50'	0.45%	$29,004
2867241	50'	0.45%	$29,004
2867242	50'	0.45%	$29,004
2867243	50'	0.45%	$29,004
2867244	50'	0.45%	$29,004
2867245	50'	0.45%	$29,004
2867246	50'	0.45%	$29,004
2867247	50'	0.45%	$29,004
2867248	50'	0.45%	$29,004
2867249	60'	0.54%	$34,805
2867250	60'	0.54%	$34,805
2867251	60'	0.54%	$34,805
2867252	50'	0.45%	$29,004
2867253	50'	0.45%	$29,004
2867254	50'	0.45%	$29,004
2867255	50'	0.45%	$29,004
2867256	50'	0.45%	$29,004
2867257	50'	0.45%	$29,004
2867258	50'	0.45%	$29,004
2867259	50'	0.45%	$29,004
2867260	50'	0.45%	$29,004
2867261	50'	0.45%	$29,004
2867262	50'	0.45%	$29,004
2867263	50'	0.45%	$29,004
2867264	50'	0.45%	$29,004
2867265	60'	0.54%	$34,805
2867266	60'	0.54%	$34,805
2867267	60'	0.54%	$34,805
2867268	60'	0.54%	$34,805
2867269	60'	0.54%	$34,805
2867270	50'	0.45%	$29,004
2867271	50'	0.45%	$29,004
2867272	50'	0.45%	$29,004
2867273	50'	0.45%	$29,004
2867274	50'	0.45%	$29,004
2867275	50'	0.45%	$29,004
2867276	50'	0.45%	$29,004
2867277	50'	0.45%	$29,004
2867278	50'	0.45%	$29,004
2867279	50'	0.45%	$29,004
2867280	50'	0.45%	$29,004
2867281	50'	0.45%	$29,004
2867282	50'	0.45%	$29,004
2867283	50'	0.45%	$29,004
2867284	50'	0.45%	$29,004
2867285	50'	0.45%	$29,004
2867286	50'	0.45%	$29,004
2867287	50'	0.45%	$29,004
2867288	50'	0.45%	$29,004

Parcel	Lot Type	Percentage of Special Assessments	NIA #5 Assessment
2867289	50'	0.45%	$29,004
2867290	50'	0.45%	$29,004
2867291	50'	0.45%	$29,004
2867292	50'	0.45%	$29,004
2867293	50'	0.45%	$29,004
2867294	50'	0.45%	$29,004
2867295	50'	0.45%	$29,004
2867296	50'	0.45%	$29,004
2867297	60'	0.54%	$34,805
2867298	60'	0.54%	$34,805
2867299	60'	0.54%	$34,805
2867300	60'	0.54%	$34,805
2867301	60'	0.54%	$34,805
2867302	50'	0.45%	$29,004
2867303	50'	0.45%	$29,004
2867304	50'	0.45%	$29,004
2867305	50'	0.45%	$29,004
2867306	50'	0.45%	$29,004
2867307	50'	0.45%	$29,004
2867308	50'	0.45%	$29,004
2867309	50'	0.45%	$29,004
2867310	60'	0.54%	$34,805
2867311	60'	0.54%	$34,805
2867312	50'	0.45%	$29,004
2867313	50'	0.45%	$29,004
2867314	50'	0.45%	$29,004
2867315	50'	0.45%	$29,004
2867316	50'	0.45%	$29,004
2867317	50'	0.45%	$29,004
2867318	50'	0.45%	$29,004
2867319	50'	0.45%	$29,004
2867320	50'	0.45%	$29,004
2867321	50'	0.45%	$29,004
2867322	50'	0.45%	$29,004
2867323	50'	0.45%	$29,004
2867324	50'	0.45%	$29,004
2867325	50'	0.45%	$29,004
2867326	50'	0.45%	$29,004
2867327	60'	0.54%	$34,805
2867328	60'	0.54%	$34,805
2867329	50'	0.45%	$29,004
2867330	50'	0.45%	$29,004
2867331	50'	0.45%	$29,004
2867332	50'	0.45%	$29,004
2867333	50'	0.45%	$29,004
2867334	50'	0.45%	$29,004
2867335	50'	0.45%	$29,004
2867336	50'	0.45%	$29,004
2867337	50'	0.45%	$29,004
2867338	60'	0.54%	$34,805
2867339	60'	0.54%	$34,805
2867340	50'	0.45%	$29,004
2867341	50'	0.45%	$29,004
2867342	50'	0.45%	$29,004
2867343	50'	0.45%	$29,004
2867344	50'	0.45%	$29,004

Parcel	Lot Type	Percentage of Special Assessments	NIA #5 Assessment
2867345	50'	0.45%	$29,004
2867346	50'	0.45%	$29,004
2867347	50'	0.45%	$29,004
2867348	50'	0.45%	$29,004
2867349	50'	0.45%	$29,004
2867350	50'	0.45%	$29,004
2867351	50'	0.45%	$29,004
2867352	50'	0.45%	$29,004
2867353	50'	0.45%	$29,004
2867354	50'	0.45%	$29,004
2867355	50'	0.45%	$29,004
2867356	50'	0.45%	$29,004
2867357	50'	0.45%	$29,004
2867358	50'	0.45%	$29,004
2867359	50'	0.45%	$29,004
2867360	50'	0.45%	$29,004
2867361	50'	0.45%	$29,004
2867362	50'	0.45%	$29,004
2867363	50'	0.45%	$29,004
2867364	50'	0.45%	$29,004
2867365	60'	0.54%	$34,805
2867366	60'	0.54%	$34,805
2867367	60'	0.54%	$34,805
2867368	60'	0.54%	$34,805
2867369	60'	0.54%	$34,805
2867370	60'	0.54%	$34,805
2867371	60'	0.54%	$34,805
2867372	60'	0.54%	$34,805
2867373	60'	0.54%	$34,805
2867374	50'	0.45%	$29,004
2867375	50'	0.45%	$29,004
2867376	50'	0.45%	$29,004
2867377	50'	0.45%	$29,004
2867378	50'	0.45%	$29,004
2867379	50'	0.45%	$29,004
2867380	50'	0.45%	$29,004
2867381	50'	0.45%	$29,004
2867382	50'	0.45%	$29,004
2867383	50'	0.45%	$29,004
2867384	50'	0.45%	$29,004
2867385	50'	0.45%	$29,004
2867386	50'	0.45%	$29,004
2867387	60'	0.54%	$34,805
2867388	60'	0.54%	$34,805
2867389	60'	0.54%	$34,805
2867390	60'	0.54%	$34,805
2867391	50'	0.45%	$29,004
2867392	50'	0.45%	$29,004
2867393	50'	0.45%	$29,004
2867394	50'	0.45%	$29,004
2867395	50'	0.45%	$29,004
2867396	50'	0.45%	$29,004
2867397	50'	0.45%	$29,004
2867398	50'	0.45%	$29,004
2867399	50'	0.45%	$29,004
2867400	50'	0.45%	$29,004

Parcel	Lot Type	Percentage of Special Assessments	NIA #5 Assessment
2867401	50'	0.45%	$29,004
2867402	50'	0.45%	$29,004
2867403	50'	0.45%	$29,004
2867404	50'	0.45%	$29,004
2867405	50'	0.45%	$29,004
2867406	60'	0.54%	$34,805
2867407	60'	0.54%	$34,805
2867408	60'	0.54%	$34,805
2867409	60'	0.54%	$34,805
2867410	60'	0.54%	$34,805
2867411	60'	0.54%	$34,805
2867412	60'	0.54%	$34,805
2867413	60'	0.54%	$34,805
2867414	60'	0.54%	$34,805
2867415	60'	0.54%	$34,805
2867416	60'	0.54%	$34,805
2867417	60'	0.54%	$34,805
2867418	60'	0.54%	$34,805
2867419	60'	0.54%	$34,805
2867420	60'	0.54%	$34,805
2867421	60'	0.54%	$34,805
2867422	60'	0.54%	$34,805
2867423	60'	0.54%	$34,805
2867424	60'	0.54%	$34,805
2867425	60'	0.54%	$34,805
2867426	60'	0.54%	$34,805
2867427	60'	0.54%	$34,805
2867428	60'	0.54%	$34,805
2867429	60'	0.54%	$34,805
2867430	60'	0.54%	$34,805
2867431	60'	0.54%	$34,805
2867432	60'	0.54%	$34,805
2867433	60'	0.54%	$34,805
2867434	60'	0.54%	$34,805
2867435	60'	0.54%	$34,805
2867436	60'	0.54%	$34,805
2867437	50'	0.45%	$29,004
2867438	50'	0.45%	$29,004
2867439	50'	0.45%	$29,004
2867440	60'	0.54%	$34,805
2867441	60'	0.54%	$34,805
2867442	60'	0.54%	$34,805
2867443	60'	0.54%	$34,805
2867444	OPEN	0.00%	$0
2867445	OPEN	0.00%	$0
2867446	OPEN	0.00%	$0
2867447	OPEN	0.00%	$0
2867448	HOA	1.00%	$64,630
2867449	OPEN	0.00%	$0
2867451	OPEN	0.00%	$0
Total		**100.00%**	**$6,463,000**

APPENDIX K
NEIGHBORHOOD IMPROVEMENT AREA #6 ASSESSMENT ROLL

Appendix K
Neighborhood Improvement Area #6 Assessment Roll

Parcel	**All Parcels**
Units	**100**
Assessment	**$2,785,000**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest Reserve	Capitalized Interest/Other Credits	Total Annual Installment
9/1/2024	$0	$48,949	$0	$0	($48,949)	$0
9/1/2025	$16,000	$157,338	$68,000	$13,925	$0	$255,263
9/1/2026	$16,000	$156,598	$69,360	$13,845	$0	$255,803
9/1/2027	$15,000	$155,858	$70,747	$13,765	$0	$255,370
9/1/2028	$14,000	$155,164	$72,162	$13,690	$0	$255,016
9/1/2029	$14,000	$154,516	$73,605	$13,620	$0	$255,742
9/1/2030	$13,000	$153,869	$75,077	$13,550	$0	$255,496
9/1/2031	$12,000	$153,268	$76,579	$13,485	$0	$255,332
9/1/2032	$11,000	$152,713	$78,111	$13,425	$0	$255,248
9/1/2033	$40,000	$152,108	$50,000	$13,370	$0	$255,478
9/1/2034	$43,000	$149,908	$50,250	$13,170	$0	$256,328
9/1/2035	$45,000	$147,543	$50,501	$12,955	$0	$255,999
9/1/2036	$47,000	$145,068	$50,754	$12,730	$0	$255,551
9/1/2037	$50,000	$142,483	$51,008	$12,495	$0	$255,985
9/1/2038	$52,000	$139,733	$51,263	$12,245	$0	$255,240
9/1/2039	$56,000	$136,873	$51,519	$11,985	$0	$256,376
9/1/2040	$58,000	$133,793	$51,776	$11,705	$0	$255,274
9/1/2041	$62,000	$130,603	$52,035	$11,415	$0	$256,053
9/1/2042	$65,000	$127,193	$52,296	$11,105	$0	$255,593
9/1/2043	$69,000	$123,618	$52,557	$10,780	$0	$255,955
9/1/2044	$72,000	$119,823	$52,820	$10,435	$0	$255,077
9/1/2045	$88,000	$115,863	$53,084	$10,075	$0	$267,021
9/1/2046	$167,000	$110,803	$53,349	$9,635	$0	$340,787
9/1/2047	$177,000	$101,200	$53,616	$8,800	$0	$340,616
9/1/2048	$188,000	$91,023	$53,884	$7,915	$0	$340,822
9/1/2049	$199,000	$80,213	$54,154	$6,975	$0	$340,341
9/1/2050	$212,000	$68,770	$54,424	$5,980	$0	$341,174
9/1/2051	$225,000	$56,580	$54,696	$4,920	$0	$341,196
9/1/2052	$238,000	$43,643	$54,970	$3,795	$0	$340,407
9/1/2053	$253,000	$29,958	$55,245	$2,605	$0	$340,807
9/1/2054	$268,000	$15,410	$55,521	$1,340	$0	$340,271
Total	**$2,785,000**	**$3,650,471**	**$1,743,363**	**$315,735**	**($48,949)**	**$8,445,620**

[1]The 9/1/XX dates represent the assessment (bond) year end for the Neighborhood Improvement Areas #6-7 Bonds.

[2]Principal and interest amounts are calculated using an interest rate of 4.625% in years 1 through 8 (2024-2031), 5.500% in years 9 through 20 (2032-2044), and 5.750% in years 21 through 31 (2045-2054) on the Neighborhood Improvement Areas #6-7 Bonds.

[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year for years 2024 through 2032, and a 0.5% increase per year thereafter. Administrative Expenses in year 2024 were partially funded at the time the Neighborhood Improvement Area #6 Assessments were levied, and the remaining amount is being funded with Bond proceeds.

APPENDIX L
NEIGHBORHOOD IMPROVEMENT AREA #7 ASSESSMENT ROLL

Appendix L
Neighborhood Improvement Area #7 Assessment Roll

Parcel	**All Parcels**
Units	**152**
Assessment	**$4,895,000**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest Reserve	Capitalized Interest/Other Credits	Total Annual Installment
9/1/2024	$0	$85,791	$0	$0	($85,791)	$0
9/1/2025	$34,000	$275,756	$69,360	$24,475	$0	$403,591
9/1/2026	$35,000	$274,184	$70,747	$24,305	$0	$404,236
9/1/2027	$35,000	$272,565	$72,162	$24,130	$0	$403,857
9/1/2028	$30,000	$270,946	$73,605	$23,955	$0	$398,507
9/1/2029	$29,000	$269,559	$75,077	$23,805	$0	$397,441
9/1/2030	$36,000	$268,218	$76,579	$23,660	$0	$404,457
9/1/2031	$36,000	$266,553	$78,111	$23,480	$0	$404,143
9/1/2032	$66,000	$264,888	$50,000	$23,300	$0	$404,188
9/1/2033	$70,000	$261,258	$50,250	$22,970	$0	$404,478
9/1/2034	$74,000	$257,408	$50,501	$22,620	$0	$404,529
9/1/2035	$78,000	$253,338	$50,754	$22,250	$0	$404,341
9/1/2036	$83,000	$249,048	$51,008	$21,860	$0	$404,915
9/1/2037	$87,000	$244,483	$51,263	$21,445	$0	$404,190
9/1/2038	$92,000	$239,698	$51,519	$21,010	$0	$404,226
9/1/2039	$98,000	$234,638	$51,776	$20,550	$0	$404,964
9/1/2040	$103,000	$229,248	$52,035	$20,060	$0	$404,343
9/1/2041	$109,000	$223,583	$52,296	$19,545	$0	$404,423
9/1/2042	$115,000	$217,588	$52,557	$19,000	$0	$404,145
9/1/2043	$122,000	$211,263	$52,820	$18,425	$0	$404,507
9/1/2044	$128,000	$204,553	$53,084	$17,815	$0	$403,451
9/1/2045	$154,000	$197,513	$53,349	$17,175	$0	$422,037
9/1/2046	$284,000	$188,658	$53,616	$16,405	$0	$542,679
9/1/2047	$301,000	$172,328	$53,884	$14,985	$0	$542,197
9/1/2048	$320,000	$155,020	$54,154	$13,480	$0	$542,654
9/1/2049	$339,000	$136,620	$54,424	$11,880	$0	$541,924
9/1/2050	$360,000	$117,128	$54,696	$10,185	$0	$542,009
9/1/2051	$382,000	$96,428	$54,970	$8,385	$0	$541,782
9/1/2052	$406,000	$74,463	$55,245	$6,475	$0	$542,182
9/1/2053	$431,000	$51,118	$55,521	$4,445	$0	$542,084
9/1/2054	$458,000	$26,335	$55,799	$2,290	$0	$542,424
Total	**$4,895,000**	**$6,290,166**	**$1,731,162**	**$544,365**	**($85,791)**	**$13,374,902**

[1]The 9/1/XX dates represent the assessment (bond) year end for the Neighborhood Improvement Areas #6-7 Bonds.

[2]Principal and interest amounts are calculated using an interest rate of 4.625% in years 1 through 8 (2024-2031), 5.500% in years 9 through 20 (2032-2044), and 5.750% in years 21 through 31 (2045-2054) on the Neighborhood Improvement Areas #6-7 Bonds.

[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year for years 2024 through 2032, and a 0.5% increase per year thereafter. Administrative Expenses in year 2024 are being funded with Bond proceeds.

EXHIBIT E

FORM OF NOTICE OF REDEMPTION

CONDITIONAL NOTICE OF REDEMPTION

CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2015
(WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT NEIGHBORHOOD IMPROVEMENT AREA #1 PROJECT)

Dated: December 1, 2015

CONDITIONAL NOTICE IS HEREBY GIVEN that the bonds of the above series maturing on September 1 in each of the year(s) listed below and aggregating in the principal amount $4,940,000 have been called for redemption on September 1, 2024 (the "Redemption Date") at the redemption price of the par thereof plus accrued interest to the date of redemption (the "Redemption Price"), such bonds being identified as follows:

Year of Maturity	Principal Amount ($)	CUSIP Number
2045*	4,940,000	15114CAQ7

*term bond

THIS CONDITIONAL NOTICE OF REDEMPTION, and the payment of the Redemption Price on the Redemption Date, is subject to the receipt of an amount sufficient to pay in full the Redemption Price on the Redemption Date.

IN THE EVENT funds for the payment of the Redemption Price are not received by the Redemption Date, this notice shall be null and void and of no force and effect. Any bonds theretofore delivered for redemption shall be returned to the respective owners thereof, and said bonds shall remain outstanding as though this Conditional Notice of Redemption had not been given. Notice of failure to receive funds sufficent to pay the Redemption Price and the rescission of this redemption shall be given by the Trustee by first-class mail to the registered holders of the bonds.

PROVIDED such funds are received by the Redemption Date, such bonds shall become due and payable on the Redemption Date, and interest thereon shall cease to accrue from and after said Redemption Date and payment of the Redemption Price of said bonds shall be paid to the registered owners thereof only upon presentation and surrender of such obligations to U.S. Bank Trust Company, National Association, at its designated offices at the following address:

By Hand or Overnight Mail
U.S. Bank Trust Company, National Association
Attn: Bond Operations
111 Fillmore Avenue East
St. Paul, Minnesota 55107-1402

NOTICE: Federal law requires the Trustee to withhold taxes at the applicable rate from the payment if an IRS Form W-9 or applicable IRS Form W-8 is not provided. Please visit www.irs.gov for additional information on the tax forms and instructions.

THIS NOTICE is issued and given pursuant to the terms and conditions prescribed for the redemption of said bonds in the indenture of trust authorizing the issuance of such bonds, and pursuant to a written letter of instructions from the City Council of the City of Celina, Texas.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION
13737 Noel Road, Suite 800
Dallas, Texas 75240

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Wells South MIA PID Bond Refunding

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Major Improvement Area Project); calling for redemption certain currently outstanding bonds; approving and authorizing related agreements and an updated service and assessment plan; and providing an effective date. (Bromiley)

Background Information:
In 2015, the City issued $8,040,000 Wells South Major Improvement Area ("MIA") Bonds for the Wells South Public Improvement District ("Wells South PID"). Due to the current favorable market conditions and improved credit metrics of the Wells South PID, the City can refund ("refinance") the previously issued MIA bonds for debt service savings that will be realized by the residents residing in these two areas.

Per the draft Preliminary Limited Offering Memorandum, the MIA has 1,010 planned residential lots with 612 individual property owners (as of June 2024), representing 60.6% of the entire planned MIA residential development. Additionally, a small area is reserved for commercial development. The MIA has an approximate 99% PID assessment collection rate.

The MIA bonds are currently outstanding at a 7.50% interest rate, and the 2024 MIA refunding has a projected average interest rate of 6.15%, based on current market conditions. The 2024 MIA refunding is projected to produce approximately $3.2 million of total debt service savings, or approximately $156,000, on average, from 2025-2045.

The refunding will not extend the final maturity of the original bonds, and the par amount of the

new debt is expected to be slightly less than the current outstanding bonds which reduces the lien on each parcel. Pricing of the refunding issue is currently scheduled to occur on Tuesday, August 13th. Final pricing will be presented to Council on that evening for their consideration. An updated Ordinance will also be provided after the pricing is completed.

Legal Review:
The item has been reviewed by bond counsel.

Supporting Documents:
1. Wells South PID MIA Bond Refunding Powerpoint
2. Wells South PID (2024 MIA Ref Bonds) - DRAFT Bond Ordinance (with Exhibits) w/o final price

Financial Consideration:
The refunding reduces the debt obligation of the homeowners in the MIA.

Staff Recommendation:
Staff recommends approval.

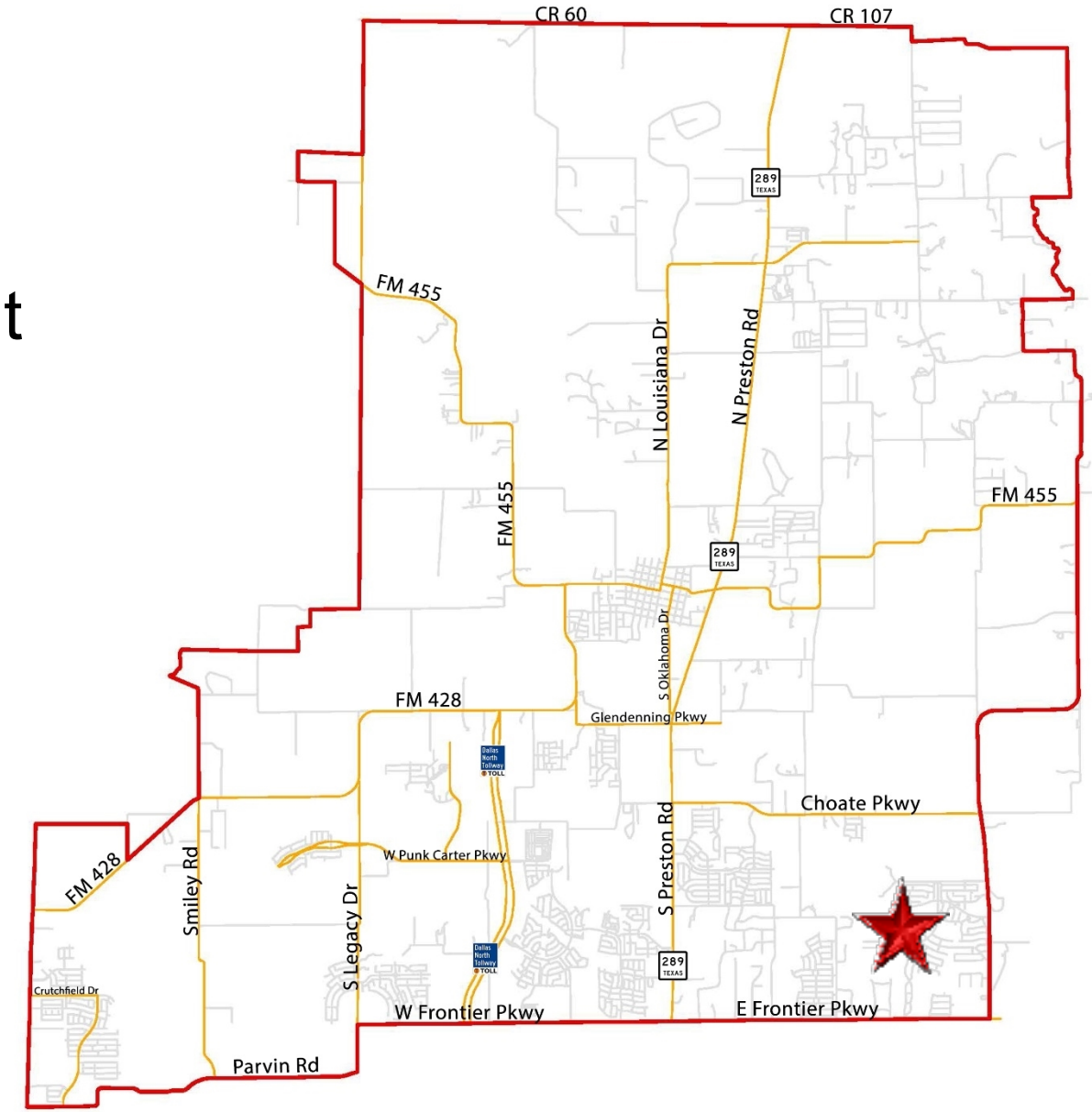
Wells South MIA PID Bond Refunding

City Council Meeting
August 13, 2024



WELLS SOUTH PID

- Generally located East of Coit Road and North of Frontier Parkway



BACKGROUND ON WELLS SOUTH MIA

- In 2015, the City issued $8,040,000 Wells South Major Improvement Area (“MIA”) Bonds for the Wells South Public Improvement District (“Wells South PID”).
- Due to the current favorable market conditions and improved credit metrics of the Wells South PID, the City can refund (“refinance”) the previously issued MIA bonds for debt service savings that will be realized by the residents residing in these two areas.
- The MIA bonds are currently outstanding at a 7.50% interest rate.
- The refunding will not extend the final maturity of the original bonds, and the par amount of the new debt is expected to be slightly less than the current outstanding bonds which reduces the lien on each parcel.

CITY TEAM

- Hilltop Securities – Financial Advisor
  - Fiduciary responsibility to the City
  - Advises on all capital-related matters for the City and related PIDs
  - Structure overall finance plans
- Norton Rose Fulbright – Bond Counsel
  - Opines on legal matters related to bond issuances and development districts
  - Ensure City is in compliance with State law and Federal tax law
  - Interfaces with the Texas AG

FINAL PRICING RESULTS

Results provided on August 13th

QUESTIONS?

ORDINANCE NO. 2024-_

AN ORDINANCE APPROVING AND AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF CELINA, TEXAS, SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024 (WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA PROJECT); CALLING FOR REDEMPTION CERTAIN CURRENTLY OUTSTANDING BONDS; AND APPROVING AND AUTHORIZING AN UPDATED SERVICE AND ASSESSMENT PLAN AND RELATED AGREEMENTS

WHEREAS, the City of Celina, Texas (the "City"), pursuant to and in accordance with the terms, provisions and requirements of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (the "PID Act"), has previously established the Wells South Public Improvement District (the "District"), pursuant to Resolution No. 2015-34R adopted by the City Council of the City (the "City Council") on July 14, 2015; and

WHEREAS, pursuant to the PID Act, the City Council published and mailed notice of and convened a public hearing on November 10, 2015, regarding the levy of special assessments against benefitted property located outside of the initial construction phase of the District ("Major Improvement Area"), and, after hearing testimony at such public hearing, the City Council recessed such public hearing until December 7, 2015; and

WHEREAS, on December 7, 2015, the City Council reconvened the public hearing first opened on November 10, 2015, regarding the levy of special assessments against benefitted property located within the Major Improvement Area of the District, and, after hearing testimony at such public hearing, the City Council closed the public hearing and adopted Ordinance No. 2015-65 (the "Major Improvement Area Assessment Ordinance"); and

WHEREAS, the City has previously issued its "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Major Improvement Area Project)" (the "Refunded Bonds") secured by the Assessments levied on the Assessed Property within the Major Improvement Area of the District for the purpose of financing a portion of the Actual Costs of Major Improvement Area Projects that benefit Assessed Property within the Major Improvement Area of the District, pursuant to that certain Indenture of Trust, dated as of December 1, 2015 by and between City and U.S. Bank National Association (the "2015 Indenture"); and

WHEREAS, Chapter 1207, Texas Government Code, as amended, and the PID Act, provide that the City is authorized to issue refunding bonds for the purpose of refunding the Refunded Bonds and restructuring the City's debt service requirements, and to accomplish such refunding by depositing directly with the trustee under the 2015 Indenture, the proceeds of such refunding bonds, together with other available funds, in an amount sufficient to provide for the payment or redemption of such Refunded Bonds, and that such deposit shall constitute the making of firm banking and financial arrangements for the discharge and final payment or redemption of the Refunded Bonds;

WHEREAS, the City Council hereby finds and determines that it is in the best interests of the City to issue its bonds to be designated "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Major Improvement Area Project)" (the "Bonds"), such series to be payable from and secured by the Trust Estate (as defined in the Indenture); and

WHEREAS, the City Council has found and determined that: (i) the issuance of the Bonds is beneficial to the homeowners in the Major Improvement Area of the District and is in the best interests of the City and (ii) the refunding of the Refunded Bonds will result in a net present value debt service savings of approximately $___,___.__; and

WHEREAS, the City Council hereby finds and determines to (i) approve the issuance of the Bonds to refund the Refunded Bonds, fund a reserve fund for the payment of principal of and interest on the Bonds, and pay the costs of issuing the Bonds, (ii) approve the form, terms, and provisions of the Indenture (defined below) securing the Bonds authorized hereby, (iii) approve the form, terms and provisions of a Bond Purchase Agreement (defined below) between the City and the purchaser of the Bonds, (iv) approve a Preliminary Limited Offering Memorandum][Preliminary Official Statement] and a [Limited Offering Memorandum][Official Statement] (defined below), (v) approve the form, terms and provisions of a Continuing Disclosure Agreement (defined below), (vi) approve the form, terms, and provisions of the Amended and Restated Service and Assessment Plan (defined below), as updated for the Bonds, and (vii) authorize the refunding of the Refunded Bonds on their redemption date; and

WHEREAS, capitalized terms used in this Ordinance and not otherwise defined herein shall have the meanings assigned to them in the Indenture; and

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and the public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code; now, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1. Approval of Issuance of Bonds and Indenture of Trust.

(a) The issuance of the Bonds in the principal amount of $__,___,__ for the purpose of providing funds for (i) refunding the Refunded Bonds, (ii) funding a reserve fund for payment of principal and interest on the Bonds, and (iii) paying the costs of issuing the Bonds, is hereby authorized and approved.

(b) The Bonds shall be issued and secured under that certain Indenture of Trust (the "Indenture") dated as of August 1, 2024, between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), which Indenture is hereby approved in substantially the form attached hereto as **Exhibit A,** which is incorporated herein as a part hereof for all purposes, with such changes or additions thereto as may be approved by the Mayor or Mayor Pro Tem of the City (upon the advice of the City Manager) as evidenced by the execution and delivery thereof. The Mayor or Mayor Pro Tem of the City is hereby authorized and directed to execute the Indenture and the City Secretary is hereby authorized and directed to attest such signature of the Mayor or Mayor Pro Tem and such officials are hereby authorized to deliver the Indenture.

(c) The Bonds shall be dated, shall mature on the date or dates and in the principal amounts, shall bear interest, shall be subject to redemption and shall have such other terms and provisions as set forth in the Indenture. The Bonds shall be in substantially the form set forth in the Indenture with such insertions, omissions and modifications as may be required to conform the form of bond to the actual terms of the Bonds. The Bonds shall be payable from and secured by the Trust Estate (as defined in the Indenture) and other assets of the Trust Estate pledged to such series, and shall never be payable from ad valorem taxes.

SECTION 2. Sale of Bonds; Approval of Bond Purchase Agreement. The Bonds shall be sold to FMSbonds, Inc., (the "Purchaser") under that certain Bond Purchase Agreement

(the “Bond Purchase Agreement”), dated the date hereof, between the City and the Purchaser, substantially in the form attached hereto as **Exhibit B** which is incorporated herein as a part hereof for all purposes, which terms of sale are declared to be in the best interests of the City at the price and on the terms and provisions set forth in the Bond Purchase Agreement. The form, terms and provisions of the Bond Purchase Agreement are hereby authorized and approved with such changes as may be necessary or desirable to carry out the intent of this Ordinance and as approved by the City Manager, such approval to be evidenced by the execution and delivery of the Bond Purchase Agreement by the Mayor, Mayor Pro Tem, or City Manager of the City. The Mayor, Mayor Pro Tem, and City Manager of the City is hereby authorized and directed to execute and deliver the Bond Purchase Agreement.

SECTION 3. [Limited Offering Memorandum][Official Statement]. The form and substance of the [Preliminary Limited Offering Memorandum][Preliminary Official Statement] (the "[Preliminary Limited Offering Memorandum][Preliminary Official Statement]")for the Bonds and any addenda, supplement or amendment thereto and the final [Limited Offering Memorandum][Official Statement] (the "[Limited Offering Memorandum][Official Statement]") are hereby in all respects approved and adopted. The [Limited Offering Memorandum][Official Statement] as thus approved and delivered, with such appropriate variations as shall be approved by the Mayor or Mayor Pro Tem of the City and the Underwriter, may be used by the Underwriter in the offering and sale of the Bonds. The City Secretary is hereby authorized and directed to include and maintain a copy of the [Preliminary Limited Offering Memorandum][Preliminary Official Statement] and [Limited Offering Memorandum][Official Statement] and any addenda, supplement or amendment thereto thus approved among the permanent records of this meeting. The use and distribution of the [Preliminary Limited Offering Memorandum][Preliminary Official Statement] in the offering of the Bonds is hereby ratified, approved and confirmed and the [Preliminary Limited Offering Memorandum][Preliminary Official Statement] is hereby deemed "final" as of its date, within the meaning of Rule 15c2-12 of the Securities and Exchange Commission. Notwithstanding the approval and delivery of such [Preliminary Limited Offering Memorandum][Preliminary Official Statement] and [Limited Offering Memorandum][Official Statement] by the Mayor or Mayor Pro Tem, this City Council, including the Mayor and Mayor Pro Tem, are not responsible for and proclaim no specific knowledge of the information contained in the [Preliminary Limited Offering Memorandum][Preliminary Official Statement] and [Limited Offering Memorandum][Official Statement] pertaining to the Development (as defined in the [Limited Offering Memorandum][Official Statement]), or the financial ability of any developers, any builders, any landowners, or the appraisal of the property in the District.

SECTION 4. Continuing Disclosure Agreement. That certain “City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Major Improvement Area Project) Continuing Disclosure Agreement of the Issuer” (the “Continuing Disclosure Agreement”) between the City and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc. is hereby authorized and approved in substantially the form attached hereto as **Exhibit C** which is incorporated herein as a part hereof for all purposes and the City Manager, Mayor and Mayor Pro Tem of the City is authorized and directed to execute and deliver such Continuing Disclosure Agreement with such changes as may be required to carry out the purpose of this Ordinance and as approved by the City Manager, Mayor or Mayor Pro Tem, such approval to be evidenced by the execution thereof.

SECTION 5. Amended and Restated Service and Assessment Plan. That certain “Wells South Public Improvement District Amended and Restated Service and Assessment Plan” as updated and as dated August 13, 2024 (as updated, the "Amended and Restated Service and Assessment Plan"), is hereby authorized and approved in substantially the form attached hereto

as **Exhibit D** which is incorporated herein as a part hereof for all purposes with such changes as may be required to carry out the purposes of this Ordinance. The Amended and Restated Service and Assessment Plan, including the method of assessment, is approved and adopted as the service and assessment plan for the District, including Major Improvement Area of the District, and the "Major Improvement Area Assessment Roll" attached thereto as Appendix E sets forth the Assessments previously levied against the Assessed Property within Major Improvement Area of the District, including the Annual Installments expected to be collected in connection with the Bonds, and which are hereby approved as an act and deed of the City Council. The City Secretary is directed to cause a copy of this Ordinance, including the Amended and Restated Service and Assessment Plan and the Major Improvement Area Assessment Roll, to be recorded in the real property records of Collin County, not later than the seventh day after the date the City Council adopts this Ordinance approving the Amended and Restated Service and Assessment Plan. The City Secretary is further directed to similarly file each Annual Service Plan Update (as defined in the Amended and Restated Service and Assessment Plan) approved by the City Council not later than the seventh day after the date that the City Council approves each Annual Service Plan Update.

SECTION 6. Redemption of Refunded Bonds. The Refunded Bonds described in the form of notice of redemption attached as **Exhibit E** hereto are hereby called for redemption on September 1, 2024 (or the earliest business day thereafter in accordance with the terms of the 2015 Indenture). U.S. Bank Trust Company, National Association, in its capacity as the successor trustee for the Refunded Bonds (the "Trustee"), is hereby authorized to issue all required notices of redemption (or obtain or confirm the sufficiency of the waivers and consents of the bondholders to effect such redemption), and to effect payment and redemption of the Refunded Bonds in full and to pay all fees and expenses of the Trustee through such final payment and redemption of the Refunded Bonds; and any notices of redemption given by the Trustee to effect the redemption of the Refunded Bonds on September 1, 2024 (or the earliest business day thereafter in accordance with the terms of the 2015 Indenture) are hereby ratified and confirmed as of the date such actions were taken.

SECTION 7. Additional Actions. The Mayor, Mayor Pro Tem, the City Manager, the Assistant City Manager, and the City Secretary are each hereby authorized and directed to take any and all actions on behalf of the City necessary or desirable to carry out the intent and purposes of this Ordinance and to issue the Bonds in accordance with the terms of this Ordinance, including entering into any agreement associated with securing a policy of insurance which would insure the timely payment of the principal of and interest on the Bonds. The Mayor, Mayor Pro Tem, the City Manager, the Assistant City Manager, and the City Secretary are each hereby authorized and directed to execute and deliver any and all certificates, agreements, notices, instruction letters, requisitions, and other documents which may be necessary or advisable in connection with the sale, issuance and delivery of the Bonds and the carrying out of the purposes and intent of this Ordinance or any other certificates, agreements, or other documents subsequent to the delivery of the Bonds which may be necessary or appropriate to carry out or fulfill the purpose and intent of the Amended and Restated Service and Assessment Plan and the refunding of the Refunded Bonds.

SECTION 8. Governing Law. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 9. Effect of Headings. The Section headings herein are for convenience only and shall not affect the construction hereof.

SECTION 10. Severability. If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance or the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 11. Construction of Terms. If appropriate in the context of this Ordinance, words of the singular number shall be considered to include the plural, words of the plural number shall be considered to include the singular, and words of the masculine, feminine or neuter gender shall be considered to include the other genders.

SECTION 12. Incorporation of Findings and Determinations. The findings and determinations of the City Council contained in the preamble of this Ordinance are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section.

SECTION 13. Effective Date. This Ordinance shall take effect and be in force immediately from and after its adoption on the date shown below in accordance with Texas Government Code, Section 1201.028, as amended.

PASSED AND ADOPTED, this August 13, 2024.

CITY OF CELINA, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2024 by Ryan Tubbs, Mayor of the City of Celina, Texas on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

EXHIBIT A

INDENTURE OF TRUST

INDENTURE OF TRUST

By and Between

CITY OF CELINA, TEXAS

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

DATED AS OF AUGUST 1, 2024

SECURING

$_____
CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT
MAJOR IMPROVEMENT AREA PROJECT)

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INDENTURE OF TRUST

THIS INDENTURE of Trust (the "Indenture"), dated as of August 1, 2024 is by and between the CITY OF CELINA, TEXAS (the "City"), and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as trustee (together with its successors, the "Trustee"). Capitalized terms used in the preambles, recitals and granting clauses and not otherwise defined shall have the meanings assigned thereto in Article I.

WHEREAS, a petition was submitted and filed with the City Secretary of the City (the "City Secretary") pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "PID Act"), requesting the creation of a public improvement district located in the extraterritorial jurisdiction of the City to be known as the Wells South Public Improvement District (the "District"); and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the District, as determined by the then current ad valorem tax rolls of the Collin Central Appraisal District, and the signatures of property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the District; and

WHEREAS, on July 14, 2015, after due notice, the City Council of the City (the "City Council") held the public hearing in the manner required by law on the advisability of the improvement projects and services described in the petition as required by Sec. 372.009 of the PID Act and on July 14, 2015, the City Council made the findings required by Sec. 372.009(b) of the PID Act and, by Resolution No. 2015-34R, adopted by a majority of the members of the City Council, authorized the District in accordance with its finding as to the advisability of the improvement projects and services; and

WHEREAS, on July 24, 2015, the City published notice of its authorization of the District in the *Celina Record*, a newspaper of general circulation in the City and in the part of the extraterritorial jurisdiction of the City in which the District is located and where the improvements were undertaken; and

WHEREAS, no written protests of the District from any owners of record of property within the District were filed with the City Secretary within 20 days after July 24, 2015; and

WHEREAS, the District is now located entirely within the corporate limits of the City; and

WHEREAS, on October 13, 2015, the City Council by Resolution 2015-56R made findings and determinations relating to the Actual Costs of certain Public Improvements (the "Major Improvement Area Projects") benefitting the Major Improvement Area (as hereinafter defined) and directed City staff to (i) prepare a proposed assessment roll as required by Section 372.016(a) of the PID Act, (ii) file said proposed assessment roll with the City Secretary and to make it available for public inspection as required by Section 372.016(b) of the PID Act, (iii) publish such notice as required by Section 372.016(b) of the PID Act, and (iv) prepare a service and assessment plan in accordance with Sections 372.13 and 372.14 of the PID Act; and

WHEREAS, on October 30, 2015, the City Council, pursuant to Section 372.016(b) of the PID Act, published notice of a public hearing in the *Celina Record*, a newspaper of general circulation in the City and in the part of the extraterritorial jurisdiction of the City in which the District is located and where the improvements were undertaken, to consider the proposed Assessment Roll and the Service and Assessment Plan and the levy of the Assessments on property in the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the PID Act, mailed notice of the public hearing to consider the proposed Assessment Roll and the Service and Assessment Plan and the levy of Assessments on property in the District to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council convened the hearing on November 10, 2015, and at such public hearing all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the proposed Assessment Roll and the Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessment, the allocation of Actual Costs, the purposes of the Assessment, the special benefits of the Assessment, and the penalties and interest on annual installments and on delinquent annual installments of the Assessment, and then the City Council recessed such public hearing until December 7, 2015; and

WHEREAS, on December 7, 2015, the City Council reconvened the public hearing first opened on November 10, 2015 as referenced above, and all persons who appeared, or requested to appear, in person or by their attorney, were also given the opportunity to contend for or contest the proposed Assessment Roll and the Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessment, the allocation of Actual Costs, the purposes of the Assessment, the special benefits of the Assessment, and the penalties and interest on annual installments and on delinquent annual installments of the Assessment, and there were no written objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of Costs, the Assessment Roll, and the levy of the Assessments; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, and

WHEREAS, on December 7, 2015, the City approved and accepted the Service and Assessment Plan in conformity with the requirements of the PID Act and adopted the Assessment Ordinance and therein levied the Assessments; and

WHEREAS, the City has previously issued its City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project) (the "Neighborhood Improvement Area #1 Bonds") secured by certain assessments levied against property located within the first construction phase of the District ("Neighborhood Improvement Area #1"); and

WHEREAS, the City has issued its City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Major Improvement Area Project) (the "Refunded Bonds") secured by Assessments levied on the assessed property with the portion of the District outside of Neighborhood Improvement Area #1 (the "Major Improvement Area") for

the purpose of financing a portion of the Actual Costs of the Major Improvement Area Projects that benefit assessed property within the Major Improvement Area of the District; and

WHEREAS, the City has previously issued its City of Celina, Texas, Special Assessment Revenue Bonds, Series 2020 (Wells South Public Improvement District Neighborhood Improvement Areas #2-3 Project) (the "Neighborhood Improvement Areas #2-3 Bonds") secured by certain assessments levied against property located within the second and third construction phases of the District; and

WHEREAS, the City has previously issued its City of Celina, Texas, Special Assessment Revenue Bonds, Series 2021 (Wells South Public Improvement District Neighborhood Improvement Area #4 Project) (the "Neighborhood Improvement Area #4 Bonds") secured by certain assessments levied against property located within the fourth construction phase of the District; and

WHEREAS, the City has previously issued its City of Celina, Texas, Special Assessment Revenue Bonds, Series 2022 (Wells South Public Improvement District Neighborhood Improvement Area #5 Project) (the "Neighborhood Improvement Area #5 Bonds") secured by certain assessments levied against property located within the fifth construction phase of the District; and

WHEREAS, the City has previously issued its City of Celina, Texas, Special Assessment Revenue Bonds, Series 2024 (Wells South Public Improvement District Neighborhood Improvement Areas #6-7 Project) (the "Neighborhood Improvement Areas #6-7 Bonds") secured by certain assessments levied against property located within the sixth and seventh construction phases of the District; and

WHEREAS, in the indentures authorizing the Neighborhood Improvement Area #1 Bonds, the Neighborhood Improvement Areas #2-3 Bonds, the Neighborhood Improvement Area #4 Bonds, the Neighborhood Improvement Area #5 Bonds and the Neighborhood Improvement Areas #6-7 Bonds, the City reserved the right to an additional series of bonds as "Additional Obligations" pursuant to other indentures, assessment ordinances, or similar agreements, which do not constitute or create a lien on the trust estate securing each series of bonds and are not payable from pledged revenues which secure the Neighborhood Improvement Area #1 Bonds, the Neighborhood Improvement Areas #2-3 Bonds, the Neighborhood Improvement Area #4 Bonds, the Neighborhood Improvement Area #5 Bonds and the Neighborhood Improvement Areas #6-7 Bonds, respectively; and

WHEREAS, Chapter 1207, Texas Government Code, as amended, and Section 372.027 of the PID Act, provide that the City is authorized to issue refunding bonds for the purpose of refunding the Refunded Bonds and restructuring the City's debt service requirements, and to accomplish such refunding by depositing directly with the paying agent for the Refunded Bonds, the trustee under a trust indenture, or an escrow agent, the proceeds of such refunding bonds, together with other available funds, in an amount sufficient to provide for the payment or redemption of such Refunded Bonds, and that such deposit shall constitute the making of firm banking and financial arrangements for the discharge and final payment or redemption of the Refunded Bonds;

WHEREAS, the City Council is authorized by the PID Act to issue its revenue bonds payable from the Assessments for the purpose of (i) refunding the Refunded Bonds, (ii) funding

a reserve fund for payment of principal and interest on the Bonds, and (iii) paying the costs of issuing the Bonds; and

WHEREAS, the City Council now desires to issue revenue bonds, in accordance with the PID Act and Chapter 1207, Texas Government Code, as amended, to refund the Refunded Bonds, such bonds to be entitled "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Major Improvement Area Project)" (the "Bonds"), such Bonds being payable solely from the Trust Estate; and

WHEREAS, the City Council has found and determined that: (i) the issuance of the Bonds and restructuring of the debt service requirements for the Refunded Bonds is beneficial to the homeowners in the District and is in the best interests of the City and (ii) the refunding of the Refunded Bonds will result in a present value debt service savings for the City; and

WHEREAS, concurrently with the issuance of the Bonds, the City anticipates issuing a separate series of bonds (the "Neighborhood Improvement Area #1 Refunding Bonds") which will refund, in full, the outstanding Neighborhood Improvement Area #1 Bonds and authorizing a separate indenture which will authorize the issuance of and set forth additional limitations related to the issuance of Additional Obligations; and

WHEREAS, the Bonds are expected to be issued as Additional Obligations under the indentures authorizing the Neighborhood Improvement Area #1 Refunding Bonds, the Neighborhood Improvement Areas #2-3 Bonds, the Neighborhood Improvement Area #4 Bonds, the Neighborhood Improvement Area #5 Bonds and the Neighborhood Improvement Areas #6-7 Bonds, respectively, and will not constitute or create a lien on the trust estate securing each such series of bonds and are not payable from pledged revenues which secure the Neighborhood Improvement Area #1 Refunding Bonds, the Neighborhood Improvement Areas #2-3 Bonds, the Neighborhood Improvement Area #4 Bonds, the Neighborhood Improvement Area #5 Bonds or the Neighborhood Improvement Areas #6-7 Bonds, respectively; and

WHEREAS, the Trustee has agreed to accept the trusts herein created upon the terms set forth in this Indenture; and

THIS INDENTURE FURTHER WITNESSETH, and it is expressly declared, that all Bonds issued and secured hereunder are to be issued, authenticated, and delivered and the Trust Estate hereby created, assigned, and pledged is to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses, and purposes as hereinafter expressed, and the City has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners from time to time of the Bonds as follows:

ARTICLE I

DEFINITIONS, FINDINGS AND INTERPRETATION

Section 1.1. Definitions.

Unless otherwise expressly provided or unless the context clearly requires otherwise in this Indenture, the following terms shall have the meanings specified below:

"Account" means any of the accounts established pursuant to Section 6.1 of this Indenture.

"Actual Costs" means, with respect to a Major Improvement Area Project, the demonstrated, reasonable, allocable, and allowable costs of constructing such Major Improvement Area Project, as specified in a payment request in a form that has been reviewed and approved by the City. Actual Cost may include (a) the costs incurred for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Major Improvement Area Project, (b) the costs incurred in preparing the construction plans for such Major Improvement Area Project, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Major Improvement Area Project, (d) the costs incurred for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes related to such Major Improvement Area Project, (e) all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and materialmen in connection with the acquisition, construction or implementation of such Major Improvement Area Project, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal and consulting fees, financing charges, taxes, governmental fees and charges, insurance premiums, and miscellaneous expenses, and (g) all payments for Administrative Expenses.

"Additional Interest" means the amount collected by application of the Additional Interest Rate.

"Additional Interest Rate" means the up to rate 0.50% additional interest rate charged on the Assessments pursuant to Section 372.018 of the PID Act.

"Additional Interest Reserve Account" means the reserve account administered by the City and segregated from other funds of the City in accordance with the provisions of Section 6.7 of this Indenture.

"Additional Interest Reserve Requirement" means an amount equal to $69,080.00 (or such lesser amount that may be identified in a City Certificate pursuant to Section 6.7(b) hereof), which will initially be funded in full at the Closing Date pursuant to Section 6.2 hereof, and, if necessary, will thereafter be funded from Additional Interest, if collected, to be deposited to the Pledged Revenue Fund and transferred to the Additional Interest Reserve Account in accordance with provisions of Section 6.7(b) hereof.

"Additional Obligations" means any bonds or obligations, including specifically, any installment contracts, reimbursement agreements, temporary note or time warrant secured in whole or in part by an assessment, other than the Assessments securing the Bonds, levied against property within the Major Improvement Area of the District in accordance with the PID Act.

"Administrative Expenses" means the administrative, organization, maintenance and operation costs and expenses associated with, or incident to, the administration, organization, maintenance and operation of the District, including, but not limited to, the costs of (i) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, (ii) creating and organizing the District and preparing the Assessment Roll, (iii) computing, levying, collecting and transmitting the Assessments or the Annual Installments thereof, (iv) maintaining the record of Assessments, including payments, reallocations and/or cancellations of the Assessments or Annual Installments thereof, (v) issuing, paying, and

redeeming the Bonds, (vi) investing or depositing the Assessments or other monies, (vii) complying with the PID Act with respect to the Bonds, (viii) paying the paying agent/registrar's and trustee's fees and expenses (including the fees and expenses of its legal counsel) related to the Bonds, and (ix) administering the construction of the Major Improvement Area Projects. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"Administrative Fund" means that Fund established by Section 6.1 and administered pursuant to Section 6.9 hereof.

"Administrator" means an employee of the City or third-party designee of the City who shall have the responsibilities provided in the Service and Assessment Plan, this Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is MuniCap, Inc.

"Annual Debt Service" means, for each Bond Year, the sum of (i) the interest due on the Outstanding Bonds in such Bond Year, assuming that the Outstanding Bonds are retired as scheduled (including by reason of Sinking Fund Installments), and (ii) the principal amount of the Outstanding Bonds due in such Bond Year (including any Sinking Fund Installments due in such Bond Year).

"Annual Installment" means, with respect to each Assessed Parcel, each annual payment of the Assessments (including principal and interest due on the Assessments) as shown on the Assessment Roll attached to the Service and Assessment Plan as Appendix E and related to the Bonds; which annual payment includes the Administrative Expenses and the Additional Interest, if any, collected on each annual payment of the Assessments as described in Section 6.7 herein and as defined and calculated in the Service and Assessment Plan or in any Annual Service Plan Update.

"Annual Service Plan Update" means the annual review and update of the Service and Assessment Plan required by the PID Act and the Service and Assessment Plan.

"Applicable Laws" means the PID Act, and all other laws or statutes, rules, or regulations, and any amendments thereto, of the State of Texas or of the United States, by which the City and its powers, securities, operations, and procedures are, or may be, governed or from which its powers may be derived.

"Assessed Parcel" means each respective parcel of land located within the Major Improvement Area of the District against which an Assessment has been levied by the Assessment Ordinance in accordance with the Service and Assessment Plan.

"Assessed Property" means collectively, all the Assessed Parcels.

"Assessment Ordinance" means Ordinance No. 2015-65 adopted by the City Council on December 7, 2015, that levied the Assessments on the Assessed Property located within the Major Improvement Area of the District.

"Assessment Revenue" means monies collected by or on behalf of the City from any one or more of the following: (i) an Assessment levied against an Assessed Parcel, or Annual Installment payment thereof, including any interest on such Assessment or Annual Installment thereof during any period of delinquency, (ii) a Prepayment, and (iii) Foreclosure Proceeds.

"Assessment Roll" means the assessment roll attached as Appendix E to the Service and Assessment Plan or any other assessment roll in an amendment or supplement to the Service and Assessment Plan or in an Annual Service Plan Update, showing the total amount of the Assessment against each Assessed Parcel related to the Major Improvement Area Projects, as updated, modified, or amended from time to time in accordance with the terms of the Service and Assessment Plan and the PID Act.

"Assessments" means the aggregate assessments shown on the Assessment Roll. The singular of such term means the assessment levied against an Assessed Parcel as shown on the Assessment Roll, subject to reallocation upon the subdivision of an Assessed Parcel or reduction according to the provisions of the Service and Assessment Plan and the PID Act.

"Authorized Denomination" means $25,000 and any integral multiple of $1,000 in excess thereof; provided, however, that if the total principal amount of any Outstanding Bond is less than $25,000, then the Authorized Denomination of such Outstanding Bond shall be the amount of such Outstanding Bond.

"Authorized Improvements" means improvements authorized by Section 372.003 of the PID Act, including but not limited to Major Improvement Area Projects constructed and installed in accordance with the Service and Assessment Plan or an Annual Service Plan Update which will benefit the property within the District.

"Bond" means any of the Bonds.

"Bond Counsel" means Norton Rose Fulbright US LLP or any other attorney or firm of attorneys designated by the City that are nationally recognized for expertise in rendering opinions as to the legality and tax-exempt status of securities issued by public entities.

"Bond Date" means the date designated as the initial date of the Bonds by Section 3.2(a) of this Indenture.

"Bond Fund" means the Fund established pursuant to Section 6.1 and administered as provided in Section 6.4.

"Bond Ordinance" means Ordinance No. 2024-_____ adopted by the City Council on August 13, 2024, authorizing the issuance of the Bonds pursuant to this Indenture.

"Bond Pledged Revenue Account" means the Account of such name established pursuant to Section 6.1.

"Bond Proceeds Account" means the Account of such name established pursuant to Section 6.1.

"Bond Year" means the one-year period beginning on September 1 in each year and ending on August 31 in the following year.

"Bonds" means the City's bonds authorized to be issued by Section 3.1 of this Indenture entitled "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Major Improvement Area Project)".

"Business Day" means any day other than a Saturday, Sunday or legal holiday in the State of Texas observed as such by the City or the Trustee.

"City Certificate" means a certificate signed by a City Representative and delivered to the Trustee.

"City Representative" means any official or agent of the City authorized by the City Council to undertake the action referenced herein.

"Closing Date" means the date of the initial delivery of and payment for the Bonds.

"Code" means the Internal Revenue Code of 1986, as amended, including applicable regulations, published rulings and court decisions.

"Costs of Issuance Account" means the Account of such name established pursuant to Section 6.1.

"CPA Certificate" means a report prepared by an independent certified public accountant selected by the City verifying the sufficiency of the moneys and/or Defeasance Securities deposited with the Trustee to pay when due the principal of and interest on the Refunded Bonds being refunded with the proceeds of the Bonds.

"Defeasance Securities" means Investment Securities then authorized by Applicable Law for the investment of funds to defease public securities.

"Delinquent Collection Costs" means the costs related to the foreclosure on an Assessed Parcel and the costs of collection of a delinquent Assessment, including penalties and reasonable attorney's fees actually paid, but excluding amounts representing interest and penalty interest.

"Designated Payment/Transfer Office" means (i) with respect to the initial Paying Agent/Registrar named in this Indenture, the transfer/payment office located in St. Paul, Minnesota, or such other location designated by the Paying Agent/Registrar and (ii) with respect to any successor Paying Agent/Registrar, the office of such successor designated and located as may be agreed upon by the City and such successor.

"DTC" shall mean the Depository Trust Company located in New York, New York, or any successor securities depository.

"DTC Participant" shall mean brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations on whose behalf DTC was created to hold securities to facilitate the clearance and settlement of securities transactions among such Persons.

"Foreclosure Proceeds" means the proceeds, including interest and penalty interest, received by the City from the enforcement of the Assessments against any Assessed Parcel or Assessed Parcels, whether by foreclosure of lien or otherwise, but excluding and net of all Delinquent Collection Costs.

"Fund" means any of the funds established pursuant to Section 6.1 of this Indenture.

"Indenture" means this Indenture of Trust as originally executed or as it may be from time to time supplemented or amended by one or more indentures supplemental hereto and entered into pursuant to the applicable provisions hereof.

"Independent Financial Consultant" means any consultant or firm of such consultants appointed by the City who, or each of whom: (i) is judged by the City, as the case may be, to have experience in matters relating to the issuance and/or administration of the Bonds; (ii) is in fact independent and not under the domination of the City; (iii) does not have any substantial interest, direct or indirect, with or in the City, or any owner of real property in the District, or any real property in the District; and (iv) is not connected with the City as an officer or employee of the City, but who may be regularly retained to make reports to the City.

"Initial Bond" means the Initial Bond in the form set forth in Exhibit A to this Indenture.

"Interest Payment Date" means the date or dates upon which interest on the Bonds is scheduled to be paid until their respective dates of maturity or prior redemption, such dates being on March 1 and September 1 of each year, commencing March 1, 2025.

"Investment Securities" means those authorized investments described in the Public Funds Investment Act, Texas Government Code, Chapter 2256, as amended; provided that such investments are, at the time made, included in and authorized by the City's official investment policy as approved by the City Council from time to time.

"Major Improvements" mean the Authorized Improvements which benefit all assessed property within the District and are described in Section III.B of the Service and Assessment Plan.

"Major Improvement Area" means the property within the District not within Neighborhood Improvement Area #1 and further identified and depicted in Appendix B-1 of the Service and Assessment Plan or in any Annual Service Plan Update.

"Major Improvement Area Projects" means Major Improvement Area's proportionate share of the Major Improvements.

"Maximum Annual Debt Service" means the largest Annual Debt Service for any Bond Year after the calculation is made through the final maturity date of any Outstanding Bonds; provided, however for purposes of calculating the Maximum Annual Debt Service, the Annual Debt Service due on September 1, 2025, shall be excluded.

"Minor Amount Redemption" means a redemption, pursuant to Section 4.4 of this Indenture, of a principal amount of Bonds that is less than 10% of the Outstanding principal amount of the Bonds.

"Outstanding" means, as of any particular date when used with reference to Bonds, all Bonds authenticated and delivered under this Indenture except (i) any Bond that has been canceled by the Trustee (or has been delivered to the Trustee for cancellation) at or before such date, (ii) any Bond for which the payment of the principal or Redemption Price of and interest on such Bond shall have been made as provided in Article IV, and (iii) any Bond in lieu of or in substitution for which a new Bond shall have been authenticated and delivered pursuant to Section 3.10 herein.

"Owner" means the Person who is the registered owner of a Bond or Bonds, as shown in the Register, which shall be Cede & Co., as nominee for DTC, so long as the Bonds are in book-entry only form and held by DTC as securities depository in accordance with Section 3.11 herein.

"Paying Agent/Registrar" means initially the Trustee, or any successor thereto as provided in this Indenture.

"Person" or "Persons" means any individual, corporation, partnership, limited liability company, joint venture, association, joint-stock company, trust, unincorporated organization or government or any agency or political subdivision thereof.

"PID Act" means Texas Local Government Code, Chapter 372, as amended.

"Pledged Funds" means the Pledged Revenue Fund, the Bond Fund, the Project Fund, the Reserve Fund, and the Redemption Fund.

"Pledged Revenue Fund" means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.3 herein.

"Pledged Revenues" means the sum of (i) Assessment Revenue less the Administrative Expenses and (ii) any additional revenues that the City may pledge to the payment of Bonds.

"Prepayment" means the payment of all or a portion of an Assessment before the due date thereof.

"Project Fund" means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.5 herein.

"Purchaser" means the initial purchaser of the Bonds.

"Rebate Amount" has the meaning set forth in section 1.148-1(b) of the Regulations.

"Rebate Fund" means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.8 herein.

"Record Date" means the close of business on the 15th calendar day of the month (whether or not a Business Day) next preceding an Interest Payment Date.

"Redemption Fund" means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.6 herein.

"Redemption Price" means, when used with respect to any Bond or portion thereof, the amount of par plus accrued and unpaid interest to the date of redemption.

"Refunded Bonds" means the Outstanding City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Major Improvement Area Project) being refunded with the proceeds of the Bonds.

"Register" means the register specified in Article III of this Indenture.

"Reserve Account" means the Account of such name established pursuant to Section 6.1.

"Reserve Account Requirement" means 50% of the Maximum Annual Debt Service of the Bonds as of the date of issuance; provided, however, that such amount shall be reduced by the amount of any transfers made pursuant to subsection (d) of Section 6.7; and provided further that as a result of an optional redemption pursuant to Section 4.3 or an extraordinary optional redemption pursuant to Section 4.4, the Reserve Account Requirement shall be reduced by a percentage equal to the pro rata principal amount of Bonds redeemed by such redemption compared to the total principal amount of the Outstanding Bonds prior to such redemption or as otherwise provided in a City Certificate delivered in connection with the redemption of such Bonds. As of the date of delivery of the Bonds, the Reserve Account Requirement is [$291,940.00].

"Reserve Fund" means that fund established pursuant to Section 6.1 and administered in Section 6.7 herein.

"Service and Assessment Plan" means the document, including the Assessment Roll, as amended, which is attached as Exhibit D to the Bond Ordinance, and which replaces any previously approved Service and Assessment Plan in connection with the Refunded Bonds, including any annual updates thereto.

"Sinking Fund Installment" means the amount of money to redeem or pay at maturity the portion of the principal of Bonds payable from such installments at the times and in the amounts provided in Section 4.2 herein.

"Stated Maturity" means the date the Bonds, or any portion of the Bonds, as applicable are scheduled to mature without regard to any redemption or prepayment.

"Substantial Amount Redemption" means a redemption, pursuant to Section 4.4 of this Indenture, of a principal amount of the Bonds that is greater than or equal to 10% of the Outstanding principal amount of such Bonds.

"Supplemental Indenture" means an indenture which has been duly executed by the City Representative pursuant to an ordinance adopted by the City Council and which indenture amends or supplements this Indenture, but only if and to the extent that such indenture is specifically authorized or permitted hereunder.

"Tax Certificate" means the Certificate as to Tax Exemption delivered by the City on the Closing Date for the Bonds setting forth the facts, estimates and circumstances in existence on the Closing Date which establish that it is not expected that the proceeds of the Bonds will be

used in a manner that would cause the interest on such Bonds to be included in the gross income of the Owners thereof for Federal income tax purposes.

"Trust Estate" means the Trust Estate described in the granting clauses of this Indenture.

"Trustee" means U.S. Bank Trust Company, National Association, and its successors, and any other corporation or association that may at any time be substituted in its place, as provided in Article IX, such entity to serve as Trustee and Paying Agent/Registrar for the Bonds.

Section 1.2. Findings.

The declarations, determinations and findings declared, made and found in the preamble to this Indenture are hereby adopted, restated and made a part of the operative provisions hereof.

Section 1.3. Table of Contents, Titles and Headings.

The table of contents, titles, and headings of the Articles and Sections of this Indenture have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof and shall never be considered or given any effect in construing this Indenture or any provision hereof or in ascertaining intent, if any question of intent should arise.

Section 1.4. Interpretation.

(a) Unless the context requires otherwise, words of the masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa.

(b) Words importing persons include any individual, corporation, limited liability company, partnership, joint venture, association, joint stock company, trust, unincorporated organization or government or agency or political subdivision thereof.

(c) Any reference to a particular Article or Section shall be to such Article or Section of this Indenture unless the context shall require otherwise.

(d) This Indenture and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein to sustain the validity of this Indenture.

ARTICLE II

THE BONDS

Section 2.1. Granting Clauses

(a) In order to secure the payment of debt service on all Bonds, and the performance and observance by the City of all the covenants expressed or implied herein, the City does hereby grant to the Trustee, as good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, a security interest in, mortgage, create a first lien

on, and pledge to the Trustee, all of its right, title, and interest, whether now owned or hereafter acquired, in, to, and under the following (the "Trust Estate"):

(i) All Pledged Revenues and all moneys and investments held in the Pledged Funds, including any contract or any evidence of indebtedness related thereto or other rights of the City to receive any of such moneys or investments, whether now existing or hereafter coming into existence, and whether now or hereafter acquired; and

(ii) Any and all other property or money of every name and nature which is, from time to time hereafter by delivery or by writing of any kind, conveyed, pledged, assigned or transferred, to the Trustee as additional security hereunder by the City or by anyone on its behalf or with its written consent, and the Trustee is hereby authorized to receive any and all such property or money at any and all times and to hold and apply the same subject to the terms thereof.

(b) The Trustee shall have and hold the Trust Estate, whether now owned or hereafter acquired or received by the Trustee and its successors or assigns, in trust upon the terms and trusts herein set forth for the benefit of all present and future Owners of the Bonds from time to time issued under and secured by this Indenture, and for enforcement of the payment of the Bonds in accordance with their terms, and for the performance of and compliance with the obligations, covenants, and conditions of this Indenture. Provided, however, if the City or its assigns shall well and truly pay, or cause to be paid, the principal or redemption price of and the interest on all the Bonds at the times and in the manner stated in the Bonds, according to the true intent and meaning thereof, then this Indenture and the rights hereby granted shall cease, terminate and be void; otherwise this Indenture is to be and shall remain in full force and effect.

(c) Except as otherwise provided in the remaining provisions of this Indenture, nothing in this Section 2.1 shall prohibit the Trustee from bringing any actions or proceedings for the enforcement of the obligation of the City hereunder except that nothing in this Section shall prejudice the rights of the Trustee under Articles IX and XI hereof; provided further that the priority of payment and the source for the repayment of the debt service on the Bonds shall be subject to the terms as set forth herein, including without limitation Article VI herein; provided further that the right to direct remedies following an Event of Default shall be limited to the Owners of the Bonds to the extent provided as set forth in Articles XI and XV herein.

(d) The Bonds are to be issued, registered, authenticated, and delivered, and the Trust Estate is to be held, dealt with and disposed of by the Trustee, upon and subject to the terms, covenants, conditions, uses, agreements and trusts set forth in this Indenture.

Section 2.2. Security for the Bonds.

The Bonds, as to both principal and interest, are and shall be equally and ratably secured by and payable from a first lien on and pledge of the Trust Estate.

The lien on and pledge of the Trust Estate shall be valid and binding and fully perfected from and after the Closing Date, without physical delivery or transfer of control of the Trust Estate, the filing of this Indenture or any other act; all as provided in Texas Government Code, Chapter 1208, as amended, which applies to the issuance of the Bonds and the pledge of the Trust Estate granted by the City under this Indenture, and such pledge is therefore valid, effective and perfected from and after the Closing Date. If Texas law is amended at any time while the Bonds are Outstanding such that the pledge of the Trust Estate granted by the City under this Indenture

is to be subject to the filing requirements of Texas Business and Commerce Code, Chapter 9, as amended, then in order to preserve to the registered owners of the Bonds the perfection of the security interest in said pledge, the City agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Texas Business and Commerce Code, Chapter 9, as amended, and enable a filing to perfect the security interest in said pledge to occur.

Section 2.3. Limited Obligations.

The Bonds are special and limited obligations of the City, payable solely from and secured solely by the Trust Estate, including the Pledged Revenues and the Pledged Funds; and the Bonds shall never be payable out of funds raised or to be raised by taxation or from any other revenues, properties or income of the City.

Section 2.4. Authorization for Indenture.

The terms and provisions of this Indenture and the execution and delivery hereof by the City to the Trustee have been duly authorized by official action of the City Council of the City. The City has ascertained and it is hereby determined and declared that the execution and delivery of this Indenture is necessary to carry out and effectuate the purposes set forth in the preambles of this Indenture and that each and every covenant or agreement herein contained and made is necessary, useful or convenient in order to better secure the Bonds and is a contract or agreement necessary, useful and convenient to carry out and effectuate the purposes herein described.

Section 2.5. Purpose.

(a) The purposes of this Indenture are to establish a lien and the security for, and to prescribe the minimum standards for the authorization, issuance, execution and delivery of, the Bonds and to prescribe the rights of the Owners, and the rights and duties of the City and the Trustee.

(b) In consideration of the purchase and acceptance of any or all of the Bonds by those who shall purchase and hold the same from time to time, the provisions of this Indenture shall be a part of the contract of the City with the Owner, and shall be deemed to be and shall constitute a contract among the City, the Owners, and the Trustee.

ARTICLE III

AUTHORIZATION; GENERAL TERMS AND PROVISIONS REGARDING THE BONDS

Section 3.1. Authorization.

The Bonds are hereby authorized to be issued and delivered in accordance with the Constitution and laws of the State of Texas, including particularly the PID Act, as amended, and Chapter 1207, Texas Government Code, as amended. The Bonds shall be issued in the aggregate principal amount of $_____ for the purpose of (i) refunding the Refunded Bonds, (ii) funding a reserve fund for payment of principal and interest on the Bonds, and (iii) paying the costs of issuing the Bonds.

Section 3.2. Date, Denomination, Maturities, Numbers and Interest.

(a) The Bonds shall be dated August 30, 2024 (the "Bond Date") and shall be issued in Authorized Denominations. The Bonds shall be in fully registered form, without coupons. The Bonds shall be numbered separately from R-1 upward, except the Initial Bond, which shall be numbered T-1.

(b) Interest shall accrue and be paid on each Bond from the later of the Closing Date or the most recent Interest Payment Date to which interest has been paid or provided for, at the rate per annum set forth below until the principal thereof has been paid on the maturity date specified below or otherwise provided for. Such interest shall be payable semiannually on March 1 and September 1 of each year, commencing March 1, 2025 computed on the basis of a 360-day year of twelve 30-day months.

(c) The Bonds shall mature on September 1, in the years and in the principal amounts and shall bear interest as set forth below:

Year	Principal Amount ($)	Interest Rate (%)

(d) The Bonds shall be subject to mandatory sinking fund redemption, optional redemption, and extraordinary optional redemption prior to maturity as provided in Article IV herein, and shall otherwise have the terms, tenor, denominations, details, and specifications as set forth in the form of Bond set forth in **Exhibit A** to this Indenture.

Section 3.3. Conditions Precedent to Delivery of Bonds.

The Bonds shall be executed by the City and delivered to the Trustee, whereupon the Trustee shall authenticate the Bonds and, upon payment of the purchase price of the Bonds, shall deliver the Bonds upon the order of the City, but only upon delivery to the Trustee of:

(a) a certified copy of the Assessment Ordinance;

(b) a certified copy of the Bond Ordinance;

(c) a copy of this Indenture executed by the Trustee and the City;

(f) an executed CPA Certificate; and

(g) a City Certificate directing the authentication and delivery of the Bonds, describing the Bonds to be authenticated and delivered, designating the Purchaser to whom the Bonds are to be delivered, stating the purchase price of the Bonds and stating that all items required by this Section are therewith delivered to the Trustee in form and substance satisfactory to the City.

Section 3.4. Medium, Method and Place of Payment.

(a) Principal of and interest on the Bonds shall be paid in lawful money of the United States of America, as provided in this Section.

(b) Interest on the Bonds shall be payable to the Owners thereof as shown in the Register at the close of business on the relevant Record Date; provided, however, that in the event of nonpayment of interest on a scheduled Interest Payment Date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Trustee, if and when funds for the payment of such interest have been received from or on behalf of the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be 15 days after the Special Record Date) shall be sent at least five Business Days prior to the Special Record Date by United States mail, first-class, postage prepaid, to the address of each Owner of a Bond appearing on the books of the Trustee at the close of business on the last Business Day preceding the date of mailing such notice.

(c) Interest on the Bonds shall be paid by check, dated as of the Interest Payment Date, and sent, United States mail, first-class, postage prepaid, by the Paying Agent/Registrar to each Owner at the address of each Owner as such appears in the Register or by such other customary banking arrangement acceptable to the Paying Agent/Registrar and the Owner; provided, however, the Owner shall bear all risk and expense of such other banking arrangement.

(d) The principal of each Bond shall be paid to the Owner of such Bond on the due date thereof, whether at the maturity date or the date of prior redemption thereof, upon presentation and surrender of such Bond at the Designated Payment/Transfer Office of the Paying Agent/Registrar

(e) If the date for the payment of the principal of or interest on the Bonds shall be a Saturday, Sunday, legal holiday, or day on which banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are required or authorized by law or executive order to close, the date for such payment shall be the next succeeding day that is not a Saturday, Sunday, legal holiday, or day on which such banking institutions are required or authorized to close, and payment on such date shall for all purposes be deemed to have been made on the due date thereof as specified in Section 3.2 of this Indenture.

(f) Unclaimed payments of amounts due hereunder shall be segregated in a special account and held in trust, uninvested by the Paying Agent/Registrar, for the account of the Owner of the Bonds to which such unclaimed payments pertain. Subject to any escheat, abandoned property, or similar law of the State of Texas, any such payments remaining unclaimed by the Owners entitled thereto for two (2) years after the applicable payment or redemption date shall be applied to the next payment or payments on such Bonds thereafter coming due and, to the extent any such money remains after the retirement of all Outstanding Bonds, shall be paid to the City to be used for any lawful purpose. Thereafter, none of the City, the Paying Agent/Registrar, or any other Person shall be liable or responsible to any Owners of such Bonds for any further payment of such unclaimed moneys or on account of any such Bonds, subject to any applicable escheat law or similar law of the State of Texas.

Section 3.5. Execution and Registration of Bonds.

(a) The Bonds shall be executed on behalf of the City by the Mayor or Mayor Pro Tem and City Secretary, by their manual or facsimile signatures, and the official seal of the City shall be impressed or placed in facsimile thereon. Such facsimile signatures on the Bonds shall have the same effect as if each of the Bonds had been signed manually and in person by each of said officers, and such facsimile seal on the Bonds shall have the same effect as if the official seal of the City had been manually impressed upon each of the Bonds.

(b) In the event that any officer of the City whose manual or facsimile signature appears on the Bonds no longer holds such office before the authentication of such Bonds or before the delivery thereof, such manual or facsimile signature nevertheless shall be valid and sufficient for all purposes as if such officer had remained in such office.

(c) Except as provided below, no Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Indenture unless and until there appears thereon the Certificate of Trustee substantially in the form provided herein, included in the form of Bond attached hereto as Exhibit A, duly authenticated by manual or electronic execution by an officer or duly authorized signatory of the Trustee. It shall not be required that the same officer or authorized signatory of the Trustee sign the Certificate of Trustee on all of the Bonds. In lieu of the executed Certificate of Trustee described above, the Initial Bond delivered at the Closing Date shall have attached thereto the Comptroller's Registration Certificate substantially in the form provided herein, included in the form of Bond attached hereto as Exhibit A, manually or electronically executed by the Comptroller of Public Accounts of the State of Texas, or by his or her duly authorized agent, which certificate shall be evidence that such Initial Bond has been duly approved by the Attorney General of the State of Texas, is a valid and binding obligation of the City, and has been registered by the Comptroller of Public Accounts of the State of Texas.

(d) On the Closing Date, one Initial Bond representing the entire principal amount of all Bonds, payable in stated installments to the Purchaser, or its designee, executed with the manual or facsimile signatures of the Mayor or Mayor Pro Tem and the City Secretary, approved by the Attorney General, and registered and manually signed by the Comptroller of Public Accounts, will be delivered to the Purchaser or its designee. Upon payment for the Initial Bond, the Trustee shall cancel the Initial Bond and deliver to DTC on behalf of the Purchaser one registered definitive Bond for each year of maturity of the Bonds, in the aggregate principal amount of all Bonds for such maturity, registered in the name of Cede & CO., as nominee of DTC.

Section 3.6. Ownership.

(a) The City, the Trustee, the Paying Agent/Registrar and any other Person may treat the Person in whose name any Bond is registered as the absolute owner of such Bond for the purpose of making and receiving payment as provided herein (except interest shall be paid to the Person in whose name such Bond is registered on the relevant Record Date) and for all other purposes, whether or not such Bond is overdue, and neither the City nor the Trustee, nor the Paying Agent/Registrar, shall be bound by any notice or knowledge to the contrary.

(b) All payments made to the Owner of any Bond shall be valid and effectual and shall discharge the liability of the City, the Trustee and the Paying Agent/Registrar upon such Bond to the extent of the sums paid.

Section 3.7. Registration, Transfer and Exchange.

(a) So long as any Bond remains Outstanding, the City shall cause the Paying Agent/Registrar to keep at the Designated Payment/Transfer Office a Register in which, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Bonds in accordance with this Indenture. The Paying Agent/Registrar represents and warrants that it will file and maintain a copy of the Register with the City, and shall cause the Register to be current with all registration and transfer information as from time to time may be applicable.

(b) A Bond shall be transferable only upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar with such endorsement or other evidence of transfer as is acceptable to the Paying Agent/Registrar. No transfer of any Bond shall be effective until entered in the Register.

(c) The Bonds shall be exchangeable upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar for a Bond or Bonds of the same maturity and interest rate and in any Authorized Denomination and in an aggregate principal amount equal to the unpaid principal amount of the Bond presented for exchange.

(d) The Trustee is hereby authorized to authenticate and deliver Bonds transferred or exchanged in accordance with this Section. A new Bond or Bonds will be delivered by the Paying Agent/Registrar, in lieu of the Bond being transferred or exchanged, at the Designated Payment/Transfer Office, or sent by United States mail, first-class, postage prepaid, to the Owner or his designee. Each transferred Bond delivered by the Paying Agent/Registrar in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such transferred Bond is delivered.

(e) Each exchange Bond delivered in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such exchange Bond is delivered.

(f) No service charge shall be made to the Owner for the initial registration, subsequent transfer, or exchange for a different Authorized Denomination of any of the Bonds. The Paying Agent/Registrar, however, may require the Owner to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection with the registration, transfer, or exchange of a Bond.

(g) Neither the City nor the Paying Agent/Registrar shall be required to issue, transfer, or exchange any Bond or portion thereof called for redemption prior to maturity within forty-five (45) days prior to the date fixed for redemption; provided, however, such limitation shall not be applicable to an exchange by the Owner of the uncalled principal balance of a Bond redeemed in part.

Section 3.8. Cancellation.

All Bonds paid or redeemed before scheduled maturity in accordance with this Indenture, and all Bonds in lieu of which exchange Bonds or replacement Bonds are authenticated and delivered in accordance with this Indenture, shall be cancelled, and proper records shall be made regarding such payment, redemption, exchange, or replacement. The Paying Agent/Registrar shall dispose of cancelled Bonds in accordance with the records retention requirements of the Trustee.

Section 3.9. Temporary Bonds.

(a) Following the delivery and registration of the Initial Bond and pending the preparation of definitive Bonds, the proper officers of the City may execute and, upon the City's request, the Trustee shall authenticate and deliver, one or more temporary Bonds that are printed, lithographed, typewritten, mimeographed or otherwise produced, in any denomination, substantially of the tenor of the definitive Bonds in lieu of which they are delivered, without coupons, and with such appropriate insertions, omissions, substitutions and other variations as the officers of the City executing such temporary Bonds may determine, as evidenced by their signing of such temporary Bonds.

(b) Until exchanged for Bonds in definitive form, such Bonds in temporary form shall be entitled to the benefit and security of this Indenture.

(c) The City, without unreasonable delay, shall prepare, execute and deliver to the Trustee the Bonds in definitive form; thereupon, upon the presentation and surrender of the Bond or Bonds in temporary form to the Paying Agent/Registrar, the Paying Agent/Registrar shall cancel the Bonds in temporary form and the Trustee shall authenticate and deliver in exchange therefor a Bond or Bonds of the same maturity and series, in definitive form, in the Authorized Denomination, and in the same aggregate principal amount, as the Bond or Bonds in temporary form surrendered. Such exchange shall be made without the making of any charge therefor to any Owner.

Section 3.10. Replacement Bonds.

(a) Upon the presentation and surrender to the Paying Agent/Registrar of a mutilated Bond, the Trustee shall authenticate and deliver in exchange therefor a replacement Bond of like tenor and principal amount, bearing a number not contemporaneously outstanding. The City or the Paying Agent/Registrar may require the Owner of such Bond to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection therewith and any other expenses connected therewith.

(b) In the event that any Bond is lost, apparently destroyed or wrongfully taken, the Trustee, pursuant to the Applicable Laws of the State of Texas and in the absence of notice or knowledge that such Bond has been acquired by a bona fide purchaser, shall authenticate and deliver a replacement Bond of like tenor and principal amount bearing a number not contemporaneously outstanding, provided that the Owner first complies with the following requirements:

(i) furnishes to the Paying Agent/Registrar satisfactory evidence of his or her ownership of and the circumstances of the loss, destruction or theft of such Bond;

(ii) furnishes such security or indemnity as may be required by the Paying Agent/Registrar and the Trustee to save them and the City harmless;

(iii) pays all expenses and charges in connection therewith, including, but not limited to, printing costs, legal fees, fees of the Trustee and the Paying Agent/Registrar and any tax or other governmental charge that is authorized to be imposed; and

(iv) satisfies any other reasonable requirements imposed by the City and the Trustee.

(c) After the delivery of such replacement Bond, if a bona fide purchaser of the original Bond in lieu of which such replacement Bond was issued presents for payment such original Bond, the City and the Paying Agent/Registrar shall be entitled to recover such replacement Bond from the Person to whom it was delivered or any Person taking therefrom, except a bona fide purchaser, and shall be entitled to recover upon the security or indemnity provided therefor to the extent of any loss, damage, cost, or expense incurred by the City, the Paying Agent/Registrar or the Trustee in connection therewith.

(d) In the event that any such mutilated, lost, apparently destroyed or wrongfully taken Bond has become or is about to become due and payable, the Paying Agent/Registrar, in its discretion, instead of issuing a replacement Bond, may pay such Bond if it has become due and payable or may pay such Bond when it becomes due and payable.

(e) Each replacement Bond delivered in accordance with this Section shall constitute an original additional contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such replacement Bond is delivered.

Section 3.11. Book-Entry Only System.

The Bonds shall initially be issued in book-entry-only form and shall be deposited with DTC, which is hereby appointed to act as the securities depository therefor, in accordance with the letter of representations from the City to DTC. On the Closing Date the definitive Bonds shall be issued in the form of a single typewritten certificate for each maturity thereof registered in the name of Cede & Co., as nominee for DTC.

With respect to Bonds registered in the name of Cede & Co., as nominee of DTC, the City, the Trustee and the Paying Agent/Registrar shall have no responsibility or obligation to any DTC Participant or to any Person on behalf of whom such a DTC Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the City, the Trustee and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant or any other Person, other than an Owner, as shown on the Register, of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any DTC Participant or any other Person, other than an Owner, as shown in the Register of any amount with respect to principal of, premium, if any, or interest on the Bonds. Notwithstanding any other provision of this Indenture to the contrary, the City, the

Trustee and the Paying Agent/Registrar shall be entitled to treat and consider the Person in whose name each Bond is registered in the Register as the absolute owner of such Bond for the purpose of payment of principal of, premium, if any, and interest on Bonds, for the purpose of giving notices of redemption and other matters with respect to such Bond, for the purpose of registering transfer with respect to such Bond, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of, premium, if any, and interest on the Bonds only to or upon the order of the respective Owners as shown in the Register, as provided in this Indenture, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of principal of, premium, if any, and interest on the Bonds to the extent of the sum or sums so paid. No Person other than an Owner, as shown in the Register, shall receive a Bond certificate evidencing the obligation of the City to make payments of amounts due pursuant to this Indenture. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Indenture with respect to interest checks or drafts being mailed to the registered owner at the close of business on the relevant Record Date, the word "Cede & Co." in this Indenture shall refer to such new nominee of DTC.

Section 3.12. Successor Securities Depository: Transfer Outside Book-Entry-Only System.

In the event that the City determines that DTC is incapable of discharging its responsibilities described herein and in the letter of representations from the City to DTC, the City shall (i) appoint a successor securities depository, qualified to act as such under Section 17(a) of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Bonds to such successor securities depository; or (ii) notify DTC and DTC Participants of the availability through DTC of certificated Bonds and cause the Paying Agent/Registrar to transfer one or more separate registered Bonds to DTC Participants having Bonds credited to their DTC accounts. In such event, the Bonds shall no longer be restricted to being registered in the Register in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Owners transferring or exchanging Bonds shall designate, in accordance with the provisions of this Indenture.

Section 3.13. Payments to Cede & Co.

Notwithstanding any other provision of this Indenture to the contrary, so long as any Bonds are registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, premium, if any, and interest on such Bonds, and all notices with respect to such Bonds shall be made and given, respectively, in the manner provided in the rules and procedures of DTC or in the blanket letter of representations from the City to DTC.

ARTICLE IV

REDEMPTION OF BONDS BEFORE MATURITY

Section 4.1. Limitation on Redemption.

The Bonds shall be subject to redemption before their scheduled maturity only as provided in this Article IV.

Section 4.2. Mandatory Sinking Fund Redemption.

(a) The Bonds are subject to mandatory sinking fund redemption prior to their Stated Maturity and will be redeemed by the City in part at the Redemption Price from moneys available for such purpose in the Bond Fund pursuant to Article VI, on the dates and in the respective Sinking Fund Installments as set forth in the following schedule:

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__ *	

*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__ *

*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__ *	

*Stated Maturity

(b) At least 45 days prior to each mandatory sinking fund redemption date, and subject to any prior reduction authorized by subparagraphs (c) and (d) of this Section, the Trustee

shall select a principal amount of Bonds of such maturity equal to the Sinking Fund Installment amount of such Bonds to be redeemed, in accordance with Section 4.5(b), shall call such Bonds for redemption on such scheduled mandatory sinking fund redemption date, and shall give notice of such redemption, as provided in Section 4.6.

(c) The principal amount of Bonds of a Stated Maturity required to be redeemed on any mandatory sinking fund redemption date pursuant to subparagraph (a) of this Section 4.2 shall be reduced, at the option of the City, by the principal amount of any Bonds of such maturity which, at least 45 days prior to the mandatory sinking fund redemption date shall have been acquired by the City at a price not exceeding the principal amount of such Bonds plus accrued and unpaid interest to the date of purchase thereof, and delivered to the Trustee for cancellation.

(d) The principal amount of Bonds required to be redeemed on any mandatory sinking fund redemption date pursuant to subparagraph (a) of this Section 4.2 shall be reduced on a pro rata basis among Sinking Fund Installments by the principal amount of any Bonds which, at least 45 days prior to the mandatory sinking fund redemption date, shall have been redeemed pursuant to the optional redemption or extraordinary optional redemption provisions hereof and not previously credited to a mandatory sinking fund redemption.

Section 4.3. Optional Redemption.

The City reserves the right and option to redeem the Bonds maturing on or after September 1, 20___, before their respective scheduled maturity dates, in whole or in part, on any date on or after September 1, 20___, such redemption date or dates to be fixed by the City, at the Redemption Price.

Section 4.4. Extraordinary Optional Redemption.

Notwithstanding any provision in this Indenture to the contrary, the City reserves the right and option to redeem Bonds before their respective scheduled maturity dates, in whole or in part and in an amount and on any date specified in a City Certificate, at the Redemption Price of such Bonds, or portions thereof, to be redeemed plus accrued interest to the date of redemption from amounts on deposit in the Redemption Fund as a result of Prepayments (including related transfers to the Redemption Fund made pursuant to the terms of this Indenture) or any other transfers to the Redemption Fund under the terms of this Indenture.

Section 4.5. Partial Redemption.

(a) If less than all of the Bonds are to be redeemed pursuant to Sections 4.2, 4.3, or 4.4, Bonds shall be redeemed in minimum principal amounts of $1,000 or any integral multiple thereof. Each Bond shall be treated as representing the number of Bonds that is obtained by dividing the principal amount of such Bond by $1,000. No redemption shall result in a Bond in a denomination of less than the Authorized Denomination in effect at that time; provided, however, if the amount of the Outstanding Bond is less than an Authorized Denomination after giving effect to such partial redemption, a Bond in the principal amount equal to the unredeemed portion may be issued.

(b) In selecting the Bonds to be redeemed pursuant to Section 4.2, the Trustee may select Bonds in any method that results in a random selection.

(c) In selecting the Bonds to be redeemed pursuant to Section 4.3, the Trustee may rely on the directions provided in a City Certificate.

(d) If less than all of the Bonds are called for extraordinary optional redemption pursuant to Section 4.4 hereof, the Bonds or portion of a Bond, as applicable, to be redeemed shall be selected in the following manner:

(i) with respect to a Substantial Amount Redemption, the principal amount called for redemption shall be allocated on a pro-rata basis among all Outstanding Bonds; and

(ii) with respect to a Minor Amount Redemption, the Outstanding Bonds or Bond, as applicable, shall be redeemed in the inverse order of maturity.

(e) Upon surrender of any Bond for redemption in part, the Trustee in accordance with Section 3.7 of this Indenture, shall authenticate and deliver an exchange Bond or Bonds in an aggregate principal amount equal to the unredeemed portion of the Bond so surrendered, such exchange being without charge.

Section 4.6. Notice of Redemption to Owners.

(a) The Trustee shall give notice of any redemption of Bonds by sending notice by United States mail, first-class, postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Bond or portion thereof to be redeemed, at the address shown in the Register. So long as the Bonds are in book-entry-only form and held by DTC as the securities depository, Owner means Cede & Co., as nominee for DTC.

(b) The notice shall state the redemption date, the Redemption Price, the place at which the Bonds are to be surrendered for payment, and, if less than all the Bonds Outstanding are to be redeemed, and subject to Section 4.5 hereof, an identification of the Bonds or portions thereof to be redeemed, any conditions to such redemption and that on the redemption date, if all conditions, if any, to such redemption have been satisfied, such Bond shall become due and payable.

(c) Any notice given as provided in this Section shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

(d) The City has the right to rescind any optional redemption or extraordinary optional redemption described in Section 4.3 or 4.4 by written notice to the Trustee on or prior to the date fixed for redemption. Any notice of redemption shall be cancelled and annulled if for any reason funds are not available on the date fixed for redemption for the payment in full of the Bonds then called for redemption, and such cancellation shall not constitute an Event of Default under the Indenture. The Trustee shall mail notice of rescission of redemption in the same manner notice of redemption was originally provided.

(e) With respect to any optional redemption or extraordinary optional redemption of the Bonds, unless the Trustee has received funds sufficient to pay the Redemption Price of the Bonds to be redeemed before giving of a notice of redemption, the notice may state that the City may condition redemption on the receipt of such funds by the Trustee on or before the date fixed for the redemption, or on the satisfaction of any other prerequisites set forth in

the notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not satisfied and sufficient funds are not received, the notice shall be of no force and effect, the City shall not redeem the Bonds and the Trustee shall give notice, in the manner in which the notice of redemption was given, that the Bonds have not been redeemed.

Section 4.7. Payment Upon Redemption.

(a) The Trustee shall make provision for the payment of the Bonds to be redeemed on such date by setting aside and holding in trust an amount from the Redemption Fund or otherwise received by the Trustee from the City and shall use such funds solely for the purpose of paying the Redemption Price on the Bonds being redeemed.

(b) Upon presentation and surrender of any Bond called for redemption at the Designated Payment/Transfer Office on or after the date fixed for redemption, the Paying Agent/Registrar shall pay the Redemption Price on such Bond to the date of redemption from the moneys set aside for such purpose.

Section 4.8. Effect of Redemption.

Notice of redemption having been given as provided in Section 4.6 of this Indenture, the Bonds or portions thereof called for redemption shall become due and payable on the date fixed for redemption provided that funds for the payment of the Redemption Price are on deposit with the Trustee; thereafter, such Bonds or portions thereof shall cease to bear interest from and after the date fixed for redemption, whether or not such Bonds are presented and surrendered for payment on such date.

ARTICLE V

FORM OF THE BONDS

Section 5.1. Form Generally.

(a) The Bonds, including the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the Certificate of the Trustee, and the Assignment to appear on each of the Bonds, (i) shall be substantially in the form set forth in Exhibit A to this Indenture with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Indenture, and (ii) may have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including any reproduction of an opinion of counsel or evidence of insurance) thereon as, consistently herewith, may be determined by the City or by the officers executing such Bonds, as evidenced by their execution thereof.

(b) Any portion of the text of any Bonds may be set forth on the reverse side thereof, with an appropriate reference thereto on the face of the Bonds.

(c) The definitive Bonds shall be typewritten, printed, lithographed, or engraved, and may be produced by any combination of these methods or produced in any other similar

manner, all as determined by the officers executing such Bonds, as evidenced by their execution thereof.

(d) The Initial Bond submitted to the Attorney General of the State of Texas may be typewritten and photocopied or otherwise reproduced.

(e) A statement relating to a municipal bond insurance policy or surety policy, if any, to be issued for the Bonds may be printed on or attached to each Bond.

Section 5.2. CUSIP Registration.

The City may secure identification numbers through the CUSIP Services managed by S&P Global Market Intelligence on behalf of The American Bankers Association, New York, New York, and may authorize the printing of such numbers on the face of the Bonds. It is expressly provided, however, that the presence or absence of CUSIP numbers on the Bonds shall be of no significance or effect as regards the legality thereof and neither the City, the Trustee or the attorneys approving said Bonds as to legality are to be held responsible for CUSIP numbers incorrectly printed on the Bonds. The Trustee may include in any redemption notice a statement to the effect that the CUSIP numbers on the Bonds have been assigned by an independent service and are included in such notice solely for the convenience of the Owners of the Bonds and that neither the City nor the Trustee shall be liable for any inaccuracies of such numbers.

Section 5.3. Legal Opinion.

The approving legal opinion of Bond Counsel may be printed on or attached to each Bond over the certification of the City Secretary of the City, which may be executed in facsimile.

ARTICLE VI

FUNDS AND ACCOUNTS

Section 6.1. Establishment of Funds and Accounts.

(a) Creation of Funds. The following Funds are hereby created and established under this Indenture:

(i) Pledged Revenue Fund;

(ii) Bond Fund;

(iii) Project Fund;

(iv) Reserve Fund;

(v) Redemption Fund;

(vi) Rebate Fund; and

(vii) Administrative Fund.

(b) Creation of Accounts.

(i) The following Accounts are hereby created and established under the Reserve Fund:

(A) Reserve Account; and

(B) Additional Interest Reserve Account.

(ii) The following Accounts are hereby created and established under the Project Fund:

(A) Bond Proceeds Account; and

(B) Costs of Issuance Account.

(iii) The following Account is hereby created and established under the Pledged Revenue Fund:

(A) Bond Pledged Revenue Account.

(c) Each Fund and Account created within such Fund shall be maintained by the Trustee separate and apart from all other funds and accounts of the City. The Pledged Funds shall constitute trust funds which shall be held in trust by the Trustee as part of the Trust Estate solely for the benefit of the Owners of the Bonds.

(d) Except as provided in Section 6.10(f) hereof, interest earnings and profit on each respective Fund and Account established by this Indenture shall be applied or withdrawn for the purposes of such Fund or Account as specified below.

(e) The Trustee may, from time to time, upon written direction from the City pursuant to a City Certificate, create additional Funds or Accounts hereunder as may be necessary for the receipt and application of the Assessment Revenues, to facilitate the payment or redemption of the Bonds.

Section 6.2. Initial Deposits to Funds and Accounts.

(a) The proceeds from the sale of the Bonds in the amount of $_____, and moneys transferred from accounts previously created in the indenture authorizing the Refunded Bonds in an amount of $_____ shall be paid to the Trustee and deposited or transferred by the Trustee as follows:

(i) to the Costs of Issuance Account of the Project Fund: $_____;

(ii) to the Bond Proceeds Account of the Project Fund: $_____;

(iii) to the Principal and Interest Account of the Bond Fund: $_____;

(iv) to the Reserve Account of the Reserve Fund: $_____; and

(v) to the Additional Interest Reserve Account of the Reserve Fund: $_____.

Section 6.3. Pledged Revenue Fund.

(a) On or before February 15 of each year while the Bonds are Outstanding and beginning February 15, 2025, the City shall deposit or cause to be deposited the Pledged Revenues into the Pledged Revenue Fund. From amounts deposited to the Pledged Revenue Fund, the City shall deposit or cause to be deposited the Pledged Revenues as follows: (i) first, to the Bond Pledged Revenue Account of the Pledged Revenue Fund in an amount sufficient to pay debt service on the Bonds next coming due in such calendar year, (ii) second, to the Reserve Account of the Reserve Fund in an amount to cause the amount in the Reserve Account to equal the Reserve Account Requirement in accordance with Section 6.7 hereof, (iii) third, to the Additional Interest Reserve Account in an amount equal to the Additional Interest collected, if any, in accordance with Section 6.7(b) hereof, and (iv) fourth, to pay other costs permitted by the PID Act.

(b) From time to time as needed to pay the obligations relating to the Bonds, but no later than five (5) Business Days before each Interest Payment Date, the Trustee shall withdraw from the Bond Pledged Revenue Account of the Pledged Revenue Fund and transfer to the Bond Fund, an amount, taking into account any amounts then on deposit in the Bond Fund, such that the amount on deposit in the Bond Fund equals the principal (including any Sinking Fund Installments) and interest due on the Bonds on the next Interest Payment Date.

(c) If, after the foregoing transfers and any transfer from an Account within the Reserve Fund as provided in Section 6.7 herein, there are insufficient funds to make the payments provided in paragraph (b) above, the Trustee shall apply the available funds in the Bond Fund first to the payment of interest, and, then to the payment of principal (including any Sinking Fund Installments) on the Bonds.

(d) Notwithstanding Section 6.3(a) hereof, the Trustee shall deposit Prepayments to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer such Prepayments to the Redemption Fund.

(e) Notwithstanding Section 6.3(a) hereof, the Trustee shall deposit Foreclosure Proceeds to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer Foreclosure Proceeds first, to the Reserve Account to restore any transfers from the Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, second, to the Additional Interest Reserve Account to restore any transfers from the Additional Interest Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, and third, to the Redemption Fund.

(f) After satisfaction of the requirement to provide for the payment of the principal and interest on the Bonds and to fund any deficiency that may exist in an Account of the Reserve Fund, the Trustee, at the direction of the City by City Certificate, may apply Assessments for any lawful purposes permitted by the PID Act for which Assessments may be paid, including making transfers to the Redemption Fund to redeem Bonds in accordance with the terms hereof.

(g) Any Pledged Revenues remaining after satisfying the foregoing payments shall be applied by the Trustee, as instructed by the City pursuant to a City Certificate, for any lawful

purpose permitted by the PID Act for which such additional Pledged Revenues may be used, including transfers to other Funds and Accounts created pursuant to this Indenture.

Section 6.4. Bond Fund.

(a) On each Interest Payment Date, the Trustee shall withdraw from the Bond Fund and transfer to the Paying Agent/Registrar the principal (including any Sinking Fund Installments) and/or interest then due and payable on the Bonds.

(b) If amounts in the Bond Fund are insufficient for the purposes set forth in paragraph (a) above, the Trustee shall withdraw from the Reserve Fund amounts to cover the amount of such insufficiency in accordance with Section 6.7(f) hereof. Amounts so withdrawn from the Reserve Fund shall be deposited in the Bond Fund and transferred to the Paying Agent/Registrar.

Section 6.5. Project Fund.

(a) Money on deposit in the Project Fund shall be used for the purposes specified in Section 3.1 hereof.

(b) On the Closing Date, the proceeds in the Bond Proceeds Account shall be immediately transferred by the Trustee to the paying agent/registrar for the Refunded Bonds to be applied towards the defeasance of the Refunded Bonds, as set forth in the indenture authorizing the Refunded Bonds. Once all of the funds deposited into the Bond Proceeds Account have been transferred to the paying agent/registrar for the Refunded Bonds, the Bond Proceeds Account of the Project Fund shall be closed.

(c) Disbursements from the Costs of Issuance Account of the Project Fund shall be made by the Trustee to pay costs of issuance of the Bonds pursuant to one or more City Certificates.

(d) Not later than six months following the Closing Date or upon an earlier determination by the City Representative that all costs of issuance of the Bonds have been paid, any amounts remaining in the Costs of Issuance Account shall be transferred to the Bond Fund and used to pay interest on the Bonds, as directed by the City in a City Certificate filed with the Trustee, and the Costs of Issuance Account shall be closed.

(e) In making the determination pursuant to subsection (d) of this Section, the City Representative may conclusively rely upon a certificate of an Independent Financial Consultant.

Section 6.6. Redemption Fund.

(a) The Trustee shall cause to be deposited to the Redemption Fund from the Pledged Revenue Fund an amount sufficient to redeem Bonds as provided in Sections 4.3 and 4.4 on the dates specified for redemption as provided in Sections 4.3 and 4.4. Amounts on deposit in the Redemption Fund shall be used and withdrawn by the Trustee to redeem Bonds as provided in Article IV.

Section 6.7. Reserve Fund.

(a) At the Closing Date, the Reserve Account shall be funded as set forth in Section 6.2 above. The City agrees with the Owners of the Bonds to accumulate, and when accumulated maintain in the Reserve Account of the Reserve Fund, an amount equal to not less than the Reserve Account Requirement, except to the extent such deficiency is due to the application of Section 6.7(d) hereof. All amounts deposited in the Reserve Account of the Reserve Fund shall be used and withdrawn by the Trustee for the purpose of making transfers to the Bond Fund or the Redemption Fund as provided in this Indenture.

(b) At the Closing Date, the Additional Interest Reserve Account shall be funded as set forth in Section 6.2 above. If the amount on deposit in the Additional Interest Reserve Account shall at any time, be less than the Additional Interest Reserve Requirement, the Trustee shall notify the City, in writing, of the amount of such shortfall, and the City shall file a City Certificate with the Trustee instructing the Trustee to transfer from the Bond Pledged Revenue Account to the Additional Interest Reserve Account on March 1 and September 1 of each year, an amount equal to the Additional Interest collected, if any, until the Additional Interest Reserve Requirement has been accumulated in the Additional Interest Reserve Account. If, after such deposits, there is surplus Additional Interest remaining in excess of the Additional Interest Reserve Requirement, the Trustee shall transfer such surplus Additional Interest to the Redemption Fund, and shall notify the City of such transfer in writing. Notwithstanding the foregoing, the City shall not be required to replenish the Additional Interest Reserve Account in the event funds are transferred from the Additional Interest Reserve Account to the Redemption Fund as a result of an extraordinary optional redemption of Bonds from the proceeds of a Prepayment pursuant to Section 4.4 of this Indenture, and the Additional Interest Reserve Requirement shall be reduced, accordingly. In the event the Additional Interest Reserve Requirement is reduced in accordance with the above provisions, the City will notify the Trustee, by a City Certificate, of the new Additional Interest Reserve Requirement. In calculating the amounts to be transferred pursuant to this Section, the Trustee may conclusively rely on the Annual Installments as shown on the Assessment Roll in the Service and Assessment Plan or an Annual Service Plan Update, unless and until it receives a City Certificate directing that a different amount be used.

(c) Whenever a transfer is made from an Account of the Reserve Fund to the Bond Fund due to a deficiency in the Bond Fund, the Trustee shall provide written notice thereof to the City, specifying the amount withdrawn and the source of said funds.

(d) Whenever Bonds are to be redeemed with the proceeds of Prepayments pursuant to Section 4.4, the Trustee shall transfer, on the Business Day prior to the redemption date (or on such other date as agreed to by the City and the Trustee), from the Reserve Account of the Reserve Fund to the Redemption Fund, an amount specified in a City Certificate to be applied to the redemption of the Bonds. The amount so transferred from the Reserve Account of the Reserve Fund shall be equal to the principal amount of the Bonds to be redeemed with such Prepayments multiplied by the lesser of: (i) the amount required to be in the Reserve Account of the Reserve Fund divided by the principal amount of Outstanding Bonds prior to the redemption, and (ii) the amount actually in the Reserve Account of the Reserve Fund divided by the principal amount of Outstanding Bonds prior to the redemption. If after such transfer, and after applying investment earnings on the Prepayment toward payment of accrued interest, there are insufficient funds in the Redemption Fund to pay the principal amount plus accrued and unpaid interest to the date fixed for redemption of the Bonds to be redeemed, as identified in a City Certificate, as

a result of such Prepayment and as a result of the transfer from the Reserve Account under this Section 6.7(d), the Trustee shall transfer an amount equal to the shortfall, and/or any additional amounts necessary to permit the Bonds to be redeemed in minimum principal amounts of $1,000, from the Additional Interest Reserve Account to the Redemption Fund to be applied to the redemption of the Bonds.

(e) Whenever, on any Interest Payment Date, or on any other date at the written request of a City Representative, the amount in the Reserve Account exceeds the Reserve Account Requirement, the Trustee shall provide written notice to the City Representative of the amount of the excess. Such excess shall be transferred to the Bond Fund to be used for the payment of debt service on the Bonds on the next Interest Payment Date in accordance with Section 6.4 hereof, unless within 30 days of such notice to the City Representative, the Trustee receives a City Certificate instructing the Trustee to apply such excess: (i) to pay amounts due under Section 6.8 hereof, or (ii) for such other use specified in a City Certificate if the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that such alternate use will not adversely affect the exemption from federal income tax of the interest on the Bond.

(f) Whenever, on any Interest Payment Date, the amount on deposit in the Bond Fund is insufficient to pay the debt service on the Bonds due on such date, the Trustee shall transfer first, from the Additional Interest Reserve Account of the Reserve Fund to the Bond Fund and, second, from the Reserve Account of the Reserve Fund to the Bond Fund the amounts necessary to cure such deficiency.

(g) At the final maturity of the Bonds, the amount on deposit in the Reserve Account and the Additional Interest Reserve Account shall be transferred to the Bond Fund and applied to the payment of the principal of the Bonds.

(h) If, after a Reserve Account withdrawal pursuant to Section 6.7(f), the amount on deposit in the Reserve Account of the Reserve Fund is less than the Reserve Account Requirement, the Trustee shall transfer from the Pledged Revenue Fund to the Reserve Account of the Reserve Fund the amount of such deficiency, in accordance with Section 6.3.

(i) If the amount held in the Reserve Fund together with the amount held in the Bond Fund and Redemption Fund is sufficient to pay the principal amount of all Outstanding Bonds on the next Interest Payment Date, together with the unpaid interest accrued on such Outstanding Bonds as of such Interest Payment Date, the moneys shall be transferred to the Redemption Fund and thereafter used to redeem all Outstanding Bonds as of such Interest Payment Date.

Section 6.8. Rebate Fund: Rebate Amount.

(a) There is hereby established a special fund of the City to be designated “City of Celina, Texas, Rebate Fund” (the “Rebate Fund”) to be held by the Trustee in accordance with the terms and provisions of this Indenture. Amounts on deposit in the Rebate Fund shall be used solely for the purpose of paying amounts due the United States Government relating to the Bonds, in accordance with the Code.

(b) In order to assure that Rebate Amount is paid to the United States rather than to a third party, investments of funds on deposit in the Rebate Fund shall be made in accordance with the Code and the Tax Certificate.

(c) The Trustee conclusively shall be deemed to have complied with the provisions of this Section and Section 7.5(h) and shall not be liable or responsible if it follows the instructions of the City and shall not be required to take any action under this Section (including investment of amounts in the Rebate Fund) and Section 7.5(h) in the absence of written instructions from the City.

(d) If, on the date of each annual calculation, the amount on deposit in the Rebate Fund exceeds the Rebate Amount, the City may direct the Trustee, pursuant to a City Certificate, to transfer the amount in excess of the Rebate Amount to the Bond Fund.

Section 6.9. Administrative Fund.

(a) The City shall deposit or cause to be deposited to the Administrative Fund the amounts collected each year to pay the Administrative Expenses and Delinquent Collection Costs.

(b) Moneys in the Administrative Fund shall be held by the Trustee separate and apart from the other Funds created and administered hereunder and used as directed by a City Certificate solely for the purposes set forth in the Service and Assessment Plan.

(c) The Administrative Fund shall not be part of the Trust Estate and shall not be security for the Bonds.

Section 6.10. Investment of Funds.

(a) Money in any Fund or Account established pursuant to this Indenture shall be invested by the Trustee as directed by the City pursuant to a City Certificate filed with the Trustee at least two (2) days in advance of the making of such investment. The money in any Fund or Account shall be invested (i) in time deposits or certificates of deposit secured in the manner required by law for public funds, (ii) in direct obligations of, including obligations the principal and interest on which are unconditionally guaranteed by, the United States of America, (iii) in obligations of any agencies or instrumentalities thereof, or (iv) in such other investments as are permitted under the Public Funds Investment Act, Texas Government Code, Chapter 2256, as amended, or any successor law, as in effect from time to time; provided that all such deposits and investments shall be directed by the City to be made in such manner (which may include repurchase agreements for such investment with any primary dealer of such agreements) that the money required to be expended from any Fund will be available at the proper time or times. Such investments shall be valued each year in terms of current market value as of September 30. Notwithstanding the preceding sentences, amounts in the Additional Interest Reserve Account may not be invested above the Yield (as defined in Section 7.5(a) hereof) on the Bonds, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that such investment and/or the failure to comply with such yield restriction will not adversely affect the exemption from federal income tax of the interest on any Bond. For purposes of maximizing investment returns, to the extent permitted by law, money in such Funds or Accounts may be invested in common investments of the kind described above, or in a common pool of such investment which shall be kept and held at an official depository

bank, which shall not be deemed to be or constitute a commingling of such money or funds provided that safekeeping receipts or certificates of participation clearly evidencing the investment or investment pool in which such money is invested and the share thereof purchased with such money or owned by such Fund or Account are held by or on behalf of each such Fund or Account. If necessary, upon written direction by the City to the Trustee, such investments shall be promptly sold to prevent any default.

(b) Obligations purchased as an investment of moneys in any Fund or Account shall be deemed to be part of such Fund or Account, subject, however, to the requirements of this Indenture for transfer of interest earnings and profits resulting from investment of amounts in Funds and Accounts. Whenever in this Indenture any moneys are required to be transferred by the City to the Trustee, such transfer may be accomplished by transferring a like amount of Investment Securities.

(c) The Trustee and its affiliates may act as sponsor, advisor, depository, principal or agent in the acquisition or disposition of any investment. The Trustee shall have no investment discretion and the Trustee's only responsibility for investments shall be to follow the written instructions contained in any City Certificate and to ensure that an investment it is directed to purchase is a permitted investment pursuant to the terms of this Indenture. The Trustee shall not incur any liability for losses arising from any investments made pursuant to this Section. The Trustee shall not be required to determine the suitability or legality of any investments.

(d) Investments in any and all Funds and Accounts may be commingled in a separate fund or funds for purposes of making, holding and disposing of investments, notwithstanding provisions herein for transfer to or holding in or to the credit of particular Funds or Accounts of amounts received or held by the Trustee hereunder, provided that the Trustee shall at all times account for such investments strictly in accordance with the Funds and Accounts to which they are credited and otherwise as provided in this Indenture.

(e) The Trustee will furnish the City and the Administrator monthly cash transaction statements for such month which include detail for all investment transactions made by the Trustee hereunder; and, unless the Trustee receives a written request, the Trustee is not required to provide brokerage confirmations so long as the Trustee is providing such monthly cash transaction statements.

(f) If, following an annual calculation of the Rebate Amount in accordance with Sections 6.8 and 7.5(h) hereof, it is determined that a Rebate Amount is owed with respect to the Bonds, the City shall direct the Trustee, pursuant to a City Certificate, to transfer to the Rebate Fund an amount equal to the Rebate Amount owed by the City from investment earnings derived from the investment of the amount on deposit in Pledged Funds. The City Certificate shall specify the amount to be transferred and identify the Pledged Fund or Pledged Funds from which the investment earnings shall be transferred.

Section 6.11. Security of Funds.

All Funds or Accounts heretofore created, to the extent not invested as herein permitted, shall be secured in the manner and to the fullest extent required by law for the security of public funds, and such Funds or Accounts shall be used only for the purposes and in the manner permitted or required by this Indenture.

ARTICLE VII

COVENANTS

Section 7.1. Confirmation of Assessments.

The City hereby confirms, covenants, and agrees that the Assessments to be collected from the Assessed Property are as so reflected in the Service and Assessment Plan (as it may be updated from time to time) and, in accordance with the Assessment Ordinance, it has levied the Assessments against the respective Assessed Parcels from which the Pledged Revenues will be collected and received.

Section 7.2. Collection and Enforcement of Assessments.

(a) For so long as any Bonds are Outstanding, the City covenants, agrees and warrants that it will take and pursue all actions permissible under Applicable Laws to cause the Assessments to be collected and the liens thereof enforced continuously, in the manner and to the maximum extent permitted by Applicable Laws, and, to the extent permitted by Applicable Laws, to cause no reduction, abatement or exemption in the Assessments.

(b) The City will determine or cause to be determined, no later than February 15 of each year, whether or not any Annual Installment is delinquent and, if such delinquencies exist, the City will order and cause to be commenced as soon as practicable any and all appropriate and legally permissible actions to obtain such Annual Installment, and any delinquent charges and interest thereon, including diligently prosecuting an action in district court to foreclose the currently delinquent Annual Installment. Notwithstanding the foregoing, the City shall not be required under any circumstances to purchase or make payment for the purchase of the delinquent Assessment or the corresponding Assessed Parcel. Furthermore, nothing shall obligate the City, the City Attorney, or any appropriate designee to undertake collection or foreclosure actions against delinquent accounts in violation of applicable state law, court order, or existing contractual provisions between the City and its appropriate collections enforcement designees.

Section 7.3. Against Encumbrances.

(a) Other than bonds issued to refund all or a portion of the Bonds, the City shall not create and, to the extent Pledged Revenues are received, shall not suffer to remain, any lien, encumbrance or charge upon the Trust Estate, other than that specified in Section 9.6 of this Indenture, or upon any other property pledged under this Indenture, except the pledge created for the security of the Bonds, and other than a lien or pledge subordinate to the lien and pledge of such property related to the Bonds.

(b) So long as Bonds are Outstanding hereunder, and except as set forth in Section 13.2 hereof, the City shall not issue any bonds, notes or other evidences of indebtedness other than the Bonds and bonds issued to refund all or a portion of the Bonds secured by any pledge of or other lien or charge on the Trust Estate or other property pledged under this Indenture, other than a lien or pledge subordinate to the lien and pledge of such property related to the Bonds.

Section 7.4. Records, Accounts, Accounting Reports.

The City hereby covenants and agrees that so long as any of the Bonds or any interest thereon remain Outstanding and unpaid, it will keep and maintain a proper and complete system of records and accounts pertaining to the Assessments. The Trustee and Owner or Owners of any Bonds or any duly authorized agent or agents of such Owners shall have the right at all reasonable times to inspect all such records, accounts, and data relating thereto, upon written request to the City by the Trustee, such Owner or duly authorized representative, as applicable. The City shall provide the Trustee, such Owner or duly authorized representative, as applicable, an opportunity to inspect such books and records relating to the Bonds during the City's regular business hours and on a mutually agreeable date not later than thirty days after the City receives such request.

Section 7.5. Covenants to Maintain Tax-Exempt Status.

(a) Definitions. When used in this Section, the following terms shall have the following meanings:

"*Closing Date*" means the date on which the Bonds are first authenticated and delivered to the Purchaser against payment therefor.

"Code" means the Internal Revenue Code of 1986, as amended by all legislation, if any, effective on or before the Closing Date.

"Computation Date" has the meaning set forth in section 1.148-1(b) of the Regulations.

"Gross Proceeds" means any proceeds as defined in section 1.148-1(b) of the Regulations, and any replacement proceeds as defined in section 1.148-1(c) of the Regulations, of the Bonds.

"Investment" has the meaning set forth in section 1.148-1(b) of the Regulations.

"Nonpurpose Investment" means any investment property, as defined in section 148(b) of the Code, in which Gross Proceeds of the Bonds are invested and which is not acquired to carry out the governmental purposes of the Bonds.

"Regulations" means any proposed, temporary or final Income Tax Regulations issued pursuant to sections 103 and 141 through 150 of the Code, and 103 of the Internal Revenue Code of 1954, which are applicable to the Bonds. Any reference to any specific Regulation shall also mean, as appropriate, any proposed, temporary or final Income Tax Regulation designed to supplement, amend or replace the specific Regulation referenced.

"Yield" of (1) any Investment has the meaning set forth in section 1.148-5 of the Regulations; and (2) the Bonds has the meaning set forth in section 1.148-4 of the Regulations.

(b) Not to Cause Interest to Become Taxable. The City shall not use, permit the use of, or omit to use Gross Proceeds or any other amounts (or any property the acquisition, construction or improvement of which is to be financed directly or indirectly with Gross Proceeds) in a manner which if made or omitted, respectively, would cause the interest on any Bond to become includable in the gross income, as defined in section 61 of the Code, of the owner thereof for federal income tax purposes. Without limiting the generality of the foregoing, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that failure to comply with such covenant will not adversely affect the exemption from federal income tax of the interest on any Bond, the City shall comply with each of the specific covenants in this Section.

(c) No Private Use or Private Payments. Except as permitted by section 141 of the Code and the Regulations and rulings thereunder, the City shall at all times prior to the last Stated Maturity of Bonds:

(i) exclusively own, operate and possess all property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with Gross Proceeds of the Bonds (including property financed with Gross Proceeds of the Refunded Bonds), and not use or permit the use of such Gross Proceeds (including all contractual arrangements with terms different than those applicable to the general public) or any property acquired, constructed or improved with such Gross Proceeds in any activity carried on by any person or entity (including the United States or any agency, department and instrumentality thereof) other than a state or local government, unless such use is solely as a member of the general public; and

(ii) not directly or indirectly impose or accept any charge or other payment by any person or entity who is treated as using Gross Proceeds of the Bonds or any property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with such Gross Proceeds (including property financed with Gross Proceeds of the Refunded Bonds), other than taxes of general application within the City or interest earned on investments acquired with such Gross Proceeds pending application for their intended purposes.

(d) No Private Loan.

(i) Except to the extent permitted by section 141 of the Code and the Regulations and rulings thereunder, the City shall not use Gross Proceeds of the Bonds to make or finance loans to any person or entity other than a state or local government. For purposes of the foregoing covenant, such Gross Proceeds are considered to be "loaned" to a person or entity if: (1) property acquired, constructed or improved with such Gross Proceeds is sold or leased to such person or entity in a transaction which creates a debt for federal income tax purposes; (2) capacity in or service from such property is committed to such person or entity under a take-or-pay, output or similar contract or arrangement; or (3) indirect benefits, or burdens and benefits of ownership, of such Gross Proceeds or any property acquired, constructed or improved with such Gross Proceeds are otherwise transferred in a transaction which is the economic equivalent of a loan.

(ii) The City covenants and agrees that the levied Assessments will meet the requirements of the "tax assessment loan exception" within the meaning of section 1.141-5(d) of the Regulations on the date the Bonds are delivered and will ensure that the Assessments continue to meet such requirements for so long as the Bonds are outstanding hereunder.

(e) Not to Invest at Higher Yield. Except to the extent permitted by section 148 of the Code and the Regulations and rulings thereunder, the City shall not at any time prior to the final Stated Maturity of the Bonds directly or indirectly invest Gross Proceeds in any Investment (or use Gross Proceeds to replace money so invested) if, as a result of such investment, the Yield from the Closing Date of all Investments acquired with Gross Proceeds (or with money replaced thereby), whether then held or previously disposed of, exceeds the Yield of the Bonds.

(f) Not Federally Guaranteed. Except to the extent permitted by section 149(b) of the Code and the Regulations and rulings thereunder, the City shall not take or omit to take any action which would cause the Bonds to be federally guaranteed within the meaning of section 149(b) of the Code and the Regulations and rulings thereunder.

(g) Information Report. The City shall timely file the information required by section 149(e) of the Code with the Secretary of the Treasury on Form 8038-G or such other form and in such place as the Secretary may prescribe.

(h) Rebate of Arbitrage Profits. Except to the extent otherwise provided in section 148(f) of the Code and the Regulations and rulings thereunder:

(i) The City shall account for all Gross Proceeds (including all receipts, expenditures and investments thereof) on its books of account separately and apart from all other funds (and receipts, expenditures and investments thereof) and shall retain all records of accounting for at least six years after the day on which the last outstanding Bond is discharged. However, to the extent permitted by law, the City may commingle Gross Proceeds of the Bonds with other money of the City, provided that the City separately accounts for each receipt and expenditure of Gross Proceeds and the obligations acquired therewith.

(ii) Not less frequently than each Computation Date, the City shall calculate the Rebate Amount in accordance with rules set forth in section 148(f) of the Code and the Regulations and rulings thereunder. The City shall maintain such calculations with its official transcript of proceedings relating to the issuance of the Bonds until six years after the final Computation Date.

(iii) As additional consideration for the purchase of the Bonds by the Purchaser and the loan of the money represented thereby and in order to induce such purchase by measures designed to insure the excludability of the interest thereon from the gross income of the owners thereof for federal income tax purposes, the City shall, pursuant to a City Certificate, direct the Trustee to transfer to the Rebate Fund from the funds or subaccounts designated in such City Certificate and direct the Trustee to pay to the United States from the Rebate Fund the amount that when added to the future value of previous rebate payments made for the Bonds equals (i) in the case of a Final Computation Date as defined in Section 1.148-3(e)(2) of the Regulations, one hundred percent (100%) of the Rebate Amount on such date; and (ii) in the case of any other Computation Date, ninety

percent (90%) of the Rebate Amount on such date. In all cases, the rebate payments shall be made at the times, in the installments, to the place and in the manner as is or may be required by section 148(f) of the Code and the Regulations and rulings thereunder, and shall be accompanied by Form 8038-T or such other forms and information as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder.

(iv) The City shall exercise reasonable diligence to assure that no errors are made in the calculations and payments required by paragraphs (ii) and (iii), and if an error is made, to discover and promptly correct such error within a reasonable amount of time thereafter (and in all events within one hundred eighty (180) days after discovery of the error), including payment to the United States of any additional Rebate Amount owed to it, interest thereon, and any penalty imposed under Section 1.148-3(h) of the Regulations.

(i) Not to Divert Arbitrage Profits. Except to the extent permitted by section 148 of the Code and the Regulations and rulings thereunder, the City shall not, at any time prior to the earlier of the Stated Maturity or final payment of the Bonds, enter into any transaction that reduces the amount required to be paid to the United States pursuant to Subsection (h) of this Section because such transaction results in a smaller profit or a larger loss than would have resulted if the transaction had been at arm's length and had the Yield of the Bonds not been relevant to either party.

(j) Elections. The City hereby directs and authorizes the Mayor, Mayor Pro Tem, City Manager, Assistant City Manager, Finance Director, or City Secretary, individually or jointly, to make elections permitted or required pursuant to the provisions of the Code or the Regulations, as they deem necessary or appropriate in connection with the Bonds, in the Tax Certificate or similar or other appropriate certificate, form or document.

(k) Bonds Not Hedge Bonds.

(i) At the time the Refunded Bonds were issued, the City reasonably expected to spend at least 85% of the spendable proceeds of the Refunded Bonds within three years after the Refunded Bonds were issued.

(ii) Not more than 50% of the proceeds of the Refunded Bonds were invested in Nonpurpose Investments having a substantially guaranteed Yield for a period of four (4) years or more.

ARTICLE VIII

LIABILITY OF CITY

The City shall not incur any responsibility in respect of the Bonds or this Indenture other than in connection with the duties or obligations explicitly herein or in the Bonds assigned to or imposed upon it. The City shall not be liable in connection with the performance of its duties hereunder, except for its own willful default or act of bad faith. The City shall not be bound to ascertain or inquire as to the performance or observance of any of the terms, conditions covenants or agreements of the Trustee herein or of any of the documents executed by the Trustee in connection with the Bonds, or as to the existence of a default or event of default thereunder.

In the absence of bad faith, the City may conclusively rely, as to the truth of the statements and the correctness of the opinions expressed therein, upon certificates or opinions furnished to the City and conforming to the requirements of this Indenture. The City shall not be liable for any error of judgment made in good faith unless it shall be proved that it was negligent in ascertaining the pertinent facts.

No provision of this Indenture, the Bonds, the Assessment Ordinance, the Bond Ordinance, or any agreement, document, instrument, or certificate executed, delivered or approved in connection with the issuance, sale, delivery, or administration of the Bonds (the "Bond Documents"), shall require the City to expend or risk its own general funds or otherwise incur any financial liability (other than with respect to the Trust Estate and the Administrative Expenses) in the performance of any of its obligations hereunder, or in the exercise of any of its rights or powers, if in the judgment of the City there are reasonable grounds for believing that the repayment of such funds or liability is not reasonably assured to it.

Neither the Owners nor any other Person shall have any claim against the City or any of its officers, officials, agents, or employees for damages suffered as a result of the City's failure to perform in any respect any covenant, undertaking, or obligation under any Bond Documents or as a result of the incorrectness of any representation in, or omission from, any of the Bond Documents, except to the extent that any such claim relates to an obligation, undertaking, representation, or covenant of the City, in accordance with the Bond Documents and the PID Act. Any such claim shall be payable only from the Pledged Revenues or the amounts collected to pay Administrative Expenses on deposit in the Administrative Fund. Nothing contained in any of the Bond Documents shall be construed to preclude any action or proceeding in any court or before any governmental body, agency, or instrumentality against the City or any of its officers, officials, agents, or employees to enforce the provisions of any of the Bond Documents or to enforce all rights of the Owners of the Bonds by mandamus or other proceeding at law or in equity.

The City may rely on and shall be protected in acting or refraining from acting upon any notice, resolution, request, consent, order, certificate, report, warrant, bond, or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or proper parties. The City may consult with counsel with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith and in accordance therewith.

Whenever in the administration of its duties under this Indenture the City shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may, in the absence of willful misconduct on the part of the City, be deemed to be conclusively proved and established by a certificate of the Trustee, an Independent Financial Consultant, an independent inspector or City Manager or other person designated by the City Council to so act on behalf of the City, and such certificate shall be full warrant to the City for any action taken or suffered under the provisions of this Indenture upon the faith thereof, but in its discretion the City may, in lieu thereof, accept other evidence of such matter or may require such additional evidence as to it may seem reasonable.

In order to perform its duties and obligations hereunder, the City may employ such persons or entities as it deems necessary or advisable. The City shall not be liable for any of the acts or omissions of such persons or entities employed by it in good faith hereunder, and shall be entitled

to rely, and shall be fully protected in doing so, upon the opinions, calculations, determinations, and directions of such persons or entities.

ARTICLE IX

THE TRUSTEE

Section 9.1. Trustee as Paying Agent/Registrar.

The Trustee is hereby designated and agrees to act as Paying Agent/Registrar for and in respect to the Bonds.

Section 9.2. Trustee Entitled to Indemnity.

The Trustee shall be under no obligation to spend its own funds, to institute any suit, or to undertake any proceeding under this Indenture, or to enter any appearance or in any way defend in any suit in which it may be made defendant, or to take any steps in the execution of the trusts hereby created or in the enforcement of any rights and powers hereunder, until it shall be indemnified, to the extent permitted by law, to its satisfaction against any and all costs and expenses, outlays, and counsel fees and other reasonable disbursements, and against all liability except as a consequence of its own negligence or willful misconduct; provided, however, the Trustee may not request or require indemnification as a condition to making any deposits, payments, or transfers when required hereunder, or delivering any notice when required hereunder. Nevertheless, the Trustee may begin suit, or appear in and defend suit, or do anything else in its judgment proper to be done by it as the Trustee, without indemnity, and in such case the Trustee may make transfers from the District Administration Account of the Administrative Fund, and to the extent money in the District Administration Account is insufficient, from the Pledged Revenue Fund to pay all costs and expenses, outlays, and counsel fees and other reasonable disbursements properly incurred in connection therewith and shall, to the extent permitted by law, be entitled to a preference therefor over any Bonds Outstanding hereunder.

Section 9.3. Responsibilities of the Trustee.

The recitals contained in this Indenture and in the Bonds shall be taken as the statements of the City and the Trustee assumes no responsibility for the correctness of the same. The Trustee makes no representations as to the validity or sufficiency of any offering documents, this Indenture, or the Bonds or with respect to the security afforded by this Indenture, and the Trustee shall incur no liability with respect thereto. Except as otherwise expressly provided in this Indenture, the Trustee shall have no responsibility or duty with respect to: (i) the issuance of Bonds for value; (ii) the application of the proceeds thereof, except to the extent that such proceeds are received by it in its capacity as Trustee; (iii) the application of any moneys paid to the City or others in accordance with this Indenture, except as to the application of any moneys paid to it in its capacity as Trustee; or (iv) any calculation of arbitrage or rebate under the Code. The Trustee has the right to act through agents and attorneys and shall have no liability for the negligence or willful misconduct of the agents and attorneys appointed with due care.

The duties and obligations of the Trustee shall be determined by the express provisions of this Indenture, and the Trustee shall not be liable except for the performance of such duties and obligations as are specifically set forth in this Indenture. No implied covenants or obligations shall be read into this Indenture against the Trustee.

The Trustee shall not be liable for any action taken or omitted by it in the performance of its duties under this Indenture, except for its own negligence or willful misconduct, both before and after default by the City. In no event shall the Trustee be liable for incidental, indirect, special or consequential damages in connection with or arising from this Indenture for the existence, furnishing or use of the Major Improvement Area Projects.

The Trustee shall not be required to take notice, and shall not be deemed to have notice, of any default or Event of Default hereunder, unless the Trustee shall be notified specifically of the default or Event of Default in a written instrument or document delivered to it by the City or by the holders of at least a majority of the aggregate principal amount of Bonds then Outstanding. In the absence of delivery of a notice satisfying those requirements, the Trustee may assume conclusively that there is no default or Event of Default.

In case a default or an Event of Default has occurred and is continuing hereunder (of which the Trustee has been notified), the Trustee shall exercise those rights and powers vested in it by this Indenture and shall use the same degree of care and skill in its exercise, as a prudent person would exercise or use under the circumstances in the conduct of his own affairs.

Section 9.4. Property Held in Trust.

All moneys and securities held by the Trustee at any time pursuant to the terms of this Indenture shall be held by the Trustee in trust for the purposes and under the terms and conditions of this Indenture.

Section 9.5. Trustee Protected in Relying on Certain Documents.

The Trustee may rely upon any order, notice, request, consent, waiver, certificate, statement, affidavit, requisition, bond, or other document provided to the Trustee in accordance with the terms of this Indenture that it shall in good faith reasonably believe to be genuine and to have been adopted or signed by the proper board or Person or to have been prepared and furnished pursuant to any of the provisions of this Indenture, or upon the written opinion of any counsel, architect, engineer, insurance consultant, management consultant, or accountant believed by the Trustee to be qualified in relation to the subject matter, and the Trustee shall be under no duty to make any investigation or inquiry into any statements contained or matters referred to in any such instrument. The Trustee may consult with counsel, who may or may not be Bond Counsel, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken, suffered, or omitted to be taken by it in good faith and in accordance therewith.

Whenever the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action under this Indenture, such matter may be deemed to be conclusively proved and established by a City Certificate, unless other evidence in respect thereof be hereby specifically prescribed. Such City Certificate shall be full warrant for any action taken or suffered in good faith under the provisions hereof, but in its sole discretion the Trustee may in lieu thereof accept other evidence of such fact or matter or may require such further or additional evidence as it may deem reasonable. Except as otherwise expressly provided herein, any request, order, notice, or other direction required or permitted to be furnished pursuant to any provision hereof by the City to the Trustee shall be sufficiently executed if executed in the name of the City by the City Representative.

The Trustee shall not be under any obligation to see to the recording or filing of this Indenture, or otherwise to the giving to any Person of notice of the provisions hereof except as expressly required in Section 9.13 herein.

Section 9.6. Compensation.

Unless otherwise provided by contract with the Trustee, the Trustee shall transfer from the District Administration Account of the Administrative Fund, from time to time, reasonable compensation for all services rendered by it hereunder, including its services as Paying Agent/Registrar, together with all its reasonable expenses, charges, and other disbursements and those of its counsel, agents and employees, incurred in and about the administration and execution of the trusts hereby created and the exercise of its powers and the performance of its duties hereunder, subject to any limit on the amount of such compensation or recovery of expenses or other charges as shall be prescribed by specific agreement, and the Trustee shall have a lien therefor on any and all funds at any time held by it in the Administrative Fund. None of the provisions contained in this Indenture shall require the Trustee to expend or risk its own funds or otherwise incur financial liability in the performance of any of its duties or in the exercise of any of its rights or powers, if in the judgment of the Trustee there are reasonable grounds for believing that the repayment of such funds or liability is not reasonably assured to it. If the City shall fail to make any payment required by this Section, the Trustee may make such payment from any moneys in its possession in the Administrative Fund.

Section 9.7. Permitted Acts.

The Trustee and its directors, officers, employees, or agents may become the owner of or may in good faith buy, sell, own, hold and deal in Bonds and may join in any action that any Owner of Bonds may be entitled to take as fully and with the same rights as if it were not the Trustee. The Trustee may act as depository, and permit any of its officers or directors to act as a member of, or in any other capacity with respect to, the City or any committee formed to protect the rights of Owners or to effect or aid in any reorganization growing out of the enforcement of the Bonds or this Indenture, whether or not such committee shall represent the Owners of a majority in aggregate Outstanding principal amount of the Bonds.

Section 9.8. Resignation of Trustee.

The Trustee may at any time resign and be discharged of its duties and obligations hereunder by giving not fewer than 30 days' written notice, specifying the date when such resignation shall take effect, to the City and each Owner of any Outstanding Bond. Such resignation shall take effect upon the appointment of a successor as provided in Section 9.10 and the acceptance of such appointment by such successor.

Section 9.9. Removal of Trustee.

The Trustee may be removed at any time by (i) the Owners of at least a majority of the aggregate Outstanding principal of the Bonds by an instrument or concurrent instruments in writing signed and acknowledged by such Owners or by their attorneys-in-fact, duly authorized and delivered to the City, or (ii) the City, so long as the City is not in default under this Indenture. Copies of each such instrument shall be delivered by the City to the Trustee and any successor thereof. The Trustee may also be removed at any time for any breach of trust or for acting or proceeding in violation of, or for failing to act or proceed in accordance with, any provision of this Indenture with respect to the duties and obligations of the Trustee by any court of competent

jurisdiction upon the application of the City or the Owners of not less than 10% of the aggregate outstanding principal of the Bonds.

Section 9.10. Successor Trustee.

If the Trustee shall resign, be removed, be dissolved, or become incapable of acting, or shall be adjudged as bankrupt or insolvent, or if a receiver, liquidator, or conservator of the Trustee or of its property shall be appointed, or if any public officer shall take charge or control of the Trustee or of its property or affairs, the position of the Trustee hereunder shall thereupon become vacant.

If the position of Trustee shall become vacant for any of the foregoing reasons or for any other reason, a successor Trustee may be appointed within one year after any such vacancy shall have occurred by the Owners of at least 25% of the aggregate outstanding principal of the Bonds by an instrument or concurrent instruments in writing signed and acknowledged by such Owners or their attorneys-in-fact, duly authorized and delivered to such successor Trustee, with notification thereof being given to the predecessor Trustee and the City.

Unless such successor Trustee shall have been appointed by the Owners of the Bonds, the City shall forthwith appoint a Trustee to act hereunder. Copies of any instrument of the City providing for any such appointment shall be delivered by the City to the Trustee so appointed. The City shall mail notice of any such appointment to each Owner of any Outstanding Bonds within 30 days after such appointment. Any appointment of a successor Trustee made by the City immediately and without further act shall be superseded and revoked by an appointment subsequently made by the Owners of Bonds, in accordance with the immediately preceding paragraph.

If in a proper case no appointment of a successor Trustee shall be made within 45 days after the giving by any Trustee of any notice of resignation in accordance with Section 9.8 herein or after the occurrence of any other event requiring or authorizing such appointment, the Trustee or any Owner of Bonds may apply to any court of competent jurisdiction for the appointment of such a successor, and the court may thereupon, after such notice, if any, as the court may deem proper, appoint such successor and the City shall be responsible for the costs of such appointment process.

Any successor Trustee appointed under the provisions of this Section shall be a commercial bank or trust company or national banking association (i) having a capital and surplus and undivided profits aggregating at least $50,000,000, if there be such a commercial bank or trust company or national banking association willing and able to accept the appointment on reasonable and customary terms, and (ii) authorized by law to perform all the duties of the Trustee required by this Indenture.

Each successor Trustee shall mail, in accordance with the provisions of the Bonds, notice of its appointment to the Trustee, any rating agency which, at the time of such appointment, is providing a rating on the Bonds and each of the Owners of the Bonds.

Section 9.11. Transfer of Rights and Property to Successor Trustee.

Any successor Trustee appointed under the provisions of Section 9.10 shall execute, acknowledge, and deliver to its predecessor and the City an instrument in writing accepting such appointment, and thereupon such successor, without any further act, deed, or conveyance, shall

become fully vested with all moneys, estates, properties, rights, immunities, powers, duties, obligations, and trusts of its predecessor hereunder, with like effect as if originally appointed as Trustee. However, the Trustee then ceasing to act shall nevertheless, on request of the City or of such successor, execute, acknowledge, and deliver such instruments of conveyance and further assurance and do such other things as may reasonably be required for more fully and certainly vesting and confirming in such successor all the rights, immunities, powers, and trusts of such Trustee and all the right, title, and interest of such Trustee in and to the Trust Estate, and shall pay over, assign, and deliver to such successor any moneys or other properties subject to the trusts and conditions herein set forth. Should any deed, conveyance, or instrument in writing from the City be required by such successor for more fully and certainly vesting in and confirming to it any such moneys, estates, properties, rights, powers, duties, or obligations, any and all such deeds, conveyances, and instruments in writing, on request and so far as may be authorized by law, shall be executed, acknowledged, and delivered by the City.

Section 9.12. Merger, Conversion or Consolidation of Trustee.

Any corporation or association into which the Trustee may be merged or with which it may be consolidated or any corporation or association resulting from any merger, conversion or consolidation to which it shall be a party or any corporation or association to which the Trustee may sell or transfer all or substantially all of its corporate trust business shall be the successor to such Trustee hereunder, without any further act, deed or conveyance, provided that such corporation or association shall be a commercial bank or trust company or national banking association qualified to be a successor to such Trustee under the provisions of Section 9.10, or a trust company that is a wholly-owned subsidiary of any of the foregoing.

Section 9.13. Trustee to File Continuation Statements.

If necessary, the Trustee shall file or cause to be filed, such continuation statements as are delivered to the Trustee by the City, or on behalf of the City, and which may be required by the Texas Uniform Commercial Code, as from time to time in effect (the "UCC"), in order to continue perfection of the security interest of the Trustee in such items of tangible or intangible personal property and any fixtures as may have been granted to the Trustee pursuant to this Indenture in the time, place and manner required by the UCC.

Section 9.14. Accounts, Periodic Reports and Certificates.

The Trustee shall keep or cause to be kept proper books of record and account (separate from all other records and accounts) in which complete and correct entries shall be made of its transactions relating to the Funds and Accounts established by this Indenture and which shall at all times be subject to inspection by the City, and the Owner or Owners of not less than 10% in principal amount of any Bonds then Outstanding or their representatives duly authorized in writing.

Section 9.15. Construction of Indenture.

The Trustee may construe any of the provisions of this Indenture insofar as the same may appear to be ambiguous or inconsistent with any other provision hereof, and any construction of any such provisions hereof by the Trustee in good faith shall be binding upon the Owners of the Bonds. Permissive rights of the Trustee are not to be construed as duties.

ARTICLE X

MODIFICATION OR AMENDMENT OF THIS INDENTURE

Section 10.1. Amendments Permitted.

(a) This Indenture and the rights and obligations of the City and of the Owners of the Bonds may be modified or amended at any time by a Supplemental Indenture, except as provided below, pursuant to the affirmative vote at a meeting of Owners of the Bonds, or with the written consent without a meeting, of the Owners of at least fifty-one percent (51%) of the aggregate principal amount of the Bonds then Outstanding. No such modification or amendment shall (i) extend the maturity of any Bond or reduce the interest rate thereon, or otherwise alter or impair the obligation of the City to pay the principal of or the interest and any premium on, any Bond, without the express consent of the Owner of such Bond, (ii) permit the creation by the City of any pledge or lien upon the Trust Estate superior to or on a parity with the pledge and lien created for the benefit of the Bonds (except as otherwise permitted by Applicable Laws or this Indenture), or (iii) reduce the percentage of the Owners of Bonds required for the amendment hereof. Any such amendment may not modify any of the rights or obligations of the Trustee without its written consent.

(b) This Indenture and the rights and obligations of the City and of the Owners may also be modified or amended at any time by a Supplemental Indenture, without the consent of any Owners, only to the extent permitted by law and only for any one or more of the following purposes:

(i) to add to the covenants and agreements of the City in this Indenture contained, other covenants and agreements thereafter to be observed, or to limit or surrender any right or power herein reserved to or conferred upon the City;

(ii) to make modifications not adversely affecting any Outstanding Bonds in any material respect;

(iii) to make such provisions for the purpose of curing any ambiguity, or of curing, correcting or supplementing any defective provision contained in this Indenture, or in regard to questions arising under this Indenture, as the City and the Trustee may deem necessary or desirable and not inconsistent with this Indenture, and that shall not adversely affect the rights of the Owners of the Bonds; and

(iv) to provide for the issuance of bonds issued to refund all of the Bonds, as set forth in Section 13.2; and

(v) to make such additions, deletions or modifications as may be necessary or desirable to assure exemption from federal income taxation of interest on the Bonds.

(c) Any such modification or amendment made pursuant to Section 10.1(b) shall not be subject to the notice procedures specified in Section 10.3 below.

(d) Notwithstanding the above, no Supplemental Indenture under this Section shall be effective unless the City first delivers to the Trustee an opinion of Bond Counsel to the effect that such amendment or supplement (i) is permitted under Applicable Laws and the

provisions of this Indenture in effect after taking into account the proposed amendment or supplement; (ii) will not adversely affect the interests of the Owners in any material respect; provided, however, that the issuance of Refunding Bonds in accordance with the provisions of Section 13.2 hereof is deemed to not be a material adverse effect for purposes of such opinion; and (iii) will not adversely affect the exclusion of interest on any Bond from gross income for purposes of federal income taxation.

Section 10.2. Owners' Meetings.

The City may at any time call a meeting of the Owners of the Bonds. In such event the City is authorized to fix the time and place of said meeting and to provide for the giving of notice thereof, and to fix and adopt rules and regulations for the conduct of said meeting.

Section 10.3. Procedure for Amendment with Written Consent of Owners.

The City and the Trustee may at any time adopt a Supplemental Indenture amending the provisions of the Bonds or of this Indenture, to the extent that such amendment is permitted by Section 10.1 herein, to take effect when and as provided in this Section. A copy of such Supplemental Indenture, together with a request to Owners for their consent thereto, which Supplemental Indenture shall be mailed by first-class mail, by the Trustee to each Owner of Bonds from whom consent is required under this Indenture, but failure to mail copies of such Supplemental Indenture and request shall not affect the validity of the Supplemental Indenture when assented to as in this Section provided.

Such Supplemental Indenture shall not become effective unless there shall be filed with the Trustee the written consents of the Owners as required by this Indenture and a notice shall have been mailed as hereinafter in this Section provided. Each such consent shall be effective only if accompanied by proof of ownership of the Bonds for which such consent is given, which proof shall be such as is permitted by Section 11.6 herein. Any such consent shall be binding upon the Owner of the Bonds giving such consent and on any subsequent Owner (whether or not such subsequent Owner has notice thereof), unless such consent is revoked in writing by the Owner giving such consent or a subsequent Owner by filing such revocation with the Trustee prior to the date when the notice hereinafter in this Section provided for has been mailed.

After the Owners of the required percentage of Bonds shall have filed their consents to the Supplemental Indenture, the City shall mail a notice to the Owners in the manner hereinbefore provided in this Section for the mailing of the Supplemental Indenture, stating in substance that the Supplemental Indenture has been consented to by the Owners of the required percentage of Bonds and will be effective as provided in this Section (but failure to mail copies of said notice shall not affect the validity of the Supplemental Indenture or consents thereto). Proof of the mailing of such notice shall be filed with the Trustee. A record, consisting of the papers required by this Section 10.3 to be filed with the Trustee, shall be proof of the matters therein stated until the contrary is proved. The Supplemental Indenture shall become effective upon the filing with the Trustee of the proof of mailing of such notice, and the Supplemental Indenture shall be deemed conclusively binding (except as otherwise hereinabove specifically provided in this Article) upon the City and the Owners of all Bonds at the expiration of sixty (60) days after such filing, except in the event of a final decree of a court of competent jurisdiction setting aside such consent in a legal action or equitable proceeding for such purpose commenced within such sixty-day period; provided, however, that the Trustee during such sixty day period and any such further period during which any such action or proceeding may be pending shall be entitled in its sole discretion

to take such action, or to refrain from taking such action, with respect to such Supplemental Indenture, as it may deem expedient; provided, further, that the Trustee shall have no obligation to take or refrain from taking any such action and the Trustee shall have no liability with respect to any action taken or any instance of inactions.

Section 10.4. Effect of Supplemental Indenture.

From and after the time any Supplemental Indenture becomes effective pursuant to this Article X, this Indenture shall be deemed to be modified and amended in accordance therewith, the respective rights, duties, and obligations under this Indenture of the City, the Trustee, and all Owners of Bonds Outstanding shall thereafter be determined, exercised and enforced hereunder subject in all respects to such modifications and amendments, and all the terms and conditions of any such Supplemental Indenture shall be deemed to be part of the terms and conditions of this Indenture for any and all purposes.

Section 10.5. Endorsement or Replacement of Bonds Issued After Amendments.

The City may determine that Bonds issued and delivered after the effective date of any action taken as provided in this Article X shall bear a notation, by endorsement or otherwise, in form approved by the City, as to such action. In that case, upon demand of the Owner of any Bond Outstanding at such effective date and presentation of his Bond for that purpose at the designated office of the Trustee or at such other office as the City may select and designate for that purpose, a suitable notation shall be made on such Bond. The City may determine that new Bonds, so modified as in the opinion of the City is necessary to conform to such Owners' action, shall be prepared, executed, and delivered. In that case, upon demand of the Owner of any Bonds then Outstanding, such new Bonds shall be exchanged at the designated office of the Trustee without cost to any Owner, for Bonds then Outstanding, upon surrender of such Bonds.

Section 10.6. Amendatory Endorsement of Bonds.

The provisions of this Article X shall not prevent any Owner from accepting any amendment as to the particular Bonds held by such Owner, provided that due notation thereof is made on such Bonds.

Section 10.7. Waiver of Default.

With the written consent of at least a majority in aggregate principal amount of the Bonds then Outstanding, the Owners may waive non-compliance by the City with certain past defaults under the Indenture and their consequences. Any such consent shall be conclusive and binding upon the Owners and upon all future Owners.

Section 10.8. Execution of Supplemental Indenture

In executing, or accepting the additional trusts created by, any Supplemental Indenture permitted by this Article or the modification thereby of the trusts created by this Indenture, the Trustee shall receive, and shall be fully protected in relying upon, an opinion of counsel addressed and delivered to the Trustee and the City stating that the execution of such Supplemental Indenture is permitted by and in compliance with this Indenture. The Trustee may, but shall not be obligated to, enter into any such Supplemental Indenture which affects the Trustee's own rights, duties and immunities under this Indenture.

ARTICLE XI

DEFAULT AND REMEDIES

Section 11.1. Events of Default.

(a) Each of the following occurrences or events shall be and is hereby declared to be an "Event of Default," to wit:

(i) The failure of the City to deposit the Pledged Revenues to the Bond Pledged Revenue Account of the Pledged Revenue Fund;

(ii) The failure of the City to enforce the collection of the Assessments including the prosecution of foreclosure proceedings;

(iii) The failure to make payment of the principal of or interest on any of the Bonds when the same becomes due and payable and such failure is not remedied within 30 days; provided however that the payments are to be made only from Pledged Revenues or other funds currently available in the Pledged Funds and available to the City to make such payments; and

(iv) Default in the performance or observance of any covenant, agreement or obligation of the City under this Indenture and the continuation thereof for a period of 90 days after written notice to the City by the Trustee, or by the Owners of at least 25% of the aggregate Outstanding principal of the Bonds with a copy to the Trustee, specifying such default and requesting that the failure be remedied.

(b) Nothing in Section 11.1(a) will be an Event of Default if such provision is in violation of any applicable federal or state law or court order.

Section 11.2. Immediate Remedies for Default.

(a) Subject to Article VIII, upon the happening and continuance of any of the Events of Default described in Section 11.1 the Trustee may, and at the written direction of the Owners of at least 25% of the Bonds then Outstanding and its receipt of indemnity satisfactory to it, shall proceed against the City for the purpose of protecting and enforcing the rights of the Owners under this Indenture, by action seeking mandamus or by other suit, action, or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief to the extent permitted by Applicable Laws, including, but not limited to, the specific performance of any covenant or agreement contained herein, or injunction; provided, however, that no action for money damages against the City may be sought or shall be permitted. The Trustee retains the right to obtain the advice of counsel in its exercise of remedies of default.

(b) THE PRINCIPAL OF AND INTEREST ON THE BONDS, AS APPLICABLE, SHALL NOT BE SUBJECT TO ACCELERATION UNDER ANY CIRCUMSTANCES.

(c) If the assets of the Trust Estate are sufficient to pay all amounts due with respect to Outstanding Bonds, in the selection of Trust Estate assets to be used in the payment of Bonds due under this Article, the City shall determine, in its absolute discretion, and shall

instruct the Trustee by City Certificate, which Trust Estate assets shall be applied to such payment and shall not be liable to any Owner or other Person by reason of such selection and application. In the event that the City shall fail to deliver to the Trustee such City Certificate, the Trustee shall select and liquidate or sell Trust Estate assets as provided in the following paragraph, and shall not be liable to any Owner, or other Person, or the City by reason of such selection, liquidation or sale.

(d) Whenever moneys are to be applied pursuant to this Article XI, irrespective of and whether other remedies authorized under this Indenture shall have been pursued in whole or in part, the Trustee may cause any or all of the assets of the Trust Estate, including Investment Securities, to be sold. The Trustee may so sell the assets of the Trust Estate and all right, title, interest, claim and demand thereto and the right of redemption thereof, in one or more parts, at any such place or places, and at such time or times and upon such notice and terms as the Trustee may deem appropriate and as may be required by law and apply the proceeds thereof in accordance with the provisions of this Section. Upon such sale, the Trustee may make and deliver to the purchaser or purchasers a good and sufficient assignment or conveyance for the same, which sale shall be a perpetual bar both at law and in equity against the City, and all other Persons claiming such properties. No purchaser at any sale shall be bound to see to the application of the purchase money proceeds thereof or to inquire as to the authorization, necessity, expediency, or regularity of any such sale. Nevertheless, if so requested by the Trustee, the City shall ratify and confirm any sale or sales by executing and delivering to the Trustee or to such purchaser or purchasers all such instruments as may be necessary or, in the judgment of the Trustee, proper for the purpose which may be designated in such request.

Section 11.3. Restriction on Owner's Action.

(a) No Owner shall have any right to institute any action, suit or proceeding at law or in equity for the enforcement of this Indenture or for the execution of any trust thereof or any other remedy hereunder, unless (i) a default has occurred and is continuing of which the Trustee has been notified in writing, (ii) such default has become an Event of Default and the Owners of at least 25% of the aggregate principal amount of the Bonds then Outstanding have made written request to the Trustee and offered it reasonable opportunity either to proceed to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in its own name, (iii) the Owners have furnished to the Trustee indemnity as provided in Section 9.2 herein, (iv) the Trustee has for 90 days after such notice failed or refused to exercise the powers hereinbefore granted, or to institute such action, suit, or proceeding in its own name, (v) no direction inconsistent with such written request has been given to the Trustee during such 90-day period by the Owners of at least a majority of the aggregate principal amount of the Bonds then Outstanding, and (vi) notice of such action, suit, or proceeding is given to the Trustee; however, no one or more Owners of the Bonds shall have any right in any manner whatsoever to affect, disturb, or prejudice this Indenture by its, his or their action or to enforce any right hereunder except in the manner provided herein, and that all proceedings at law or in equity shall be instituted and maintained in the manner provided herein and for the equal benefit of the Owners of all Bonds then Outstanding. The notification, request and furnishing of indemnity set forth above shall, at the option of the Trustee, be conditions precedent to the execution of the powers and trusts of this Indenture and to any action or cause of action for the enforcement of this Indenture or for any other remedy hereunder.

(b) Subject to Article VIII, nothing in this Indenture shall affect or impair the right of any Owner to enforce, by action at law, payment of any Bond at and after the maturity thereof, or

on the date fixed for redemption or the obligation of the City to pay each Bond issued hereunder to the respective Owners thereof at the time and place, from the source and in the manner expressed herein and in the Bonds.

(c) In case the Trustee or any Owners shall have proceeded to enforce any right under this Indenture and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Trustee or any Owners, then and in every such case the City, the Trustee and the Owners shall be restored to their former positions and rights hereunder, and all rights, remedies and powers of the Trustee shall continue as if no such proceedings had been taken.

Section 11.4. Application of Revenues and Other Moneys After Default.

(a) All moneys, securities, funds and Pledged Revenues and other assets of the Trust Estate and the income therefrom received by the Trustee pursuant to any right given or action taken under the provisions of this Article shall, after payment of the cost and expenses of the proceedings resulting in the collection of such amounts, the expenses (including its counsel), liabilities, and advances incurred or made by the Trustee and the fees of the Trustee in carrying out this Indenture, during the continuance of an Event of Default, notwithstanding Section 11.2 hereof, be applied by the Trustee, on behalf of the City, to the payment of interest, and principal or Redemption Price then due on Bonds, as follows:

> FIRST: To the payment to the Owners entitled thereto all installments of interest then due in the direct order of maturity of such installments, and, if the amount available shall not be sufficient to pay in full any installment, then to the payment thereof ratably, according to the amounts due on such installment, to the Owners entitled thereto, without any discrimination or preference; and
>
> SECOND: To the payment to the Owners entitled thereto of the unpaid principal of Outstanding Bonds, or Redemption Price of any Bonds which shall have become due, whether at maturity or by call for redemption, in the direct order of their due dates and, if the amounts available shall not be sufficient to pay in full all the Bonds due on any date, then to the payment thereof ratably, according to the amounts of principal due and to the Owners entitled thereto, without any discrimination or preference.

Within 10 days of receipt of such good and available funds, the Trustee may fix a record and payment date for any payment to be made to Owners pursuant to this Section 11.4.

(b) In the event funds are not adequate to cure any of the Events of Default described in Section 11.1, the available funds shall be allocated to the Bonds that are Outstanding in proportion to the quantity of Bonds that are currently due and in default under the terms of this Indenture.

(c) The restoration of the City to its prior position after any and all defaults have been cured, as provided in Section 11.3, shall not extend to or affect any subsequent default under this Indenture or impair any right consequent thereon.

Section 11.5. Effect of Waiver.

No delay or omission of the Trustee, or any Owner, to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or an acquiescence therein; and every power and remedy given by this Indenture to the Trustee or the Owners, respectively, may be exercised from time to time and as often as may be deemed expedient.

Section 11.6. Evidence of Ownership of Bonds.

(a) Any request, consent, revocation of consent or other instrument which this Indenture may require or permit to be signed and executed by the Owners of Bonds may be in one or more instruments of similar tenor, and shall be signed or executed by such Owners in person or by their attorneys duly appointed in writing. Proof of the execution of any such instrument, or of any instrument appointing any such attorney, or the holding by any Person of the Bonds shall be sufficient for any purpose of this Indenture (except as otherwise herein expressly provided) if made in the following manner:

(i) The fact and date of the execution of such instruments by any Owner of Bonds or the duly appointed attorney authorized to act on behalf of such Owner may be provided by a guarantee of the signature thereon by a bank or trust company or by the certificate of any notary public or other officer authorized to take acknowledgments of deeds, that the Person signing such request or other instrument acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer. Where such execution is by an officer of a corporation or association or a member of a partnership, on behalf of such corporation, association or partnership, such signature guarantee, certificate, or affidavit shall also constitute sufficient proof of his authority.

(ii) The ownership of Bonds and the amount, numbers and other identification and date of holding the same shall be proved by the Register.

(b) Except as otherwise provided in this Indenture with respect to revocation of a consent, any request or consent by an Owner of Bonds shall bind all future Owners of the same Bonds in respect of anything done or suffered to be done by the City or the Trustee in accordance therewith.

Section 11.7. No Acceleration.

In the event of the occurrence of an Event of Default under Section 11.1 hereof, the right of acceleration of any Stated Maturity is not granted as a remedy hereunder and the right of acceleration under this Indenture is expressly denied.

Section 11.8. Mailing of Notice.

Any provision in this Article for the mailing of a notice or other document to Owners shall be fully complied with if it is mailed, first-class, postage prepaid, only to each Owner at the address appearing upon the Register.

Section 11.9. Exclusion of Bonds.

Bonds owned or held by or for the account of the City will not be deemed Outstanding for the purpose of consent or other action or any calculation of Outstanding Bonds provided for in this Indenture, and the City shall not be entitled with respect to such Bonds to give any consent or take any other action provided for in this Indenture.

Section 11.10. Remedies Not Exclusive.

No remedy herein conferred upon or reserved to the Trustee or to the Owners is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to any other remedy given hereunder or now or hereafter existing at law or in equity, by statute or by contract.

Section 11.11. Direction by Owners.

Anything herein to the contrary notwithstanding, the Owners of at least 25% of the aggregate outstanding principal of the Bonds shall have the right by an instrument in writing executed and delivered to the Trustee, to direct the choice of remedies and the time, method, and place of conducting a proceeding for any remedy available to the Trustee hereunder, under each Supplemental Indenture, or otherwise, or exercising any trust or power conferred upon the Trustee, including the power to direct or withhold directions with respect to any remedy available to the Trustee or the Owners, provided, (i) such direction shall not be otherwise than in accordance with Applicable Laws and the provisions hereof, (ii) that the Trustee may take any other action deemed proper by the Trustee which is not inconsistent with such direction, and (iii) that the Trustee shall have the right to decline to follow any such direction which, in the opinion of the Trustee, would be unjustly prejudicial to Owners not parties to such direction.

ARTICLE XII

GENERAL COVENANTS AND REPRESENTATIONS

Section 12.1. Representations as to Trust Estate.

(a) The City represents and warrants that it is authorized by Applicable Laws to authorize and issue the Bonds, to execute and deliver this Indenture and to pledge the Trust Estate in the manner and to the extent provided in this Indenture, and that the Trust Estate is and will remain free and clear of any pledge, lien, charge, or encumbrance thereon or with respect thereto prior to, or of equal rank with, the pledge and lien created in or authorized by this Indenture except as expressly provided herein.

(b) The City shall at all times, to the extent permitted by Applicable Laws, defend, preserve and protect the pledge of the Trust Estate and all the rights of the Owners and the Trustee, under this Indenture against all claims and demands of all Persons whomsoever.

(c) The City will take all steps reasonably necessary and appropriate, and will direct the Trustee to take all steps reasonably necessary and appropriate, to collect all delinquencies in the collection of the Assessments and any other amounts pledged to the payment of the Bonds to the fullest extent permitted by the PID Act and other Applicable Laws.

(d) To the extent permitted by law, notice of the Annual Installments shall be sent by, or on behalf of the City, to the affected property owners on the same statement or such other mechanism that is used by the City, so that such Annual Installments are collected simultaneously with ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City.

Section 12.2. Books of Record – Accounts.

The Trustee shall keep or cause to be kept proper books of record and account (separate from all other records and accounts) in which complete and correct entries shall be made of its transactions relating to the Funds and Accounts established by this Indenture and which shall at all times be subject to inspection by the City, and the Owner or Owners of not less than 10% in principal amount of any Bonds then Outstanding or their representatives duly authorized in writing.

Section 12.3. General.

The City shall do and perform or cause to be done and performed all acts and things required to be done or performed by or on behalf of the City under the provisions of this Indenture.

ARTICLE XIII

SPECIAL COVENANTS

Section 13.1. Further Assurances; Due Performance.

(a) At any and all times the City will duly execute, acknowledge and deliver, or will cause to be done, executed and delivered, all and every such further acts, conveyances, transfers, and assurances in a manner as the Trustee shall reasonably require for better conveying, transferring, pledging, and confirming unto the Trustee, all and singular, the revenues, Funds, Accounts and properties constituting the Pledged Revenues, and the Trust Estate hereby transferred and pledged, or intended so to be transferred and pledged.

(b) The City will duly and punctually keep, observe and perform each and every term, covenant and condition on its part to be kept, observed and performed, contained in this Indenture.

Section 13.2. Additional Obligations or Other Liens.

(a) The City reserves the right, subject to the provisions contained in this Section 13.2, to issue Additional Obligations under other indentures, assessment ordinances, or similar agreements or other obligations which do not constitute or create a lien on any portion of the Trust Estate and are not payable from Pledged Revenues or any other portion of the Trust Estate. Additionally, the City has reserved the right to issue bonds or other obligations secured by and payable from Pledged Revenues or assessments levied against the Assessed Property so long as such pledge is subordinate to the pledge of Pledged Revenues securing payment of the Bonds.

(b) Other than bonds issued to refund all or a portion of the Bonds, the City will not create or voluntarily permit to be created any debt, lien or charge on the Trust Estate, and will not

do or omit to do or suffer to be or omitted to be done any matter or things whatsoever whereby the lien of this Indenture or the priority hereof might or could be lost or impaired.

(c) Notwithstanding any contrary provision of this Indenture, the City shall not issue additional bonds, notes or other obligations under this Indenture, secured by any pledge of or other lien or charge on the Trust Estate, other than refunding bonds. The City reserves the right to issue refunding bonds, the proceeds of which would be utilized to refund all or any portion of the Outstanding Bonds or Outstanding refunding bonds and to pay all costs incident to the refunding bonds, as authorized by the laws of the State of Texas. In addition, the City reserves the right to issue Additional Obligations as described below, which additional obligations will not be secured by the Trust Estate.

(d) Notwithstanding anything to the contrary herein, no bond issued to refund all or a portion of the Bonds or the subordinate obligations described by Section 13.2(a) above may be issued by the City unless: (1) the principal (including any principal amounts to be redeemed on a mandatory sinking fund redemption date) of such refunding bonds or subordinate obligations are scheduled to mature on September 1 of the years in which principal is scheduled to mature, and (2) the interest on such refunding bonds or subordinate obligations is scheduled to be paid on March 1 and September 1 of the years in which interest is scheduled to be paid.

ARTICLE XIV

PAYMENT AND CANCELLATION OF THE BONDS AND SATISFACTION OF THE INDENTURE

Section 14.1. Trust Irrevocable.

The trust created by the terms and provisions of this Indenture is irrevocable until the Bonds secured hereby are fully paid or provision is made for their payment as provided in this Article.

Section 14.2. Satisfaction of Indenture.

If the City shall pay or cause to be paid, or there shall otherwise be paid to the Owners, principal of and interest on all of the Bonds, at the times and in the manner stipulated in this Indenture, and all amounts due and owing with respect to the Bonds have been paid or provided for, then the pledge of the Trust Estate and all covenants, agreements, and other obligations of the City to the Owners of such Bonds, shall thereupon cease, terminate, and become void and be discharged and satisfied. In such event, the Trustee shall execute and deliver to the City copies of all such documents as it may have evidencing that the principal of and interest on the Bonds has been paid so that the City may determine if the Indenture is satisfied; if so, the Trustee shall pay over or deliver all moneys held by it in the Funds and Accounts held hereunder to the Person entitled hereunder to receive such amounts, or, if no Person is entitled to receive such amounts, then to the City.

Section 14.3. Bonds Deemed Paid.

All Outstanding Bonds shall prior to the Stated Maturity or redemption date thereof be deemed to have been paid and to no longer be deemed Outstanding if (i) in case any such Bonds

are to be redeemed on any date prior to their Stated Maturity, the Trustee shall have given notice of redemption on said date as provided herein, (ii) there shall have been deposited with the Trustee either moneys in an amount which shall be sufficient, or Defeasance Securities the principal of and the interest on which when due will provide moneys which, together with any moneys deposited with the Trustee for such purpose shall be sufficient to pay when due the principal of and interest on of the Bonds to become due on such Bonds on and prior to the redemption date or maturity date thereof, as the case may be, (iii) the Trustee shall have received a report by an independent certified public accountant or other authorized third-party selected by the City verifying the sufficiency of the moneys and/or Defeasance Securities deposited with the Trustee to pay when due the principal of and interest on of the Bonds to become due on such Bonds on and prior to the redemption date or maturity date thereof, as the case may be, and (iv) if the Bonds are then rated, the Trustee shall have received written confirmation from each rating agency, then publishing a rating on the Bonds, that such deposit will not result in the reduction or withdrawal of the rating on the Bonds. Neither Defeasance Securities nor moneys deposited with the Trustee pursuant to this Section nor principal or interest payments on any such Defeasance Securities shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal of and interest on the Bonds. Any cash received from such principal of and interest on such Defeasance Securities deposited with the Trustee, if not then needed for such purpose, shall be reinvested in Defeasance Securities as directed in writing by the City maturing at times and in amounts sufficient to pay when due the principal of and interest on the Bonds on and prior to such redemption date or maturity date thereof, as the case may be. Any payment for Defeasance Securities purchased for the purpose of reinvesting cash as aforesaid shall be made only against delivery of such Defeasance Securities.

ARTICLE XV

MISCELLANEOUS

Section 15.1. Benefits of Indenture Limited to Parties.

Nothing in this Indenture, expressed or implied, is intended to give to any Person other than the City, the Trustee and the Owners, any right, remedy, or claim under or by reason of this Indenture. Any covenants, stipulations, promises or agreements in this Indenture by and on behalf of the City shall be for the sole and exclusive benefit of the Owners and the Trustee.

Section 15.2. Successor is Deemed Included in All References to Predecessor.

Whenever in this Indenture or any Supplemental Indenture either the City or the Trustee is named or referred to, such reference shall be deemed to include the successors or assigns thereof, and all the covenants and agreements in this Indenture contained by or on behalf of the City or the Trustee shall bind and inure to the benefit of the respective successors and assigns thereof whether so expressed or not.

Section 15.3. Execution of Documents and Proof of Ownership by Owners.

Any request, declaration, or other instrument which this Indenture may require or permit to be executed by Owners may be in one or more instruments of similar tenor, and shall be executed by Owners in person or by their attorneys duly appointed in writing.

Except as otherwise herein expressly provided, the fact and date of the execution by any Owner or his attorney of such request, declaration, or other instrument, or of such writing appointing such attorney, may be proved by the certificate of any notary public or other officer authorized to take acknowledgments of deeds to be recorded in the state in which he purports to act, that the Person signing such request, declaration, or other instrument or writing acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer.

Except as otherwise herein expressly provided, the ownership of registered Bonds and the amount, maturity, number, and date of holding the same shall be proved by the Register.

Any request, declaration or other instrument or writing of the Owner of any Bond shall bind all future Owners of such Bond in respect of anything done or suffered to be done by the City or the Trustee in good faith and in accordance therewith.

Section 15.4. Waiver of Personal Liability.

No member, officer, agent, or employee of the City shall be individually or personally liable for the payment of the principal of, or interest or any premium on, the Bonds; but nothing herein contained shall relieve any such member, officer, agent, or employee from the performance of any official duty provided by law.

Section 15.5. Notices to and Demands on City and Trustee.

(a) Except as otherwise expressly provided in this Indenture, all notices or other instruments required or permitted under this Indenture, including any City Certificate, shall be in writing and shall be telexed, cabled, delivered by hand or mailed by first-class mail, postage prepaid, or transmitted by facsimile or e-mail (subject to paragraph (c) below) and addressed as follows:

If to the City:	City of Celina, Texas 142 North Ohio Street Celina, Texas 75009 Attn: City Manager
If to the Trustee or the Paying Agent/Registrar:	U.S. Bank Trust Company, National Association 111 Filmore Avenue East St. Paul, Minnesota 55107 Attn: Bond Operations

Any such notice, demand, or request may also be transmitted to the appropriate party by telephone and shall be deemed to be properly given or made at the time of such transmission if, and only if, such transmission of notice shall be confirmed in writing and sent as specified above.

Any of such addresses may be changed at any time upon written notice of such change given to the other party by the party effecting the change. Notices and consents given by mail in accordance with this Section shall be deemed to have been given five Business Days after the date of dispatch; notices and consents given by any other means shall be deemed to have been given when received.

(b) The Trustee shall mail to each Owner of a Bond notice of (i) any substitution of the Trustee; or (ii) the redemption or defeasance of all Bonds Outstanding.

(c) The Trustee shall have the right to accept and act upon instructions, including funds transfer instructions ("Instructions") given pursuant to this Indenture and delivered using Electronic Means ("Electronic Means" means the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Trustee, or another method or system specified by the Trustee as available for use in connection with its services hereunder); provided, however, that the City shall provide to the Trustee an incumbency certificate listing officers with the authority to provide such Instructions ("Authorized Officers") and containing specimen signatures of such Authorized Officers, which incumbency certificate shall be amended by the City whenever a person is to be added or deleted from the listing. If the City elects to give the Trustee Instructions using Electronic Means and the Trustee in its discretion elects to act upon such Instructions, the Trustee's understanding of such Instructions shall be deemed controlling. The City understands and agrees that the Trustee cannot determine the identity of the actual sender of such Instructions and that the Trustee shall conclusively presume that directions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Trustee have been sent by such Authorized Officer. The City shall be responsible for ensuring that only Authorized Officers transmit such Instructions to the Trustee and the City and all Authorized Officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the City. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such Instructions notwithstanding such directions conflict or are inconsistent with a subsequent written instruction. The City agrees: (i) to assume all risks arising out of the use of Electronic Means to submit Instructions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized Instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting Instructions to the Trustee and that there may be more secure methods of transmitting Instructions than the method(s) selected by the City; (iii) that the security procedures (if any) to be followed in connection with its transmission of Instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) to notify the Trustee immediately upon learning of any compromise or unauthorized use of the security procedures.

Section 15.6. Partial Invalidity.

If any Section, paragraph, sentence, clause, or phrase of this Indenture shall for any reason be held illegal or unenforceable, such holding shall not affect the validity of the remaining portions of this Indenture. The City hereby declares that it would have adopted this Indenture and each and every other Section, paragraph, sentence, clause, or phrase hereof and authorized the issue of the Bonds pursuant thereto irrespective of the fact that any one or more Sections, paragraphs, sentences, clauses, or phrases of this Indenture may be held illegal, invalid, or unenforceable.

Section 15.7. Applicable Laws.

This Indenture shall be governed by and enforced in accordance with the laws of the State of Texas applicable to contracts made and performed in the State of Texas.

Section 15.8. Payment on Business Day.

In any case where the date of the maturity of interest or of principal (and premium, if any) of the Bonds or the date fixed for redemption of any Bonds or the date any action is to be taken pursuant to this Indenture is other than a Business Day, the payment of interest or principal (and premium, if any) or the action need not be made on such date but may be made on the next succeeding day that is a Business Day with the same force and effect as if made on the date required and no interest shall accrue for the period from and after such date.

Section 15.9. Counterparts.

This Indenture may be executed in counterparts, each of which shall be deemed an original.

Section 15.10. Statutory Verifications.

The Trustee makes the following representation and verifications to enable the City to comply with Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Indenture. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Trustee within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Indenture shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Indenture, notwithstanding anything in this Indenture to the contrary.

(a) Not a Sanctioned Company. The Trustee represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Trustee and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) No Boycott of Israel. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Indenture. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Indenture. As used in the foregoing verification,

"discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Indenture. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the City and the Trustee have caused this Indenture of Trust to be executed all as of the date hereof.

CITY OF CELINA, TEXAS

By: _____,
Mayor

ATTEST:

By: _____,
City Secretary

[CITY SEAL]

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

By: _____
Authorized Officer

EXHIBIT A

FORM OF BOND

(a) Form of Bond

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE STATE OF TEXAS, THE CITY, OR ANY OTHER POLITICAL CORPORATION, SUBDIVISION OR AGENCY THEREOF, IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR INTEREST ON THIS BOND.

REGISTERED REGISTERED

No. _____ $_____

United States of America
State of Texas

CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE REFUNDING BOND, SERIES 2024
(WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT
MAJOR IMPROVEMENT AREA PROJECT)

INTEREST RATE	MATURITY DATE	DATE OF DELIVERY	CUSIP NUMBER
_____%	_____	_____	_____

The City of Celina, Texas (the "City"), for value received, hereby promises to pay, solely from the Trust Estate, to

_____

or registered assigns, on the Maturity Date, as specified above, the sum of

_____ DOLLARS

unless this Bond shall have been sooner called for redemption and the payment of the principal hereof shall have been paid or provision for such payment shall have been made, and to pay interest on the unpaid principal amount hereof from the later of the Date of Delivery, as specified above, or the most recent Interest Payment Date to which interest has been paid or provided for until such principal amount shall have been paid or provided for, at the per annum rate of interest specified above, computed on the basis of a 360-day year of twelve 30-day months, such interest to be paid semiannually on March 1 and September 1 of each year, commencing March 1, 2025, until maturity or prior redemption.

Capitalized terms appearing herein that are defined terms in the Indenture defined below, have the meanings assigned to them in the Indenture. Reference is made to the Indenture for such definitions and for all other purposes.

The principal of this Bond shall be payable without exchange or collection charges in lawful money of the United States of America upon presentation and surrender of this Bond at the corporate trust office in Dallas, Texas (the "Designated Payment/Transfer Office"), of U.S. Bank Trust Company, National Association, as trustee and paying agent/registrar (the "Trustee", which term includes any successor trustee under the Indenture), or, with respect to a successor trustee and paying agent/registrar, at the Designated Payment/Transfer Office of such successor. Interest on this Bond is payable by check dated as of the Interest Payment Date, mailed by the Trustee to the registered owner at the address shown on the registration books kept by the Trustee or by such other customary banking arrangements acceptable to the Trustee, requested by, and at the risk and expense of, the Person to whom interest is to be paid. For the purpose of the payment of interest on this Bond, the registered owner shall be the Person in whose name this Bond is registered at the close of business on the "Record Date," which shall be the 15th calendar day of the month next preceding such Interest Payment Date; provided, however, that in the event of nonpayment of interest on a scheduled Interest Payment Date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Trustee, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be 15 days after the Special Record Date) shall be sent at least five Business Days prior to the Special Record Date by United States mail, first-class, postage prepaid, to the address of each Owner of a Bond appearing on the books of the Trustee at the close of business on the last Business Day preceding the date of mailing such notice.

If a date for the payment of the principal of or interest on the Bonds is a Saturday, Sunday, legal holiday, or a day on which banking institutions in the city in which the Designated Payment/Transfer Office is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding Business Day, and payment on such date shall have the same force and effect as if made on the original date payment was due.

This Bond is one of a duly authorized issue of assessment revenue bonds of the City having the designation specified in its title (herein referred to as the "Bonds"), dated August 30, 2024 and issued in the aggregate principal amount of $_____ and issued, with the limitations described herein, pursuant to an Indenture of Trust, dated as of August 1, 2024 (the "Indenture"), by and between the City and the Trustee, to which Indenture reference is hereby made for a description of the amounts thereby pledged and assigned, the nature and extent of the lien and security, the respective rights thereunder to the holders of the Bonds, the Trustee, and the City, and the terms upon which the Bonds are, and are to be, authenticated and delivered and by this reference to the terms of which each holder of this Bond hereby consents. All Bonds issued under the Indenture are equally and ratably secured by the amounts thereby pledged and assigned. The Bonds are being issued for the purpose of (i) refunding the Refunded Bonds, (ii) funding a reserve fund for payment of principal and interest on the Bonds, and (iii) paying the costs of issuing the Bonds.

The Bonds are special, limited obligations of the City payable solely from the Trust Estate as defined in the Indenture. Reference is hereby made to the Indenture, copies of which are on file with and available upon request from the Trustee, for the provisions, among others, with respect to the nature and extent of the duties and obligations of the City, the Trustee and the Owners. The Owner of this Bond, by the acceptance hereof, is deemed to have agreed and consented to the terms, conditions and provisions of the Indenture.

Notwithstanding any provision hereof, the Indenture may be released and the obligation of the City to make money available to pay this Bond may be defeased by the deposit of money and/or certain direct or indirect Defeasance Securities sufficient for such purpose as described in the Indenture.

The Bonds are issuable as fully registered bonds only in Authorized Denominations, subject to the provisions of the Indenture authorizing redemption in denominations of $25,000 and any multiple of $1,000 in excess thereof, except as otherwise provided in the Indenture.

The Bonds are subject to sinking fund redemption prior to their Stated Maturity and will be redeemed by the City in part at a price equal to the principal amount thereof plus accrued and unpaid interest thereon to the date set for redemption from moneys available for such purpose in the Bond Fund pursuant to Article VI of the Indenture, on the dates and in the respective Sinking Fund Installments as set forth in the following schedule:

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__ *	

*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__ *

*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	

September 1, 20__

September 1, 20__ *

*Stated Maturity

At least 45 days prior to each mandatory sinking fund redemption date and subject to any prior reduction authorized by the Indenture, the Trustee shall select in accordance with the terms of the Indenture, a principal amount of Bonds of such maturity equal to the Sinking Fund Installment amount of such Bonds to be redeemed, shall call such Bonds for redemption on such scheduled mandatory sinking fund redemption date, and shall give notice of such redemption, as provided in the Indenture.

The principal amount of Bonds of a Stated Maturity required to be redeemed on any mandatory sinking fund redemption date shall be reduced, at the option of the City, by the principal amount of any Bonds of such maturity which, at least 45 days prior to the mandatory sinking fund redemption date shall have been acquired by the City at a price not exceeding the principal amount of such Bonds plus accrued and unpaid interest to the date of purchase thereof, and delivered to the Trustee for cancellation.

The principal amount of Bonds required to be redeemed on any mandatory sinking fund redemption date shall be reduced on a pro rata basis among Sinking Fund Installments by the principal amount of any Bonds which, at least 45 days prior to the mandatory sinking fund redemption date, shall have been redeemed pursuant to the optional redemption or extraordinary optional redemption provisions appearing below and not previously credited to a mandatory sinking fund redemption.

The City reserves the right and option to redeem the Bonds maturing on or after September 1, 20__, before their respective scheduled maturity dates, in whole or in part, on any date on or after September 1, 20__, such redemption date or dates to be fixed by the City, at the Redemption Price.

The Bonds are subject to extraordinary optional redemption prior to maturity in whole or in part, and in an amount and on any date specified in a City Certificate, at a Redemption Price equal to the principal amount of the Bonds called for redemption, plus accrued and unpaid interest to the date fixed for redemption from amounts on deposit in the Redemption Fund as a result of Prepayments and other transfers to the Redemption Fund in accordance with the provisions of the Indenture.

If less than all of the Bonds are redeemed pursuant to the mandatory sinking fund redemption, optional redemption or extraordinary optional redemption provisions, the Bonds to be redeemed shall be selected in accordance with the terms of the Indenture.

The Trustee shall give notice of any redemption of Bonds by sending notice by United States mail, first-class, postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Bond (or part thereof) to be redeemed, at the address shown on the Register. The notice shall state the redemption date, the Redemption Price, the place at which the Bonds are to be surrendered for payment, and, if less than all the Bonds Outstanding

are to be redeemed, an identification of the Bonds or portions thereof to be redeemed. Any notice so given shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

With respect to any optional redemption or extraordinary optional redemption of the Bonds, unless the Trustee has received funds sufficient to pay the Redemption Price of the Bonds to be redeemed before giving of a notice of redemption, the notice may state that the City may condition redemption on the receipt of such funds by the Trustee on or before the date fixed for the redemption, or on the satisfaction of any other prerequisites set forth in the notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not satisfied and sufficient funds are not received, the notice shall be of no force and effect, the City shall not redeem the Bonds and the Trustee shall give notice, in the manner in which the notice of redemption was given, that the Bonds have not been redeemed.

The Indenture permits, with certain exceptions as therein provided, the amendment thereof and the modification of the rights and obligations of the City and the rights of the holders of the Bonds under the Indenture at any time Outstanding affected by such modification. The Indenture also contains provisions permitting the Owners of specified percentages in aggregate principal amount of the Bonds at the time Outstanding, on behalf of the Owners of all the Bonds, to waive compliance by the City with certain past defaults under the Bond Ordinance or the Indenture and their consequences. Any such consent or waiver by the Owner of this Bond or any predecessor Bond evidencing the same debt shall be conclusive and binding upon such Owner and upon all future Owners thereof and of any Bond issued upon the transfer thereof or in exchange therefor or in lieu thereof, whether or not notation of such consent or waiver is made upon this Bond.

As provided in the Indenture, this Bond is transferable upon surrender of this Bond for transfer at the Designated Payment/Transfer Office, with such endorsement or other evidence of transfer as is acceptable to the Trustee, and upon delivery to the Trustee of such certifications and/or opinion of counsel as may be required under the Indenture for the transfer of this Bond. Upon satisfaction of such requirements, one or more new fully registered Bonds of the same Stated Maturity, of Authorized Denominations, bearing the same rate of interest, and for the same aggregate principal amount will be issued to the designated transferee or transferees.

Neither the City nor the Trustee shall be required to issue, transfer or exchange any Bond called for redemption where such redemption is scheduled to occur within 45 calendar days of the transfer or exchange date; provided, however, such limitation shall not be applicable to an exchange by the registered owner of the uncalled principal balance of a Bond redeemed in part.

The City, the Trustee, and any other Person may treat the Person in whose name this Bond is registered as the owner hereof for the purpose of receiving payment as herein provided (except interest shall be paid to the Person in whose name this Bond is registered on the Record Date or Special Record Date, as applicable) and for all other purposes, whether or not this Bond be overdue, and neither the City nor the Trustee shall be affected by notice to the contrary.

The City has reserved the right to issue Additional Obligations and bonds issued to refund all or a portion of the Bonds on the terms and conditions specified in the Indenture.

NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY OF CELINA, TEXAS OR THE STATE OF TEXAS, OR ANY POLITICAL SUBDIVISION THEREOF, IS PLEDGED TO THE PAYMENT OF THE BONDS.

IT IS HEREBY CERTIFIED AND RECITED that the issuance of this Bond and the series of which it is a part is duly authorized by law; that all acts, conditions and things required to be done precedent to and in the issuance of the Bonds have been properly done and performed and have happened in regular and due time, form and manner, as required by law; and that the total indebtedness of the City, including the Bonds, does not exceed any Constitutional or statutory limitation.

IN WITNESS WHEREOF, the City Council of the City has caused this Bond to be executed under the official seal of the City.

_____
Mayor, City of Celina, Texas

_____
City Secretary, City of Celina, Texas

[City Seal]

(b) Form of Comptroller's Registration Certificate.

The following Registration Certificate of Comptroller of Public Accounts shall appear on the Initial Bond:

REGISTRATION CERTIFICATE OF
COMPTROLLER OF PUBLIC ACCOUNTS

OFFICE OF THE COMPTROLLER	§	
OF PUBLIC ACCOUNTS	§	REGISTER NO._____
	§	
THE STATE OF TEXAS	§	

I HEREBY CERTIFY THAT there is on file and of record in my office an opinion to the effect that the Attorney General of the State of Texas has approved this Bond, and that this Bond has been registered this day by me.

WITNESS MY SIGNATURE AND SEAL OF OFFICE this _____

_____
Comptroller of Public Accounts
of the State of Texas

[SEAL]

(c) Form of Certificate of Trustee.

The following Certificate of Trustee shall appear on the definitive Bonds:

CERTIFICATE OF TRUSTEE

It is hereby certified that this is one of the Bonds of the series of Bonds referred to in the within mentioned Indenture.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

DATED: _____

By:_____
Authorized Signatory

(d) Form of Assignment.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns, and transfers unto (print or typewrite name, address and zip code of transferee):

_____
_____
_____

(Social Security or other identifying number: _____) the within Bond and all rights hereunder and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Bond on the books kept for registration hereof, with full power of substitution in the premises.

Date: _____ _____

Signature Guaranteed By:

_____

_____

Authorized Signatory

NOTICE: The signature on this Assignment must correspond with the name of the registered owner as it appears on the face of the within Bond in every particular and must be guaranteed in a manner acceptable to the Trustee.

(e) The Initial Bond shall be in the form set forth in paragraphs (a), (b), and (d) of this Exhibit A, except for the following alterations:

(i) immediately under the name of the Bond the heading "INTEREST RATE" and "MATURITY DATE" shall both be completed with the expression "As Shown Below" and the reference to the "CUSIP NUMBERS" shall be deleted;

(ii) in the first paragraph of the Bond, the words "on the Maturity Date, as specified above, the sum of _____ DOLLARS" shall be deleted and the following will be inserted: "on September 1 in each of the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

Years Principal Amount ($) Interest Rate (%)"

(Information to be inserted from Section 3.2(b) hereof); and

(iii) the Initial Bond shall be numbered T-1.

EXHIBIT B

BOND PURCHASE AGREEMENT

$[PAR AMOUNT]
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA PROJECT)

BOND PURCHASE AGREEMENT

August 13, 2024

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 75009

Ladies and Gentlemen:

The undersigned, FMSbonds, Inc. (the "Underwriter"), offers to enter into this Bond Purchase Agreement (this "Agreement") with the City of Celina, Texas (the "City"), which will be binding upon the City and the Underwriter upon the acceptance of this Agreement by the City. This offer is made subject to its acceptance by the City by execution of this Agreement and its delivery to the Underwriter on or before 10:00 p.m., Central Time, on the date hereof and, if not so accepted, will be subject to withdrawal by the Underwriter upon written notice delivered to the City at any time prior to the acceptance hereof by the City. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Indenture (defined herein) between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), authorizing the issuance of the Bonds (defined herein), and in the Limited Offering Memorandum (defined herein).

1. Purchase and Sale of Bonds. Upon the terms and conditions and upon the basis of representations, warranties, and agreements hereinafter set forth, the Underwriter hereby agrees to purchase from the City, and the City hereby agrees to sell to the Underwriter, all (but not less than all) of the $[PAR AMOUNT] aggregate principal amount of the "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Major Improvement Area Project)" (the "Bonds"), at a purchase price of $_____ (representing the aggregate principal amount of the Bonds, plus a reoffering premium of $_____ and less an Underwriter's discount of $_____).

A portion of the proceeds received by the City from the sale of the Bonds pursuant to the terms and conditions hereof, along with certain other funds of the City, if any, shall be deposited in accordance with the terms of the Indenture for the purpose of depositing cash in the Bond Proceeds Account of the Project Fund (as defined in the Indenture), which will be sufficient to pay the principal of and interest on the Refunded Bonds (as defined in the Indenture).

Inasmuch as this purchase and sale represents a negotiated transaction, the City understands, and hereby confirms, that the Underwriter is not acting as a municipal advisor or fiduciary of the City (including, without limitation, a "municipal advisor" (as such term is defined in Section 975(e) of the Dodd Frank Wall Street Reform and Consumer Protection Act)), but rather is acting solely in its capacity as Underwriter for its own account. The City acknowledges and agrees that (i) the purchase and sale of the Bonds pursuant to this Agreement is an arm's length commercial transaction between the City and the Underwriter and the Underwriter has financial and other interests that differ from any other party to this Agreement, (ii) in connection therewith and with the discussions, undertakings, and procedures leading up to the consummation of this transaction, the Underwriter is and has been acting solely as a principal and is not acting as the agent, municipal advisor, financial advisor, or fiduciary of the City, (iii) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the City with respect to the offering described herein or the discussions, undertakings, and procedures leading thereto (regardless of whether the Underwriter has provided other services or is currently providing other services to the City on other matters) and the Underwriter has no obligation to the City with respect to the offering described herein except the obligations expressly set forth in this Agreement, (iv) the City has consulted its own legal, financial and other advisors to the extent it has deemed appropriate, (v) the Underwriter has financial and other interests that differ from those of the City, and (vi) the Underwriter has provided to the City prior disclosures under Rule G-17 of the Municipal Securities Rulemaking Board ("MSRB"), which have been received by the City. The City further acknowledges and agrees that following the issuance and delivery of the Bonds, the Underwriter has indicated that it may have periodic discussions with the City regarding the expenditure of Bond proceeds and the construction of the Authorized Improvements financed with the Refunded Bonds (the "Major Improvement Area Projects") and, in connection with such discussions, the Underwriter shall be acting solely as a principal and will not be acting as the agent or fiduciary of, and will not be assuming an advisory or fiduciary responsibility in favor of, the City.

The Bonds shall be dated August 30, 2024 and shall have the maturities and redemption features, if any, and bear interest at the rates per annum shown on Schedule I hereto. Payment for and delivery of the Bonds, and the other actions described herein, shall take place on August 30, 2024 (or such other date as may be agreed to by the City and the Underwriter) (the "Closing Date").

2. Authorization Instruments and Law. The Bonds were authorized by an ordinance enacted by the City Council of the City (the "City Council") on August 13, 2024 (the "Bond Ordinance") and shall be issued pursuant to the provisions of Chapter 1207, Texas Government Code, as amended, and Chapter 372, Texas Local Government Code, as amended (the "Act"), and the Indenture of Trust, dated as of August 1, 2024, between the City and the Trustee, authorizing the issuance of the Bonds (the "Indenture"). The Bonds shall be substantially in the form described in, and shall be secured under the provisions of, the Indenture.

The Bonds and interest thereon shall be secured by the "Trust Estate" consisting primarily of revenue from the special assessments (the "Assessments") levied on the assessable parcels within the Major Improvement Area of the Wells South Public Improvement District (the "District").

The District was established by Resolution No. 2015-34R (the "Creation Resolution"), enacted by the City Council on July 14, 2015, in accordance with the Act. A Service and Assessment Plan (the "Service and Assessment Plan") which sets forth the costs of the Major Improvement Area

Projects and the method of payment of the Assessments was adopted pursuant to an ordinance of the City Council adopted on December 7, 2015 (the "Assessment Ordinance" and, together with the Creation Resolution, the Indenture and the Bond Ordinance, the "Authorizing Documents"), and the Service and Assessment Plan was updated by the City Council in connection with the issuance of the Bonds.

The Bonds shall be as described in Schedule I attached hereto, the Indenture, and the Limited Offering Memorandum (defined herein). The proceeds of the Bonds shall be used for (i) refunding the outstanding City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Major Improvement Area Project) (the "Refunded Bonds"), (ii) funding a reserve fund for payment of principal and interest on the Bonds, and (iii) paying the costs of issuing the Bonds.

3. Limited Public Offering. The Underwriter agrees to make a bona fide limited public offering of all of the Bonds in accordance with Section 4 hereof to no more than thirty-five persons that qualify as "Accredited Investors" (as defined in Rule 501 of Regulation D under the Securities Act of 1933, as amended and as then in effect (the "Securities Act")) or "Qualified Institutional Buyers" (within the meaning of Rule 144A under the Securities Act) at prices or yields not to exceed the public offering prices or yields set forth on the cover page of the Limited Offering Memorandum and may subsequently change such offering prices or yields without any requirement of prior notice, all in accordance with and subject to the provisions of Section 10 hereof. The Underwriter may offer and sell the Bonds to certain dealers (including dealers depositing the Bonds into investment trusts) and others at prices or yields lower than the public offering prices or yields stated on the cover page of the Limited Offering Memorandum, subject to the provisions of Section 10 hereof. On or before Closing, the Underwriter shall execute and deliver to Norton Rose Fulbright US LLP ("Bond Counsel") an issue price certificate for the Bonds prepared by Bond Counsel in substantially the form attached hereto as Appendix A.

4. Limited Offering Memorandum.

(a) Delivery of Limited Offering Memorandum. The City previously has delivered, or caused to be delivered, to the Underwriter the Preliminary Limited Offering Memorandum for the Bonds dated [PLOM DATE], 2024 (the "Preliminary Limited Offering Memorandum"), in a "designated electronic format," as defined in the Municipal Securities Rulemaking Board ("MSRB") Rule G-32 ("Rule G-32"). The City will prepare, or cause to be prepared, a final Limited Offering Memorandum relating to the Bonds (the "Limited Offering Memorandum") which will be (i) dated the date of this Agreement, (ii) complete within the meaning of the United States Securities and Exchange Commission's Rule 15c2-12, as amended ("Rule 15c2-12"), (iii) in a "designated electronic format," and (iv) substantially in the form of the most recent version of the Preliminary Limited Offering Memorandum provided to the Underwriter before the execution hereof. The Limited Offering Memorandum, including the cover page thereto, all exhibits, schedules, appendices, maps, charts, pictures, diagrams, reports, and statements included or incorporated therein or attached thereto, and all amendments and supplements thereto that may be authorized for use with respect to the Bonds are collectively referred to herein as the "Limited Offering Memorandum." Until the Limited Offering Memorandum has been prepared and is available for distribution, the City shall

provide to the Underwriter sufficient quantities (which may be in electronic format) of the Preliminary Limited Offering Memorandum as the Underwriter reasonably deems necessary to satisfy the obligation of the Underwriter under Rule 15c2-12 with respect to distribution to each potential customer, upon request, of a copy of the Preliminary Limited Offering Memorandum.

(b) Preliminary Limited Offering Memorandum Deemed Final. The Preliminary Limited Offering Memorandum has been prepared for use by the Underwriter in connection with the public offering, sale, and distribution of the Bonds. The City hereby represents and warrants that the Preliminary Limited Offering Memorandum has been deemed final by the City as of its date, except for the omission of such information which is dependent upon the final pricing of the Bonds for completion, all as permitted to be excluded by Section (b)(1) of Rule 15c2-12.

(c) Use of Limited Offering Memorandum in Offering and Sale. The City hereby authorizes the Limited Offering Memorandum and the information therein contained to be used by the Underwriter in connection with the public offering and the sale of the Bonds. The City consents to the use by the Underwriter prior to the date hereof of the Preliminary Limited Offering Memorandum in connection with the public offering of the Bonds. The City shall provide, or cause to be provided, to the Underwriter as soon as practicable after the date of the City's acceptance of this Agreement (but, in any event, not later than the earlier of the Closing Date or seven (7) business days after the City's acceptance of this Agreement) copies of the Limited Offering Memorandum which is complete as of the date of its delivery to the Underwriter. The City shall provide the Limited Offering Memorandum, or cause the Limited Offering Memorandum to be provided, (i) in a "designated electronic format" consistent with the requirements of Rule G-32 and (ii) in a printed format in such quantity as the Underwriter shall reasonably request in order for the Underwriter to comply with Section (b)(4) of Rule 15c2-12 and the rules of the MSRB.

(d) Updating of Limited Offering Memorandum.

(1) If, after the date of this Agreement, up to and including the date the Underwriter is no longer required to provide a Limited Offering Memorandum to potential customers who request the same pursuant to Rule 15c2-12 (the earlier of (i) ninety (90) days from the "end of the underwriting period" (as defined in Rule 15c2-12) and (ii) the time when the Limited Offering Memorandum is available to any person from the MSRB, but in no case less than the 25th day after the "end of the underwriting period" for the Bonds), the City becomes aware of any fact or event which might or would cause the Limited Offering Memorandum, as then supplemented or amended, to contain any untrue statement of a material fact or to omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, or if it is necessary to amend or supplement the Limited Offering Memorandum to comply with law, the City will notify the Underwriter (and for the purposes of this clause provide the Underwriter with such information as it may from time to time request), and if, in the reasonable judgment of the Underwriter, such fact or event requires preparation and publication of

a supplement or amendment to the Limited Offering Memorandum, the City will forthwith prepare and furnish, at no expense to the Underwriter (in a form and manner approved by the Underwriter), either an amendment or a supplement to the Limited Offering Memorandum so that the statements therein as so amended and supplemented will not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading or so that the Limited Offering Memorandum will comply with law. If such notification shall be subsequent to the Closing, the City, at no expense to the Underwriter, shall furnish such legal opinions, certificates, instruments, and other documents as the Underwriter may deem necessary to evidence the truth and accuracy of such supplement or amendment to the Limited Offering Memorandum. The City shall provide any such amendment or supplement, or cause any such amendment or supplement to be provided, (i) in a "designated electronic format" consistent with the requirements of Rule G-32 and (ii) in a printed format in such quantity as the Underwriter shall reasonably request in order for the Underwriter to comply with Section (b)(4) of Rule 15c2-12 and the rules of the MSRB.

(2) Notwithstanding the foregoing and for all purposes of this Agreement and for any certificate delivered by the City in accordance herewith, (i) the City makes no representations with respect to the descriptions in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum of The Depository Trust Company, New York, New York ("DTC"), or its book-entry-only system (including but not limited to the information under the caption "BOOK-ENTRY ONLY SYSTEM") and (ii) the City makes no representation with respect to the information in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum under the captions and subcaptions "THE DEVELOPMENT," "BONDHOLDERS' RISKS" (only as it pertains to the Major Improvement Area Projects and the Development), "THE ADMINISTRATOR," "BOND INSURANCE," "UNDERWRITING," and "INFORMATION RELATING TO THE TRUSTEE." Items (i) and (ii) above are collectively referred to herein as the "Non City Disclosures."

(e) Filing with MSRB. The Underwriter hereby agrees to timely file the Limited Offering Memorandum with the MSRB through its Electronic Municipal Market Access ("EMMA") system within one business day after receipt but no later than the Closing Date. Unless otherwise notified in writing by the Underwriter, the City can assume that the "end of the underwriting period" for purposes of Rule 15c2-12 is the Closing Date.

5. City Representations, Warranties and Covenants. The City represents, warrants and covenants that:

(a) Due Organization, Existence and Authority. The City is a political subdivision of the State of Texas (the "State"), and has, and at the Closing Date will have, full legal right, power and authority:

(i) to enter into:

(1) this Agreement;

(2) the Indenture;

(3) the Continuing Disclosure Agreement of the Issuer with respect to the Bonds, dated as of August 1, 2024, executed and delivered by the City, MuniCap, Inc., as Administrator (the "Administrator"), and HTS Continuing Disclosure Services, a division of Hilltop Securities, Inc., as Dissemination Agent (the "City Disclosure Agreement");

(ii) to issue, sell, and deliver the Bonds to the Underwriter as provided herein; and

(iii) to carry out and consummate the transactions on its part described in (1) the Authorizing Documents, (2) this Agreement, (3) the City Disclosure Agreement, (4) the Limited Offering Memorandum, and (5) any other documents and certificates described in any of the foregoing (the documents described by subclauses (1) through (3) being referred to collectively herein as the "City Documents").

(b) Due Authorization and Approval of City. By all necessary official action of the City, the City has duly authorized and approved the adoption or execution and delivery by the City of, and the performance by the City of the obligations on its part contained in, the City Documents and, as of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified or rescinded, except as may have been approved by the Underwriter. When validly executed and delivered by the other parties thereto, the City Documents will constitute the legally valid and binding obligations of the City enforceable upon the City in accordance with their respective terms, except insofar as enforcement may be limited by principles of sovereign or governmental immunity, bankruptcy, insolvency, reorganization, moratorium, or similar laws or equitable principles relating to or affecting creditors' rights generally. The City has complied, and will at the Closing (as defined herein) be in compliance, in all material respects, with the obligations on its part to be performed on or prior to the Closing Date under the City Documents.

(c) Due Authorization for Issuance of the Bonds. The City has duly authorized the issuance and sale of the Bonds pursuant to the Bond Ordinance, the Indenture, and the Act. The City has, and at the Closing Date will have, full legal right, power and authority (i) to enter into, execute, deliver, and perform its obligations under this Agreement and the other City Documents, (ii) to issue, sell and, deliver the Bonds to the Underwriter pursuant to the Indenture, the Bond Ordinance, the Act, and as provided herein, and (iii) to carry out, give effect to and consummate the transactions on the part of the City described by the City Documents and the Bond Ordinance.

(d) No Breach or Default. As of the time of acceptance hereof, and to the best of its knowledge, the City is not, and as of the Closing Date the City will not be, in material breach of or in default in any material respect under any applicable constitutional provision,

law or administrative rule or regulation of the State or the United States, or any applicable judgment or decree or any trust agreement, loan agreement, bond, note, resolution, ordinance, agreement or other instrument related to the Bonds and to which the City is a party or is otherwise subject, and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a default or event of default under any such instrument which breach, default or event could have a material adverse effect on the City's ability to perform its obligations under the Bonds or the City Documents; and, as of such times, the authorization, execution and delivery of the Bonds and the City Documents and compliance by the City with obligations on its part to be performed in each of such agreements or instruments does not and will not conflict with or constitute a material breach of or default under any applicable constitutional provision, law or administrative rule or regulation of the State or the United States, or any applicable judgment, decree, license, permit, trust agreement, loan agreement, bond, note, resolution, ordinance, agreement or other instrument to which the City (or any of its officers in their respective capacities as such) is subject, or by which it or any of its properties are bound, nor will any such authorization, execution, delivery or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of its assets or properties securing the Bonds or under the terms of any such law, regulation or instrument, except as may be permitted by the City Documents.

(e) No Litigation. At the time of acceptance hereof there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body (collectively and individually, an "Action") pending against the City with respect to which the City has been served with process, nor to the knowledge of the City is any Action threatened against the City, in which any such Action (i) in any way questions the existence of the City or the rights of the members of the City Council to hold their respective positions, (ii) in any way questions the formation or existence of the District, (iii) affects, contests or seeks to prohibit, restrain or enjoin the issuance or delivery of any of the Bonds, or the payment or collection of any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, or in any way contests or affects the validity of the City Documents or the consummation of the transactions on the part of the City described therein, or contests the exclusion of the interest on the Bonds from federal income taxation, or (iv) which may result in any material adverse change in the financial condition of the City; and, as of the time of acceptance hereof, to the City's knowledge, there is no basis for any action, suit, proceeding, inquiry, or investigation of the nature described in clauses (i) through (iv) of this sentence.

(f) Bonds Issued Pursuant to Indenture. The City represents that the Bonds, when issued, executed, and delivered in accordance with the Indenture and sold to the Underwriter as provided herein, will be validly issued and outstanding obligations of the City subject to the terms of the Indenture, entitled to the benefits of the Indenture and the security of the pledge of the proceeds of the Assessments received by the City, all to the extent provided for in the Indenture. The Indenture creates a valid pledge of the monies in certain funds and accounts established pursuant to the Indenture to the extent provided for in the Indenture, including the investments thereof, subject in all cases to the provisions of the Indenture permitting the application thereof for the purposes and on the terms and conditions set forth therein.

(g) Assessments. The Assessments constituting the security for the Bonds have been levied by the City in accordance with the Act on those parcels of land identified in the Major Improvement Area Assessment Roll (as defined in the Service and Assessment Plan). According to the Act, such Assessments constitute a valid and legally binding first and prior lien against the properties assessed, superior to all other liens and claims, except liens or claims for state, county, school district, or municipality ad valorem taxes.

(h) Consents and Approvals. All authorizations, approvals, licenses, permits, consents, elections, and orders of or filings with any governmental authority, legislative body, board, agency, or commission having jurisdiction in the matters which are required by the Closing Date for the due authorization of, which would constitute a condition precedent to or the absence of which would adversely affect the due performance by the City of, its obligations in connection with the City Documents have been duly obtained or made and are in full force and effect, except the approval of the Bonds by the Attorney General of the State, registration of the Bonds by the Comptroller of Public Accounts of the State, and the approvals, consents and orders as may be required under Blue Sky or securities laws of any jurisdiction.

(i) Public Debt. Prior to the Closing, the City will not offer or issue any bonds, notes or other obligations for borrowed money or incur any material liabilities, direct or contingent, payable from or secured by a pledge of the Assessments which secure the Bonds without the prior approval of the Underwriter.

(j) Preliminary Limited Offering Memorandum. Subject to the exclusions set forth in Section 4(d)(2) hereof, the information contained in the Preliminary Limited Offering Memorandum is true and correct in all material respects, and such information does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(k) Limited Offering Memorandum. At the time of the City's acceptance hereof and (unless the Limited Offering Memorandum is amended or supplemented pursuant to paragraph (d) of Section 4 of this Agreement) at all times subsequent thereto during the period up to and including the 25th day subsequent to the "end of the underwriting period," the information contained in the Limited Offering Memorandum, subject to the exclusions set forth in Section 4(d)(2) hereof, does not and will not contain any untrue statement of a material fact or omit to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that if the City notifies the Underwriter of any fact or event as required by Section 4(d) hereof, and the Underwriter determines that such fact or event does not require preparation and publication of a supplement or amendment to the Limited Offering Memorandum, then the Limited Offering Memorandum in its then-current form shall be conclusively deemed to be complete and correct in all material respects.

(l) Supplements or Amendments to Limited Offering Memorandum. If the Limited Offering Memorandum is supplemented or amended pursuant to paragraph (d) of

Section 4 of this Agreement, at the time of each supplement or amendment thereto and (unless subsequently again supplemented or amended pursuant to such paragraph) at all times subsequent thereto during the period up to and including the 25th day subsequent to the "end of the underwriting period," the Limited Offering Memorandum as so supplemented or amended will not contain any untrue statement of a material fact or omit to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that if the City notifies the Underwriter of any fact or event as required by Section 4(d) hereof, and the Underwriter determines that such fact or event does not require preparation and publication of a supplement or amendment to the Limited Offering Memorandum, then the Limited Offering Memorandum in its then-current form shall be conclusively deemed to be complete and correct in all material respects.

(m) Compliance with Rule 15c2-12. During the past five years, the City has complied in all material respects with its previous continuing disclosure undertakings made by it in accordance with Rule 15c2-12, except as described in the Limited Offering Memorandum.

(n) Use of Bond Proceeds. The City will apply, or cause to be applied, the proceeds from the sale of the Bonds as provided in and subject to all of the terms and provisions of the Indenture and will not take or omit to take any action which action or omission will adversely affect the exclusion from gross income for federal income tax purposes of the interest on the Bonds.

(o) Blue Sky and Securities Laws and Regulations. The City will furnish such information and execute such instruments and take such action in cooperation with the Underwriter as the Underwriter may reasonably request, at no expense to the City, (i) to (y) qualify the Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions in the United States as the Underwriter may designate and (z) determine the eligibility of the Bonds for investment under the laws of such states and other jurisdictions and (ii) to continue such qualifications in effect so long as required for the initial distribution of the Bonds by the Underwriter (provided, however, that the City will not be required to qualify as a foreign corporation or to file any general or special consents to service of process under the laws of any jurisdiction) and will advise the Underwriter immediately of receipt by the City of any notification with respect to the suspension of the qualification of the Bonds for sale in any jurisdiction or the initiation or threat of any proceeding for that purpose.

(p) Certificates of the City. Any certificate signed by any official of the City authorized to do so in connection with the transactions described in this Agreement shall be deemed a representation and warranty by the City to the Underwriter as to the statements made therein and can be relied upon by the Underwriter as to the statements made therein.

(q) Intentional Actions Regarding Representations and Warranties. The City covenants that between the date hereof and the Closing it will not intentionally take actions which will cause the representations and warranties made in this Section to be untrue as of the Closing.

(r) Financial Advisor. The City has engaged Hilltop Securities Inc., as its financial advisor (the "Financial Advisor") in connection with its offering and issuance of the Bonds.

By delivering the Limited Offering Memorandum to the Underwriter, the City shall be deemed to have reaffirmed, with respect to the Limited Offering Memorandum, the representations, warranties and covenants set forth above.

6. The Closing. At 10:00 a.m., Central time, on the Closing Date, or at such other time or on such earlier or later business day as shall have been mutually agreed upon by the City and the Underwriter, (i) the City will deliver or cause to be delivered to DTC through its "FAST" System, the Bonds in the form of one fully registered Bond for each maturity, registered in the name of Cede & Co., as nominee for DTC, duly executed by the City and authenticated by the Trustee as provided in the Indenture, and (ii) the City will deliver the closing documents hereinafter mentioned to Bond Counsel, or a place to be mutually agreed upon by the City and the Underwriter. Settlement will be through the facilities of DTC. The Underwriter will accept delivery and pay the purchase price of the Bonds as set forth in Section 1 hereof by wire transfer in federal funds payable to the order of the City or its designee. These payments and deliveries, together with the delivery of the aforementioned documents, are herein called the "Closing." The Bonds will be made available to the Underwriter or Underwriter's Counsel (as defined herein) for inspection not less than twenty-four (24) hours prior to the Closing.

7. Underwriter's Closing Conditions. The Underwriter has entered into this Agreement in reliance upon the representations and covenants herein and the performance by the City of its obligations under this Agreement, both as of the date hereof and as of the Closing Date. Accordingly, the Underwriter's obligations under this Agreement to purchase, accept delivery of, and pay for the Bonds shall be conditioned upon the performance by the City of its obligations to be performed hereunder at or prior to Closing and shall also be subject to the following additional conditions:

(a) Bring-Down Representations of the City. The representations and covenants of the City contained in this Agreement shall be true and correct in all material respects as of the date hereof and at the time of the Closing, as if made on the Closing Date.

(b) Executed Agreements and Performance Thereunder. At the time of the Closing (i) the City Documents shall be in full force and effect, and shall not have been amended, modified, or supplemented except with the written consent of the Underwriter; (ii) the Authorizing Documents shall be in full force and effect; (iii) there shall be in full force and effect such other resolutions or actions of the City as, in the opinion of Bond Counsel and Underwriter's Counsel, shall be necessary on or prior to the Closing Date in connection with the transactions on the part of the City described in this Agreement and the City Documents; and (iv) the City shall perform or have performed its obligations required or specified in the City Documents to be performed at or prior to Closing.

(c) No Default. At the time of the Closing, no default shall have occurred or be existing and no circumstances or occurrences that, with the passage of time or giving of notice, shall constitute an event of default under this Agreement, the Indenture, the City

Documents or other documents relating to the financing and construction of the Major Improvement Area Projects and the District.

(d) Concurrent Closing of the Neighborhood Improvement Area #1 Refunding Bonds. The City shall issue concurrently with the issuance of the Bonds its "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project)."

(e) Closing Documents. At or prior to the Closing, the Underwriter or Underwriter's Counsel shall have received each of the documents required under Section 8 below.

(f) Termination Events. The Underwriter shall have the right to cancel its obligation to purchase the Bonds and to terminate this Agreement without liability therefor by written notification to the City if, between the date of this Agreement and the Closing, in the Underwriter's sole and reasonable judgment, any of the following shall have occurred:

(i) the market price or marketability of the Bonds, or the ability of the Underwriter to enforce contracts for the sale of the Bonds, shall be materially adversely affected by the occurrence of any of the following:

(1) legislation shall have been introduced in or enacted by the Congress of the United States or adopted by either House thereof, or legislation pending in the Congress of the United States shall have been amended, or legislation shall have been recommended to the Congress of the United States or otherwise endorsed for passage (by press release, other form of notice, or otherwise) by the President of the United States, the Treasury Department of the United States, or the Internal Revenue Service or legislation shall have been proposed for consideration by either the U.S. Senate Committee on Finance or the U.S. House of Representatives Committee on Ways and Means or legislation shall have been favorably reported for passage to either House of the Congress of the United States by a Committee of such House to which such legislation has been referred for consideration, or a decision by a court of the United States or the Tax Court of the United States shall be rendered or a ruling, regulation, or official statement (final, temporary, or proposed) by or on behalf of the Treasury Department of the United States, the Internal Revenue Service, or other federal agency shall be made, which would result in federal taxation of revenues or other income of the general character expected to be derived by the City or upon interest on securities of the general character of the Bonds or which would have the effect of changing, directly or indirectly, the federal income tax consequences of receipt of interest on securities of the general character of the Bonds in the hands of the holders thereof, and which in either case, makes it, in the reasonable judgment of the Underwriter, impracticable or inadvisable to proceed with the offer, sale, or delivery of

the Bonds on the terms and in the manner described in the Limited Offering Memorandum; or

(2) legislation shall be enacted by the Congress of the United States, or a decision by a court of the United States shall be rendered, or a stop order, ruling, regulation or official statement by, or on behalf of, the Securities and Exchange Commission or any other governmental agency having jurisdiction of the subject matter shall be issued or made to the effect that the issuance, offering or sale of obligations of the general character of the Bonds, or the issuance, offering or sale of the Bonds, including all underlying obligations, as described herein or by the Limited Offering Memorandum, is in violation or would be in violation of, or that obligations of the general character of the Bonds, or the Bonds, are not exempt from registration under, any provision of the federal securities laws, including the Securities Act of 1933, as amended and as then in effect (the "Securities Act"), or that the Indenture needs to be qualified under the Trust Indenture Act of 1939, as amended and as then in effect (the "Trust Indenture Act"); or

(3) a general suspension of trading in securities on the New York Stock Exchange, the establishment of minimum prices on such exchange, the establishment of material restrictions (not in force as of the date hereof) upon trading securities generally by any governmental authority or any national securities exchange, a general banking moratorium declared by federal, State of New York, or State officials authorized to do so; or

(4) there shall have occurred any outbreak of hostilities (including, without limitation, an act of terrorism) or other national or international calamity or crisis, including, but not limited to, an escalation of hostilities that existed prior to the date hereof, and the effect of any such event on the financial markets of the United States shall be such as would make it impracticable, in the reasonable judgment of the Underwriter, for it to sell the Bonds on the terms and in the manner contemplated by the Limited Offering Memorandum; or

(5) there shall have occurred since the date of this Agreement any materially adverse change in the affairs or financial condition of the City, except as disclosed in or contemplated by the Limited Offering Memorandum; or

(6) any state blue sky or securities commission or other governmental agency or body in any state in which more than 10% of the Bonds have been offered and sold shall have withheld registration, exemption or clearance of the offering of the Bonds as described herein, or issued a stop order or similar ruling relating thereto; or

(7) any amendment to the federal or state Constitution or action by any federal or state court, legislative body, regulatory body, or other authority materially adversely affecting the tax status of the City, its property, income, securities (or interest thereon), or the validity or enforceability of the Assessments pledged to pay principal of and interest on the Bonds; or

(ii) the New York Stock Exchange or other national securities exchange or any governmental authority shall impose, as to the Bonds or as to obligations of the general character of the Bonds, any material restrictions not now in force, or increase materially those now in force, with respect to the extension of credit by, or the charge to the net capital requirements of the Underwriter; or

(iii) any event occurring, or information becoming known which, in the reasonable judgment of the Underwriter, makes untrue in any material respect any statement or information contained in the Limited Offering Memorandum, or has the effect that the Limited Offering Memorandum contains any untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, which change shall occur subsequent to the date of this Agreement and shall not be due to the malfeasance, misfeasance or nonfeasance of the Underwriter; or

(iv) any fact or event shall exist or have existed that, in the Underwriter's reasonable judgment, requires or has required an amendment of or supplement to the Limited Offering Memorandum; or

(v) a general banking moratorium shall have been declared by federal or State authorities having jurisdiction and shall be in force as of the Closing Date; or

(vi) a material disruption in securities settlement, payment or clearance services shall have occurred; or

(vii) a decision by a court of the United States shall be rendered, or a stop order, release, regulation or no-action letter by or on behalf of the United States Securities and Exchange Commission (the "SEC") or any other governmental agency having jurisdiction of the subject matter shall have been issued or made, to the effect that the issuance, offering or sale of the Bonds, including the underlying obligations as contemplated by this Agreement or by the Limited Offering Memorandum, or any document relating to the issuance, offering or sale of the Bonds, is or would be in violation of any provision of the federal securities laws on the Closing Date, including the Securities Act, the Securities Exchange Act of 1934 (the "Securities Exchange Act") and the Trust Indenture Act; or

(viii) there shall have occurred or any published notice shall have been given of any intended review for possible downgrade, downgrading, suspension, withdrawal, or negative change in credit watch status by any national rating service

to any of the City's obligations that are secured in a like manner as the Bonds (including the ratings to be accorded to the Bonds); and

(ix) the purchase of and payment for the Bonds by the Underwriter, or the resale of the Bonds by the Underwriter, on the terms and conditions herein provided shall be prohibited by any applicable law, governmental authority, board, agency or commission, which prohibition shall occur subsequent to the date hereof and shall not be due to the malfeasance, misfeasance, or nonfeasance of the Underwriter.

With respect to the conditions described in subparagraphs (ii), (vii) and (viii) above, the Underwriter is not aware of any current, pending or proposed law or government inquiry or investigation as of the date of execution of this Agreement which would permit the Underwriter to invoke its termination rights hereunder.

8. Closing Documents. At or prior to the Closing, the Underwriter or Underwriter's Counsel shall receive the following documents:

(a) Bond Opinion. The approving opinion of Bond Counsel, dated the Closing Date and substantially in the form included as Appendix C to the Limited Offering Memorandum, together with a reliance letter from Bond Counsel, dated the date of the Closing and addressed to the Underwriter, which may be included in the supplemental opinion required by Section 8(b), to the effect that the foregoing opinion may be relied upon by the Underwriter to the same extent as if such opinion were addressed to it.

(b) Supplemental Opinion. A supplemental opinion of Bond Counsel dated the Closing Date and addressed to the City and the Underwriter, in form and substance acceptable to Underwriter's Counsel, to the following effect:

(i) Except to the extent noted therein, Bond Counsel has not verified and is not passing upon, and does not assume any responsibility for, the accuracy, completeness or fairness of the statements and information contained in the Limited Offering Memorandum but that Bond Counsel has reviewed the statements and information describing the Bonds and appearing in the Limited Offering Memorandum under the captions or subcaptions "PLAN OF FINANCE," "DESCRIPTION OF THE BONDS," "SECURITY FOR THE BONDS" (except for the last paragraph under the subcaption "General"), "ASSESSMENT PROCEDURES" (except for the subcaptions "Assessment Methodology" and "Assessment Amounts") "THE DISTRICT," "TAX MATTERS," "LEGAL MATTERS — Legal Proceedings," "LEGAL MATTERS — Legal Opinions," "CONTINUING DISCLOSURE – The City," "REGISTRATION AND QUALIFICATION OF BONDS FOR SALE," "LEGAL INVESTMENT AND ELIGIBILITY TO SECURE PUBLIC FUNDS IN TEXAS" and APPENDIX A and Bond Counsel is of the opinion that the information relating to the Bonds, the Bond Ordinance, the Assessment Ordinance and the Indenture contained therein fairly and accurately describes the laws and legal issues addressed therein and, with respect to the Bonds, such information conforms to the Bond Ordinance, the Assessment Ordinance and the Indenture;

(ii) The Bonds are not subject to the registration requirements of the Securities Act, and the Indenture is exempt from qualification pursuant to the Trust Indenture Act;

(iii) On each respective date of adoption thereof, the City had full power and authority to adopt the Creation Resolution, the Assessment Ordinance, the Service and Assessment Plan update, and the Bond Ordinance (collectively, the foregoing documents are referred to herein as the "City Actions") and perform its obligations thereunder and the City Actions have been duly adopted, are in full force and effect and have not been modified, amended or rescinded; and

(iv) The Indenture, the City Disclosure Agreement, and this Agreement have been duly authorized, executed and delivered by the City and, assuming the due authorization, execution and delivery of such instruments, documents, and agreements by the other parties thereto, constitute the legal, valid, and binding agreements of the City, enforceable in accordance with their respective terms, except as enforcement thereof may be limited by bankruptcy, insolvency, or other laws affecting enforcement of creditors' rights, or by the application of equitable principles if equitable remedies are sought and to the application of Texas law relating to governmental immunity applicable to local governmental entities.

(c) City Legal Opinion. An opinion of an attorney for the City, dated the Closing Date and addressed to the Underwriter, Underwriter's Counsel, the City and the Trustee, with respect to matters relating to the City, substantially in the form of Appendix B hereto or in form otherwise agreed upon by the Underwriter.

(d) City Certificate. A certificate of the City, dated the Closing Date, to the effect that, to the best of an authorized City official's knowledge:

(i) the representations and warranties of the City contained herein and in the City Documents are true and correct in all material respects on and as of the Closing Date as if made on the date thereof;

(ii) the Authorizing Documents and City Documents are in full force and effect and have not been amended, modified, or supplemented;

(iii) except as disclosed in the Limited Offering Memorandum, no litigation or proceeding against the City is pending or, to the knowledge of such person, threatened in any court or administrative body nor is there a basis for litigation which would (a) contest the right of the members or officials of the City to hold and exercise their respective positions, (b) contest the due organization and valid existence of the City or the establishment of the District, (c) contest the validity, due authorization and execution of the Bonds or the City Documents, or (d) attempt to limit, enjoin or otherwise restrict or prevent the City from levying and collecting the Assessments pledged to pay the principal of and interest on the Bonds, or the pledge thereof; and

(iv) the City has, to such person's knowledge, complied with all agreements and covenants and satisfied all conditions set forth in the City Documents, on its part to be complied with or satisfied hereunder at or prior to the Closing.

(e) Trustee's Certificate. A certificate of the Trustee, dated the Closing Date and addressed to the Underwriter, the City and Bond Counsel, in form and substance acceptable to Underwriter's Counsel to the following effect:

(i) The Trustee is duly organized and validly existing as a national banking association organized under the laws of the United States of America, having the full power and authority, including trust powers, to accept and perform its duties under the Indenture; and

(ii) No consent, approval, authorization or other action by any governmental authority having jurisdiction over the Trustee that has not been obtained is or will be required for the authentication of the Bonds or the consummation by the Trustee of the other transactions contemplated to be performed by the Trustee in connection with the authentication of the Bonds and the acceptance and performance of the obligations created by the Indenture.

(f) Underwriter Counsel's Opinion. An opinion, dated the Closing Date and addressed to the Underwriter, of Locke Lord LLP ("Underwriter's Counsel"), to the effect that:

(i) based on (A) such counsel's review of the Bond Ordinance, the Indenture, and the Limited Offering Memorandum; (B) its discussions with Bond Counsel and with the Underwriter; (C) its review of the documents, certificates, opinions and other instruments delivered at the closing of the sale of the Bonds on the date hereof; and (D) such other matters as it deems relevant, such counsel is of the opinion that the Bonds are exempt securities under the Securities Act, and the Trust Indenture Act, and it is not necessary, in connection with the offering and sale of the Bonds, to register the Bonds under the Securities Act and the Indenture is not required to be qualified under the Trust Indenture Act;

(ii) based upon (A) such counsel's review of Rule 15c2-12 and interpretive guidance published by the SEC relating thereto; (B) its review of the continuing disclosure undertaking of the City contained in the City Disclosure Agreement; and (C) the inclusion in the Limited Offering Memorandum of a description of the specifics of such undertaking, and assuming that the Bond Ordinance, the Indenture, and the City Disclosure Agreement have been duly adopted by the City and are in full force and effect, such undertaking provides a suitable basis for the Underwriter, to make a reasonable determination that the City has met the qualifications of paragraph (b)(5)(i) of Rule 15c2-12; and

(iii) although such counsel has not verified and is not passing upon, and does not assume any responsibility for, the accuracy, completeness or fairness of the

information contained in the Limited Offering Memorandum, it has participated in the preparation of the Limited Offering Memorandum and without independent verification, no facts came to its attention that caused it to believe that the Limited Offering Memorandum (except for the Appendices as well as any other financial, engineering and statistical data contained therein or included therein by reference or any litigation disclosed therein, as to which it expresses no view) as of its date contained any untrue statement of a material fact or omitted to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(g) Limited Offering Memorandum. The Limited Offering Memorandum and each supplement or amendment, if any, thereto.

(h) Delivery of City Documents. The City Documents shall have been executed and delivered in form and content satisfactory to the Underwriter.

(i) Form 8038-G. Evidence that the federal tax information form 8038-G has been prepared by Bond Counsel for filing.

(j) Federal Tax Certificate. A certificate of the City in form and substance satisfactory to Bond Counsel and Underwriter's Counsel setting forth the facts, estimates and circumstances in existence on the Closing Date, which establish that it is not expected that the proceeds of the Bonds will be used in a manner that would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the "Code"), and any applicable regulations (whether final, temporary or proposed) issued pursuant to the Code.

(k) Attorney General Opinion and Comptroller Registration. The approving opinion of the Attorney General of the State regarding the Bonds and the Comptroller of the State's Certificate of Registration for the Initial Bond.

(l) Continuing Disclosure Agreement. The City Disclosure Agreement shall have been executed by the parties thereto in substantially the form attached to the Limited Offering Memorandum as Appendix D.

(m) Letter of Representation of Administrator. Letter of Representation of the Administrator, substantially in the form of Appendix C hereto, addressed to the City, Bond Counsel, the Underwriter, Underwriter's Counsel, and the Trustee, or in form otherwise agreed upon by the Underwriter.

(n) Evidence of Filing of Creation Resolution and Assessment Ordinance. Evidence that (i) the Creation Resolution, including legal description of the District by metes and bounds and (ii) the Assessment Ordinance, including the Assessment Roll for the Major Improvement Area of the District and a statement indicating the contact for and address of where a copy of the Service and Assessment Plan, and any updates thereto may be obtained or viewed, have been filed of record in the real property records of Collin County, Texas.

(o) Rule 15c2-12 Certification. A resolution or certificate of the City (which may be included in the Bond Ordinance) whereby the City has deemed the Preliminary Limited Offering Memorandum final as of its date, except for permitted omissions, as contemplated by Rule 15c2-12 in connection with the offering of the Bonds.

(p) Dissemination Agent. Evidence acceptable to the Underwriter in its sole discretion that the City has engaged a dissemination agent acceptable to the Underwriter for the Bonds, with the execution of the City Disclosure Agreement by other parties thereto being conclusive evidence of such acceptance by the Underwriter.

(q) Sufficiency Certificate. A sufficiency certificate of Public Finance Partners LLC, a certified public accountant, certifying as to the sufficiency of the amount initially deposited with the Refunded Bonds Paying Agent (as defined in the Limited Offering Memorandum) to pay the principal and interest on the Refunded Bonds.

(r) Bond Insurance. At or prior to the Closing Date, the municipal bond insurance policy (the "Municipal Bond Insurance Policy") issued by _____ (the "Bond Insurer"), and shall have been duly executed, issued, and delivered by the Bond Insurer.

(s) Rating. Evidence reasonably satisfactory to the Underwriter that the Bonds have been assigned the rating of "_____" based upon the issuance of the Municipal Bond Insurance Policy by the Bond Insurer by S&P Global Ratings and that such rating is in effect as of the date of the Closing.

(t) BLOR. A copy of the Blanket Letter of Representation to DTC signed by the City.

(u) Additional Documents. Such additional legal opinions, certificates, instruments, and other documents as the Underwriter or their counsel may deem necessary.

9. City's Closing Conditions. The obligation of the City hereunder to deliver the Bonds shall be subject to receipt on or before the Closing Date of the purchase price set forth in Section 1 hereof, the Attorney General Opinion and the opinion of Bond Counsel described in Section 8(a) hereof.

10. Establishment of Issue Price.

(a) The Underwriter agrees to assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City on or before Closing an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Appendix B, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the City and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds. All actions to be taken by the City under this Section to establish the issue price of the Bonds may be taken on behalf of the City by the City's Financial Advisor identified herein and any notice or report to be provided to the City may be provided to the City's Financial Advisor or Bond Counsel.

(b) The Underwriter confirms that it has offered all the Bonds of each maturity to the public on or before the date of this Agreement at the respective offering price (the "initial offering price"), or at the corresponding yield or yields, set forth in Schedule I attached hereto, except as otherwise set forth therein. At or promptly after the execution of this Agreement, the Underwriter shall report to the City as of the sale date the first price at which the Underwriter has sold to the public at least 10% of each maturity of Bonds (the "10% test"), and shall identify to the City as of the sale date those maturities of the Bonds for which the 10% test has not been satisfied. If different interest coupons apply within a maturity, each separate CUSIP number within that maturity will be treated as a separate maturity for this purpose.

(c) The City and the Underwriter agree that the restrictions set forth in the next sentence shall apply to those maturities of the Bonds for which the 10% test has not been met as of the sale date, which will allow the City to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

(1) the close of the fifth (5th) business day after the sale date; or

(2) the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter shall promptly advise the City when the Underwriter has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public, if such sale occurs prior to the close of the fifth (5th) business day after the sale date.

(d) The Underwriter confirms that any selling group agreement and each third-party distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group, and each broker-dealer that is a party to such third-party distribution agreement, as applicable, to (A) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter and as set forth in the related pricing wires, (B) to promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public, and (C) to acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public. The City acknowledges that, in making the representation set forth in this subsection, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds,

as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that the Underwriter is a party to a third-party distribution agreement that was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The City further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds.

(e) The Underwriter acknowledges that sales of any Bonds to any person that is a related party to the Underwriter shall not constitute sales to the public for purposes of this Section. Further, for purposes of this Section:

(i) "public" means any person other than an underwriter or a related party,

(ii) "underwriter" means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public, and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the public),

(iii) a purchaser of any of the Bonds is a "related party to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(iv) "sale date" means the date of execution of this Agreement by all parties.

11. Consequences of Termination. If the City shall be unable to satisfy the conditions contained in this Agreement or if the obligations of the Underwriter shall be terminated for any reason permitted by this Agreement, this Agreement shall terminate and the Underwriter and the

City shall have no further obligation hereunder, except as further set forth in Sections 12, 14, 15, 20 and 22 hereof.

12. Costs and Expenses.

(a) The Underwriter shall be under no obligation to pay, and the City shall cause to be paid from proceeds of the Bonds the following expenses incident to the issuance of the Bonds and performance of the City's obligations hereunder: (i) the costs of the preparation and printing of the Bonds; (ii) the cost of preparation, printing, and mailing of the Preliminary Limited Offering Memorandum, the final Limited Offering Memorandum and any supplements and amendments thereto; (iii) the fees and disbursements of the City's Financial Advisor and legal counsel, the Trustee's counsel, Bond Counsel and the Trustee relating to the issuance of the Bonds, (iv) the Attorney General's review fees, (v) the fees and disbursements of accountants, advisers and any other experts or consultants retained by the City, including but not limited to the fees and expenses of the Administrator, (vi) the fees, if any, for the Municipal Bond Insurance Policy, (vii) the expenses of the Refunded Bonds Paying Agent, and (viii) the expenses incurred by or on behalf of City employees and representatives that are incidental to the issuance of the Bonds and the performance by the City of its obligations under this Agreement.

(b) The Underwriter shall pay the following expenses: (i) all advertising expenses in connection with the limited offering of the Bonds; (ii) fees of Underwriter's Counsel; and (iii) all other expenses, including CUSIP fees (including out-of-pocket expenses and related regulatory expenses), incurred by it in connection with its public offering and distribution of the Bonds, except as noted in Subsection 12(a) above.

(c) The City acknowledges that the Underwriter will pay from the Underwriter's expense allocation of the underwriting discount the applicable per bond assessment charged by the Municipal Advisory Council of Texas, a nonprofit corporation whose purpose is to collect, maintain and distribute information relating to issuing entities of municipal securities.

13. Notice. Any notice or other communication to be given to the City under this Agreement may be given by delivering the same in writing to: City of Celina, Texas, 142 N. Ohio Street, Celina, Texas 75009, Attention: City Manager. Any notice or other communication to be given to the Underwriter under this Agreement may be given by delivering the same in writing to: FMSbonds, Inc., 5 Cowboys Way, Suite 300-25, Frisco, Texas 75034, Attention: Tripp Davenport, Director.

14. Entire Agreement. This Agreement is made solely for the benefit of the City and the Underwriter (including their respective successors and assigns), and no other person shall acquire or have any right hereunder or by virtue hereof. All of the City's representations, warranties, and agreements contained in this Agreement shall remain operative and in full force and effect regardless of: (i) any investigations made by or on behalf of the Underwriter, provided the City shall have no liability with respect to any matter of which the Underwriter has actual knowledge prior to the purchase of the Bonds; or (ii) delivery of any payment for the Bonds pursuant to this Agreement. The agreements contained in the last sentence of the penultimate

paragraph of Section 1, this Section and in Sections 15 and 17 shall survive any termination of this Agreement.

15. Survival of Representations and Warranties. All representations and warranties of the parties made in, pursuant to or in connection with this Agreement shall survive the execution and delivery of this Agreement, notwithstanding any investigation by the parties. All statements contained in any certificate, instrument, or other writing delivered by a party to this Agreement or in connection with the transactions described in or by this Agreement constitute representations and warranties by such party under this Agreement to the extent such statement is set forth as a representation and warranty in the instrument in question.

16. Counterparts. This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument.

17. Severability. In case any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof.

18. State Law Governs. The validity, interpretation, and performance of this Agreement shall be governed by the laws of the State of Texas.

19. No Assignment. The rights and obligations created by this Agreement shall not be subject to assignment by the Underwriter or the City without the prior written consent of the other parties hereto.

20. No Personal Liability. None of the members of the City Council, nor any officer, representative, agent, or employee of the City, shall be charged personally by the Underwriter with any liability, or be held liable to the Underwriter under any term or provision of this Agreement, or because of execution or attempted execution, or because of any breach or attempted or alleged breach of this Agreement.

21. Form 1295. Submitted herewith or on a date prior hereto is a completed Form 1295 in connection with the Underwriter's participation in the execution of this Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The City hereby confirms receipt of the Form 1295 from the Underwriter, and the City agrees to acknowledge such form with the TEC through its electronic filing application not later than the 30th day after the receipt of such form. The Underwriter and the City understand and agree that, with the exception of information identifying the City and the contract identification number, neither the City nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Underwriter; and, neither the City nor its consultants have verified such information.

22. Statutory Verifications. The Underwriter makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Agreement. As used in such

verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Underwriter within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification prior to the expiration or earlier termination of this Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

(a) Not a Sanctioned Company. The Underwriter represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Underwriter and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) No Boycott of Israel. The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

23. Term of this Agreement. Except for the representations and warranties designated as surviving the term of the Agreement, the term of this Agreement shall end on the 25th day after the end of the underwriting period.

24. Attorney General Standing Letter. The Underwriter represents that it has, or will have prior to the date of Closing, on file with the Texas Attorney General a standing letter addressing the representation and verifications contained in Section 22 of this Agreement in a form accepted by the Texas Attorney General. In addition, if the Underwriter or the parent company, a wholly- or majority-owned subsidiary or another affiliate of such Underwriter receives or has received a letter from the Texas Comptroller of Public Accounts pursuant to Chapter 809, Texas Government Code seeking written verification that it does not boycott energy companies (a

"Comptroller Request Letter"), such Underwriter shall promptly notify the City and Bond Counsel (if it has not already done so) and provide to the City or Bond Counsel, two business days prior to Closing and additionally upon request by the City or Bond Counsel, written verification to the effect that its standing letter described in the preceding sentence remains in effect and may be relied upon by the City and the Texas Attorney General (the "Bringdown Verification"). The Bringdown Verification shall also confirm that such Underwriter (or the parent company, a wholly- or majority-owned subsidiary or other affiliate of the Underwriter that received the Comptroller Request Letter) intends to timely respond or has timely responded to the Comptroller Request Letter. The Bringdown Verification may be in the form of an e-mail.

[*Signature Pages follow*]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first set forth above.

FMSbonds, Inc.,
as Underwriter

By: _____
Name: Theodore A. Swinarski
Title: Senior Vice President, Trading

Accepted at _____ a.m./p.m. central time on the date first stated above.

CITY OF CELINA, TEXAS

By: _____
Ryan Tubbs, Mayor

SCHEDULE I

$[PAR AMOUNT]
CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA PROJECT)

Interest Accrues From: Date of Delivery

Serial Bonds

Maturity (9/1)	Amount	Interest Rate	Yield
2025[(a)]	$		
2026[(a)]			
2027[(a)]			
2028[(a)]			
2029[(a)]			
2030[(a)]			
2031[(a)]			
2032[(a)]			
2033[(a)(b)(d)]			
2034[(a)(b)(d)]			
2035[(a)(b)(d)]			
2036[(a)(b)(d)]			
2037[(a)(b)(d)]			
2038[(a)(b)(d)]			
2039[(a)(b)(d)]			
2040[(a)(b)(d)]			
2041[(a)(b)(d)]			
2042[(a)(b)(d)]			
2043[(a)(b)(d)]			
2044[(a)(b)(d)]			
2045[(a)(b)(d)]			

[*Remainder of this page intentionally left blank*]

Term Bonds

$_____ _____% Term Bonds, Due September 1, 20__, Priced to Yield _____% [(a)(b)(c)(d)]

$_____ _____% Term Bonds, Due September 1, 20__, Priced to Yield ____% [(a)(b)(c)]

(a) The initial prices or yields of the Bonds are furnished by the Underwriter, have been determined in accordance with the 10% test, and represent the initial offering prices or yields to the public, which may be changed by the Underwriter at any time.

(b) The Bonds maturing on or after September 1, 20__ are subject to redemption, in whole or in part, prior to stated maturity, at the option of the City, on any date on or after September 1, 20__, at the redemption price of par plus accrued unpaid interest to the date of redemption as set forth in the Limited Offering Memorandum under "DESCRIPTION OF THE BONDS — Redemption Provisions."

(c) The Term Bonds are also subject to mandatory sinking fund redemption and extraordinary optional redemption as described in the Limited Offering Memorandum under "DESCRIPTION OF THE BONDS — Redemption Provisions."

(d) Priced to first call.

The Term Bonds are subject to mandatory sinking fund redemption on the dates and in the respective Sinking Fund Installments as set forth in the following schedule.

$ Term Bonds due September 1, 20__

Redemption Date	Sinking Fund Installment
September 1, 20__	$
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__†	

$ Term Bonds due September 1, 20__

Redemption Date	Sinking Fund Installment
September 1, 20__	$
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__†	

† Stated maturity

APPENDIX A

$[PAR AMOUNT]
CITY OF CELINA, TEXAS, SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA PROJECT)

ISSUE PRICE CERTIFICATE

The undersigned, on behalf of FMSbonds, Inc. ("FMS"), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Bonds") of the City of Celina, Texas (the "Issuer").

1. ***Sale of the General Rule Maturities***. As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Initial Offering Price of the Hold-the-Offering-Price Maturities***.

(a) FMS offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

(b) As set forth in the Bond Purchase Agreement, FMS agreed in writing on or prior to the Sale Date that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail or other third-party distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail or other third-party distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

3. ***Defined Terms***.

(a) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "General Rule Maturities."

(b) *Hold-the-Offering-Price Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "Hold-the-Offering-Price Maturities."

(c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date, or (ii) the date on which FMS sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(d) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(e) *Public* means any person (including an individual, trust, estate, limited liability company, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(f) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is August 13, 2024.

(g) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents FMS's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate with respect to the Bonds and with respect to compliance with the federal income tax rules affecting the Bonds, and by Norton Rose Fulbright US LLP in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

[*Signature Page Follows*]

EXECUTED and DELIVERED this _____, 2024.

FMSbonds, Inc.

By:_____

Name:_____

Title:_____

SCHEDULE A

SALE PRICES OF THE GENERAL RULE MATURITIES AND INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING PRICE MATURITIES

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

(*Attached*)

APPENDIX B

[LETTERHEAD OF CITY ATTORNEY]

August 30, 2024

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

U.S. Bank Trust Company, National Association
Attention: Bond Operations
111 Fillmore Avenue, East
St. Paul, Minnesota 55107

Locke Lord LLP
2200 Ross Ave., Suite 2800
Dallas, Texas 75201

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 75009

$[PAR AMOUNT]
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA PROJECT)

Ladies and Gentlemen:

This firm has acted as special counsel to the City of Celina, Texas (the "City") and are rendering this opinion for limited purposes in connection with the issuance and sale of $[PAR AMOUNT] "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Major Improvement Area Project)" (the "Bonds"), by the City, a political subdivision of the State of Texas.

The Bonds are authorized pursuant to Ordinance No. [_____] and enacted by the City Council of the City (the "City Council") on August 13, 2024 (the "Bond Ordinance") and shall be issued pursuant to the provisions of Chapter 1207, Texas Government Code, and as amended Subchapter A of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "Act") and the Indenture of Trust dated as of August 1, 2024 (the "Indenture") by and between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"). The Bonds are being sold to FMSbonds, Inc. pursuant to the Bond Purchase Agreement dated August 13, 2024 between the City and FMSbonds, Inc. (the "Bond Purchase Agreement"). This opinion is being delivered pursuant to Section 8(c) of the Bond Purchase Agreement. Capitalized terms not defined herein shall have the same meanings as in the Indenture, unless otherwise stated herein.

In connection with rendering this opinion, we have reviewed the following (collectively, the "Reviewed Documents"):

(a) Resolution No. 2015-34R (the "Creation Resolution"), enacted by the City Council on July 14, 2015.

(b) The Assessment Ordinance.

(c) The Bond Ordinance.

(d) The Indenture.

(e) That certain Continuing Disclosure Agreement of the City with respect to the Bonds, dated as of August 1, 2024, executed and delivered by the City, MuniCap, Inc., and HTS Continuing Disclosure Services, a Division of Hilltop Securities, Inc. as Dissemination Agent (the "City Disclosure Agreement").

In rendering the opinions expressed below, we have, with your concurrence and without any inquiry or other investigation, made and relied upon the following assumptions: (a) the due authorization, execution and delivery of each of the Reviewed Documents by all parties thereto other than the City; (b) the genuineness of all signatures to the Reviewed Documents; (c) the correctness and truthfulness of all the statements of fact contained in the Reviewed Documents; (d) the authenticity of the Reviewed Documents; (e) the conformity to original documents of the Reviewed Documents submitted to us as copies; and (f) the additional assumptions set forth on **Exhibit A** attached to this letter and the exclusions set forth on **Exhibit B** attached to this letter. Our opinions are limited to matters expressly stated herein and no opinion is to be inferred or may be implied beyond the matters expressly stated.

In rendering the opinions set forth below, we have also relied upon: (a) the representations and warranties contained in the Reviewed Documents; (b) the resolutions and other documents of the parties to the Reviewed Documents authorizing or approving the Reviewed Documents; and (c) the Administrator Letter of Representations delivered pursuant to the Bond Purchase Agreement (collectively, the "Reliance Materials"). We have not made any independent or other investigation, review, analysis, or inquiry as to any of the facts, matters, circumstances or legal opinions or conclusions contained in the Reviewed Documents or Reliance Materials or the accuracy or completeness thereof. Additionally, we have assumed that none of the Reviewed Documents or Reliance Materials contains any untrue statement of a material fact or omits to state a material fact necessary to make the statements made, in the light of the circumstances in which they are made, not misleading. We have not made any examination of any accounting or financial matters, and we express no opinion with respect thereto.

The opinions expressed herein are subject to the correctness in understanding that no beneficiary to this opinion letter may rely on this opinion letter to the extent that such beneficiary or its counsel has actual knowledge of any (a) applicable laws, facts, or circumstances which would make any opinion expressed herein incorrect, subject to question, or require further investigation of any laws, facts or circumstances and (b) judicial decisions which would make the opinions set forth herein incorrect.

Whenever our opinion or advice with respect to the existence or absence of facts is indicated to be based on our knowledge, we are referring to the actual knowledge of the Messer Fort, PLLC attorneys who have given attention to matters concerning the City during the course of our representation of the City in connection with the Reviewed Documents, which knowledge

has been obtained by such attorneys in their capacity as such. In particular, our response does not include matters known to any attorney of our firm in a capacity other than as City Attorney for the City. In basing the opinions and other matters set forth herein on "our knowledge," the words "our knowledge," "actual knowledge" and similar expressions involved in the current actual transaction do not have actual knowledge or actual notice that nay such opinions or other matters are not accurate or that any of the documents, certificates, reports and information on which we have read are not accurate and complete. Further, the words "our knowledge," "our actual knowledge" and similar expressions used in this opinion letter are intended to be limited to the actual knowledge of our firm who have been directly involved in representing the City. We have not undertaken any independent investigation to determine the existence or absence of such facts, and no inference as to our knowledge concerning such facts should be drawn from the fact that such limited representation has been undertaken by us.

Based upon and subject to the foregoing and the additional qualifications and assumptions set forth herein, we are of the opinion that:

1. The City is a Texas political subdivision and has all necessary power and authority to enter into and perform its obligations under the Reviewed Documents. The City has taken or obtained all actions, approvals, consents and authorizations required of it by applicable laws in connection with the execution of the Reviewed Documents and the performance of its obligations thereunder.

2. To the best of our knowledge, there is no action, suit, proceeding, inquiry or investigation at law or in equity, before or by any court, public board or body, pending, or threatened against the City: (a) affecting the existence of the City or the titles of its officers to their respective offices, (b) in any way questioning the formation or existence of the District, (c) affecting, contesting or seeking to prohibit, restrain or enjoin the delivery of any of the Bonds, or the payment, collection or application of any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, including the Assessments in the Major Improvement Area of the District pursuant to the provisions of the Assessment Ordinance and the Service and Assessment Plan referenced therein, (d) contesting or affecting the validity or enforceability or the City's performance of the Reviewed Documents, (e) contesting the exclusion of the interest on the Bonds from federal income taxation, or (f) which may result in any material adverse change relating to the financial condition of the City.

3. The Reviewed Documents have been duly authorized, executed and delivered by the City and remain legal, valid and binding obligations of the City enforceable against the City in accordance with their terms. However, the enforceability of the obligations of the City under such Reviewed Documents may be limited or otherwise affected by (a) bankruptcy, insolvency, reorganization, moratorium and other laws affecting the rights of creditors generally, (b) principles of equity, whether considered at law or in equity, or (c) the application of Texas law relating to action by future councils and relating to governmental immunity applicable to governmental entities.

4. The performance by the City of the obligations under the Reviewed Documents will not violate any provision of any Federal or Texas constitutional or statutory provision.

5. No further consent, approval, authorization, or order of any court or governmental agency or body or official is required to be obtained by the City as a condition precedent to the performance by the City of its obligations under the Reviewed Documents.

6. Based upon our limited participation in the preparation of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum (collectively, the "Limited Offering Memorandum"), the statements and information contained in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum with respect to the City under the captions and subcaptions "ASSESSMENT PROCEDURES — Assessment Methodology" and "— Assessment Amounts," "THE CITY," "THE DISTRICT," "ASSESSMENT COLLECTION DATA AND TAXABLE VALUE HISTORY IN THE MAJOR IMPROVEMENT AREA OF THE DISTRICT," "LEGAL MATTERS — Litigation – The City," "CONTINUING DISCLOSURE — The City" and " — The City's Compliance with Prior Undertakings" and "APPENDIX A" are a fair and accurate summary of the laws and the documents and facts summarized therein.

7. The execution and delivery of the Reviewed Documents and the compliance with the provisions of the Reviewed Documents under the circumstances contemplated thereby, to the best of our knowledge: (a) do not and will not in any material respect conflict with or constitute on the part of the City a breach of or default under any agreement to which the City is a party or by which it is bound, and (b) do not and will not in any material respect conflict with or constitute on the part of the City a violation, breach of or default under any existing law, regulation, court order or consent decree to which the City is subject.

The foregoing opinions are, with your concurrence, predicated on, limited by and qualified in their entirety by the following:

(a) The foregoing opinions are based on and limited to the laws of the State of Texas, and we render no opinion with respect to the federal laws of the United States or to the laws of any other jurisdiction.

(b) We express no opinion with respect to the enforceability of provisions of the Reviewed Documents that relate to (i) mediation or arbitration; (ii) limitations or restrictions on, or waiver of, legal or equitable remedies; (iii) indemnity or release; (iv) limitations or restrictions on assignment or transfer of rights, interests or property; (v) the rights or obligations of third parties; (vi) evidentiary standards; (vii) waiver of rights to notice or the obligations of good faith, fair, dealing, diligence or reasonableness; (viii) self-help, subrogation, delay or omission to enforce rights or remedies, contribution or severability; (ix) the availability of specific performance, injunctive relief or any other equitable remedy (regardless of whether such question is considered in a proceeding in equity or at law); (x) fixed, stipulated or liquidated damages; (xi) the making of determinations in the sole and absolute (or similarly described) discretion of a party to the Reviewed Documents; (xii) authorizing any party to exercise any rights other than in accordance with applicable law; (xiii) liability of any party for payment of any amount payable under the Reviewed Documents to the extent such amounts (A) accrue, or are attributable to any period of time, after the termination of any of the Reviewed Documents, (B) allow any other party to recover more than the "benefit of its bargain" or (C) exceed the amount of any party's actual damages; (xiv) rendering inapplicable any otherwise applicable law (other than those laws which by their terms may be rendered inapplicable); (xv) requiring all amendments, waivers and

terminations be in writing or requiring disregard of any course of dealing between the parties; (xvi) establishing any obligation of the parties as absolute or unconditional regardless of the occurrence or non-occurrence or existence or non-existence of any event or other state of facts; (xvii) obligations of the parties by reference to and/or incorporation of any provision of any agreement other than the Reviewed Documents, or that consist of or employ provisions (whether operative or definitional) contained in any such other agreement; (xviii) obligating any party to take action it has no legal right to take, or to take or not take an action if taking or failing to take the same would constitute, or aid or abet, a violation of applicable law; (xix) certain agreements of non-signatories, or obligations of signatories with respect to non-signatories or other persons or entities, whether or not signatories, not under the control of such signatories; (xx) selection of venue; (xxi) modifying the time at which any applicable statute of limitation begins to run or at which any cause of action begins to accrue; (xxii) an exemption from any sales or other taxes; (xiii) disclaiming or limiting warranties implied by or required pursuant to law; (xxiv) waiving the defense that an adequate remedy at law exists; and (xxv) waiving any suretyship defenses.

(c) The validity, binding effect, and enforceability of the Reviewed Documents may be limited by (i) applicable bankruptcy, insolvency, reorganization, receivership, moratorium, liquidation, redemption, conservatorship, rearrangement, fraudulent conveyance, or other similar statutes, regulations or laws affecting creditor's rights and remedies generally; (ii) general principles of equity; (iii) judicial discretion; (iv) the exercise by political subdivisions or governmental authorities or corporations acting on their behalf of sovereign or governmental immunity, legislative or governmental powers, police powers, taxing powers, or rights of appropriation; and (v) applicable court decisions relating to a duty or obligation to mitigate damages.

(d) We express no opinion regarding the effect of the laws of usury or similar laws regarding interest rate limitations on the provisions of the Reviewed Documents.

(e) We express no opinion with respect to the matters described on Exhibit B attached to this letter.

(f) The opinions set forth herein are also subject to the qualification that enforceability of the Reviewed Documents may be limited by (i) the provisions of Section 130.002 of the Texas Civil Practice and Remedies Code regarding limitations on indemnifications; (ii) Section 28 of the Texas Property Code regarding prompt payment to contractors and subcontractors; (iii) Section 16.071 of the Texas Civil Practice and Remedies Code regarding the time period for a claimant to give notice of a claim for damages as a condition precedent to the right to sue on a contract; (iv) Section 16.070 of the Texas Civil Practice and Remedies Code regarding permitted contractual limitations on when a claimant may bring suit on a contract; (v) Section 38.02 of the Texas Civil Practice and Remedies Code providing for the notice time period in order for a claimant to recover attorneys' fees; (vi) the "express negligence" and "clear and conspicuous" rules adopted by the Texas Supreme Court, as applied to any indemnity or release provisions in the Reviewed Documents; (vii) Section 35.52 of the Texas Business and Commerce Code; (viii) Section 162.001 et seq. of the Texas Property Code; (ix) Section 302.002 of the Texas Finance Code; (x) Section 28.009 of the Texas Property Code; and (xi) claims of sovereign or governmental immunity by political subdivisions or governmental authorities or corporations acting on their behalf.

We express no opinion as to the laws of any jurisdiction other than the laws of Texas and the laws of the United States of America. The opinions expressed above concern only the effect of the laws (excluding the principles of conflict of laws) of Texas and the United States of America as currently in effect.

We assume there are no material misstatements in the legal opinions delivered by the other parties and entities to this transaction; and further specifically rely upon Bond Counsel to the City with regard to the Bond Ordinance, Indenture, bond purchase agreement or other documents prepared, delivered or executed in connection with the Bonds and Bond documents, and the Attorney General's review and approval of the transaction.

This opinion letter has been rendered solely for the benefit of the addressees named above in connection with the transactions described therein, and may not be used, circulated, quoted, relied upon or otherwise referred to for any other purpose or by any other person without our prior written consent. This opinion letter does not constitute a warranty or guarantee or an opinion as to matters of fact and should not be construed or relied upon as such. This opinion letter is as of the date hereof only, and we undertake no, and hereby disclaim any, obligation to advise you of any change in any matter set forth herein.

Very truly yours,

_____

MESSER FORT, PLLC
ATTORNEY FOR THE CITY

EXHIBIT A TO OPINION LETTER

ADDITIONAL ASSUMPTIONS

In addition to the assumptions contained in the letter to which this Exhibit A is attached, we have, with your concurrence and without any inquiry or other investigation, made and relied upon the following additional assumptions:

1. The legal capacity of all natural persons executing the Reviewed Documents;

2. No undue influence, duress, fraud, or deceit exists with respect to the transactions described in the Reviewed Documents, and there has not been any mutual mistake of fact or misunderstanding with respect to the same;

3. The conduct of the parties to the Reviewed Documents has complied, and will comply, with any requirement of good faith, fair dealing, and conscionability;

4. There are no agreements or understandings, written or oral, among the parties to the Reviewed Documents, and there is no usage or trade or course of prior dealing among the parties to the Reviewed Documents that would, in either case, define, supplement, or qualify the terms of the Reviewed Documents;

5. All statutes and ordinances enacted by an official legislative body were validly enacted and are constitutional, and all rules and regulations promulgated or issued by an official administrative body and not adjudicated invalid or unenforceable are valid and enforceable;

6. All parties to the Reviewed Documents have complied with all legal requirements that are applicable to them to the extent necessary to authorize such parties to enter into the Reviewed Documents and the Reviewed Documents are enforceable against the other parties thereto;

7. There has been no modification of any provision of the Reviewed Documents, and no waiver or release of any right or remedy thereunder;

8. All parties to the Reviewed Documents will act in accordance with, and will refrain from taking any action that is forbidden by, the terms and conditions of the Reviewed Documents; and

9. All parties to the Reviewed Documents will obtain all permits and governmental approvals required in the future, and take all actions similarly required, relevant to subsequent consummation of the transactions evidenced by the Reviewed Documents or performance of the Reviewed Documents.

10. There are no material misstatements in the legal opinions delivered pursuant to the Bond Purchase Agreement by: (i) Norton Rose Fulbright US LLP Bond Counsel to the City; and (ii) Locke Lord LLP, counsel to the Underwriter.

11. There are no material misstatements in the Letter of Representations delivered pursuant to the Bond Purchase Agreement by Municap, Inc., the Administrator.

12. None of the parties to the Reviewed Documents (other than the City) is a party to any court or regulatory proceeding relating to or otherwise affecting the Reviewed Documents or is subject to any order, writ, injunction, or decree of any court or federal, state, or local government agency or commission that would prohibit the execution and delivery of the Reviewed Documents, or the

consummation of the transactions therein contemplated in the manner therein provided, or impair the validity or enforceability thereof.

EXHIBIT B TO OPINION LETTER

ADDITIONAL EXCLUSIONS

None of the opinions expressed in the letter to which this Exhibit B is attached include any implied opinion unless such implied opinion is both (a) essential to the legal conclusion reached by the express opinions set forth in this letter and (b) based upon prevailing norms and expectations among experienced lawyers in the State of Texas, reasonable in the circumstances. Moreover, unless explicitly addressed in the letter to which this Exhibit B is attached, our opinions specifically do not address any of the following legal issues or the effects thereof on the transactions evidenced by the Bond Purchase Agreement or any other documents prepared, delivered, or executed in connection with the Bonds (the "***Bond Documents***"), and we specifically express no opinion with respect to the Bond Documents:

1. Federal and State securities laws and regulations administered by the Securities and Exchange Commission and state "***Blue Sky***" laws and regulations.

2. The compliance or noncompliance by the Underwriter, the Trustee, the City, any party to the Bond Documents, or the purchasers of the Bonds with any federal and state laws or regulations applicable to the transactions evidenced by the Bond Documents;

3. Compliance with fiduciary duty requirements;

4. Decisions, orders, rules, policies, and regulations of any political subdivision, department, agency, organization, or entity of any kind created under or pursuant to federal law and judicial decisions to the extent they deal with any of the foregoing.

5. Title to any asset or property described or referred to in the Bond Documents or the accuracy or sufficiency of its description;

6. The creation, attachment, perfection, priority or enforcement of any lien, security interest or right of offset purported to be granted under the Bond Documents or created by operation of law;

7. The recordation or filing of any Bond Documents or related documents;

8. Federal and state environmental laws and regulations;

9. Federal and state land use and subdivision laws and regulations;

10. Federal and state tax laws and regulations;

11. Federal patent, copyright and trademark, state trademark, and other federal and state intellectual property laws and regulations;

12. Federal and state racketeering laws and regulations (e.g., RICO);

13. Federal and state health and safety laws and regulations (e.g., OSHA);

14. Federal and state labor laws and regulations;

15. Federal and state laws, regulations and policies concerning (i) national and local emergency, (ii) possible judicial deference to acts of sovereign states, and (iii) criminal and civil forfeiture laws; and

16. Other federal and state statutes of general application to the extent they provide for criminal prosecution (e.g., mail fraud and wire fraud statutes).

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APPENDIX C

[LETTERHEAD OF MUNICAP INC.]

August 30, 2024

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 75009

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

U.S. Bank Trust Company, National Association
Attention: Bond Operations
111 Fillmore Avenue, East
St. Paul, Minnesota 55107

Locke Lord LLP
2200 Ross Ave., Suite 2800
Dallas, Texas 75201

Re: City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Major Improvement Area Project) (the "Bonds")

Ladies and Gentlemen:

The undersigned, an authorized representative of MuniCap, Inc. ("MuniCap"), consultant for the City of Celina, Texas (the "City"), in connection with the Wells South Public Improvement District (the "District"), does hereby represent the following:

1. MuniCap has supplied certain information contained in the Preliminary Limited Offering Memorandum, dated [PLOM DATE], 2024 (the "Preliminary Limited Offering Memorandum"), and the final Limited Offering Memorandum, dated August 13, 2024 (the "Limited Offering Memorandum"), both in connection with the Bonds, relating to the issuance of the Bonds by the City, as described above. The information MuniCap provided for the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum is located (a) under the captions "ASSESSMENT PROCEDURES — Assessment Methodology," "— Assessment Amounts," and "ASSESSMENT COLLECTION DATA AND TAXABLE VALUE HISTORY FOR THE MAJOR IMPROVEMENT AREA", (b) under the caption "THE ADMINISTRATOR," and (c) in the Service and Assessment Plan (the "SAP") for the City located in APPENDIX B to the Limited Offering Memorandum.

2. To our professional knowledge and belief, the portions of the Limited Offering Memorandum described above do not contain an untrue statement of a material fact as to the information and data set forth therein, and does not omit to state a material fact necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading.

3. We agree to the inclusion of the SAP in the Limited Offering Memorandum and to the use of its name in the Limited Offering Memorandum for the Bonds.

4. We agree that, to the best of our ability, we will inform you immediately should I learn of any event(s) or information of which you are not aware subsequent to the date of this letter

and prior to the actual time of delivery of the Bonds (anticipated to occur on or about August 30, 2024) which would render any such information in the Limited Offering Memorandum untrue, incomplete, or incorrect, in any material fact or render any such information materially misleading.

5. The undersigned hereby represents that he or she has been duly authorized to execute this letter of representation.

Sincerely yours,

MUNICAP, INC.

_____

By: _____

Its: _____

EXHIBIT C

CONTINUING DISCLOSURE AGREEMENT

CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT
MAJOR IMPROVEMENT AREA PROJECT)

CONTINUING DISCLOSURE AGREEMENT OF THE ISSUER

This Continuing Disclosure Agreement of the Issuer dated as of August 1, 2024 (this "Disclosure Agreement") is executed and delivered by and between the City of Celina, Texas (the "Issuer"), and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc. (in such capacity, the "Dissemination Agent") with respect to the Issuer's "Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Major Improvement Area Project)" (the "Bonds"). The Issuer and the Dissemination Agent covenant and agree as follows:

SECTION 1. Purpose of the Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the Issuer and the Dissemination Agent for the benefit of the Owners (defined below) and beneficial owners of the Bonds. Unless and until a different filing location is designated by the MSRB (defined below) or the SEC (defined below), all filings made by the Dissemination Agent pursuant to this Disclosure Agreement shall be filed with the MSRB through EMMA (defined below).

SECTION 2. Definitions. In addition to the definitions set forth above and in the Indenture of Trust dated as of August 1, 2024, relating to the Bonds (the "Indenture"), which apply to any capitalized term used in this Disclosure Agreement, as amended or supplemented, including the Exhibits hereto, unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Additional Obligations" shall have the meaning assigned to such term in the Indenture.

"Administrative Expenses" shall have the meaning assigned to such term in the Indenture.

"Administrator" shall mean the Issuer or third-party designee of the Issuer who shall have the responsibilities provided in the Service and Assessment Plan, the Indenture, or any other agreement or document approved by the Issuer related to the duties and responsibilities of the administration of the District. The initial Administrator is MuniCap, Inc.

"Annual Financial Information" shall mean annual financial information as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

"Annual Installment" shall have the meaning assigned to such term in the Indenture.

"Annual Issuer Report" shall mean any Annual Issuer Report prepared by the Issuer pursuant to, and as described in, Section 3, containing the information required by Section 4 of this Disclosure Agreement.

"Annual Service Plan Update" shall have the meaning assigned to such term in Section 4(a)(ii) of this Disclosure Agreement.

"Assessed Parcel" means each parcel of land located within the Major Improvement Area of the District against which an Assessment is levied by the Assessment Ordinance in accordance with the Service and Assessment Plan.

"Assessments" means the aggregate assessments as shown on the Assessment Roll. The singular of either such term means the assessment levied against an Assessed Parcel, including the portion to be paid for Administrative Expenses, as shown on the Assessment Roll, subject to reallocation upon the subdivision of an Assessed Parcel, or consolidation of multiple Assessed Parcels, or reduction according to the provisions of the Service and Assessment Plan and the PID Act.

"Business Day" shall have the meaning assigned to such term in the Indenture.

"Disclosure Representative" shall mean the Director of Finance of the Issuer or his or her designee, or such other officer or employee as the Issuer, may designate in writing to the Dissemination Agent from time to time.

"Dissemination Agent" shall mean HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., or any successor Dissemination Agent designated in writing by the Issuer and which has filed with the Trustee a written acceptance of such designation.

"District" shall mean Wells South Public Improvement District.

"EMMA" shall mean the Electronic Municipal Market Access System available on the internet at http://emma.msrb.org.

"Financial Obligation" shall mean a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that "Financial Obligation" shall not include municipal securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

"Fiscal Year" shall mean the twelve consecutive months beginning on October 1 and ending on September 30, as same may be changed in accordance with Section 3 below.

"Foreclosure Proceeds" shall have the meaning assigned to such term in the Indenture.

"Listed Events" shall mean any of the events listed in Section 5(a) of this Disclosure Agreement.

"Major Improvement Area" shall have the meaning assigned to such term in the Indenture.

"MSRB" shall mean the Municipal Securities Rulemaking Board or any other entity designated or authorized by the SEC to receive continuing disclosure reporting pursuant to the Rule.

"Outstanding" shall have the meaning assigned to such term in the Indenture.

"Owner" shall have the meaning assigned to such term in the Indenture.

"PID Act" means Chapter 372, Texas Local Government Code, as amended.

"Rule" shall mean Rule 15c2-12 adopted by the SEC under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"SEC" shall mean the United States Securities and Exchange Commission.

"Service and Assessment Plan" shall have meaning assigned to such term in the Indenture.

"Trustee" shall mean U.S. Bank Trust Company, National Association, Dallas, Texas or any successor trustee pursuant to the Indenture.

SECTION 3. Provision of Annual Issuer Reports.

(a) The Issuer shall cause and hereby directs the Dissemination Agent to provide or cause to be provided to the MSRB, in the electronic or other form required by the MSRB, commencing with the Fiscal Year ended September 30, 2024, an Annual Issuer Report provided to the Dissemination Agent which is consistent with the requirements of and within the time periods specified in Section 4 of this Disclosure Agreement; provided that the audited financial statements of the Issuer, if prepared and when available, may be submitted separately from the Annual Issuer Report, and later than the date required in this paragraph for the filing of the Annual Issuer Report if audited financial statements are not available by that date; provided further, however, that the Annual Financial Information must be submitted not later than six months after the end of the Issuer's Fiscal Year. In each case, the Annual Issuer Report may be submitted as a single document or as separate documents comprising a package and may include by reference other information as provided in Section 4 of this Disclosure Agreement. If the Issuer's Fiscal Year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(a). All documents provided to the MSRB shall be accompanied by identifying information as prescribed by the MSRB.

If by the fifth (5th) day before the filing date required under Section 4 of this Disclosure Agreement, the Dissemination Agent has not received a copy of the Annual Issuer Report, the Dissemination Agent shall contact the Disclosure Representative in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the applicable Annual Issuer Report pursuant to this subsection (a). Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Issuer Report no later than

two (2) Business Days prior to the filing date required under Section 4 of this Disclosure Agreement; or (ii) instruct the Dissemination Agent in writing that the Issuer will not be able to provide the Annual Issuer Report within the time required under this Disclosure Agreement, state the date by which the Annual Issuer Report for such year will be provided and instruct the Dissemination Agent to immediately send a notice to the MSRB in substantially the form attached as Exhibit A; provided, however, that in the event the Disclosure Representative is required to act under either (i) or (ii) described above, the Dissemination Agent still must file the Annual Issuer Report or the notice of failure to file, as applicable, to the MSRB, no later than six months after the end of each Fiscal Year; provided further, however, that in the event the Disclosure Representative fails to act under either (i) or (ii) described above, the Dissemination Agent shall file a notice of failure to file no later than on the last Business Day of the six month period after the end of the Fiscal Year.

(b) The Issuer shall or shall cause the Dissemination Agent to:

(i) determine the filing address or other filing location of the MSRB each year prior to filing the Annual Issuer Report on the date required in subsection (a);

(ii) file the Annual Issuer Report (excluding the audited financial statements of the Issuer, if any, which shall be filed by the Issuer or the Dissemination Agent upon receipt from the Issuer) containing or incorporating by reference the information set forth in Section 4 hereof; and

(iii) if the Issuer has provided the Dissemination Agent with the completed Annual Issuer Report and the Dissemination Agent has filed such Annual Issuer Report with the MSRB, then the Dissemination Agent shall file a report with the Issuer certifying that the Annual Issuer Report has been provided pursuant to this Disclosure Agreement, stating the date it was provided and that it was filed with the MSRB.

SECTION 4. Content and Timing of Annual Issuer Reports. The Annual Issuer Report for the Bonds shall contain or incorporate by reference, and the Issuer agrees to provide or cause to be provided to the Dissemination Agent, the following:

(a) Within six (6) months after the end of each Fiscal Year the Annual Financial Information of the Issuer (any or all of which may be unaudited) being:

(i) Tables setting forth the following information, as of the end of such Fiscal Year:

(A) For the Bonds, the maturity date or dates, the interest rate or rates, the original aggregate principal amount and principal amount remaining Outstanding; and

(B) The amounts in the funds and accounts under the Indenture securing the Bonds.

(C) Any assets and liabilities of the pledged Trust Estate not covered in other responses.

(ii) Updates to the information in the Service and Assessment Plan as most recently amended or supplemented (a "Annual Service Plan Update"), including any changes to the methodology for levying the Assessments. Until building permits have been issued for parcels or lots representing, in the aggregate, 95% of the total Assessments levied within the Major Improvement Area, such Annual Service Plan Update shall include the number of new homes completed in the Major Improvement Area during such Fiscal Year and the aggregate number of new homes completed within the Major Improvement Area since filing the initial Annual Issuer Report for Fiscal Year ended September 30, 2024.

(iii) The individual and aggregate taxable assessed valuation for parcels or lots within the Major Improvement Area based on the most recent certified tax roll available to the Issuer.

(iv) For the Major Improvement Area, the total amount of Annual Installments assessed and collected during such Fiscal Year, together with the amount of delinquent Assessments collected and Assessments prepaid during such Fiscal Year.

(v) As of February 15 of the calendar year immediately succeeding such Fiscal Year, in each case with respect to the most recent billing period (generally, October 1 of the preceding calendar year through January 31 of the current calendar year), the total amount of the following with respect to the Major Improvement Area:

(A) Annual Installments invoiced,

B) Annual Installments collected (as reported by the County Tax Assessor Collector or the Administrator),

(C) delinquent Annual Installments,

(D) Foreclosure Proceeds collected, and

(E) prepaid Assessments collected.

(vi) The current or delinquent status of the payment of the Assessments for each parcel or lot in the Major Improvement Area as of February 15 of the calendar year immediately succeeding such Fiscal Year.

(vii) The principal and interest paid on the Bonds during such Fiscal Year and the minimum scheduled principal and interest required to be paid on the Bonds in the next Fiscal Year.

(viii) A description of any amendment to this Disclosure Agreement and a copy of any restatements to the Issuer's audited financial statements during such Fiscal Year.

(b) If not provided with the financial information provided under subsection 4(a) above, if prepared and when available, the audited financial statements of the Issuer for the most recently ended Fiscal Year, prepared in accordance with generally accepted accounting principles applicable from time to time to the Issuer. If audited financial statements are not included with the

financial information provided under subsection 4(a) above, unaudited financial statements shall be included with such financial information within the time period specified.

See Exhibit B hereto for a form for submitting the information set forth in the preceding paragraphs. The Issuer has designated MuniCap, Inc. as the initial Administrator. The Administrator, and if no Administrator is designated, Issuer's staff, shall prepare the Annual Financial Information.

Any or all of the items listed above may be included by specific reference to other documents, including disclosure documents of debt issues of the Issuer, which have been submitted to and are publicly accessible from the MSRB. If the document included by reference is a final offering document, it must be available from the MSRB. The Issuer shall clearly identify each such other document so included by reference.

SECTION 5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 5, each of the following is a Listed Event with respect to the Bonds:

1. Principal and interest payment delinquencies.

2. Non-payment related defaults, if material.

3. Unscheduled draws on debt service reserves reflecting financial difficulties.

4. Unscheduled draws on credit enhancements reflecting financial difficulties.

5. Substitution of credit or liquidity providers, or their failure to perform.

6. Adverse tax opinions, the issuance by the IRS of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds.

7. Modifications to rights of Owners, if material.

8. Bond calls, if material, and tender offers.

9. Defeasances.

10. Release, substitution, or sale of property securing repayment of the bonds, if material.

11. Rating changes.

12. Bankruptcy, insolvency, receivership or similar event of the Issuer.

13. The consummation of a merger, consolidation, or acquisition of the Issuer, or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of

business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

14. Appointment of a successor or additional trustee under the Indenture or the change of name of a trustee, if material.

15. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material.

16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

For these purposes, any event described in paragraph (12) above is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the Issuer in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer.

The Issuer intends the words used in paragraphs (15) and (16) above and the definition of Financial Obligation to have the same meanings as when they are used in the Rule, as evidenced by SEC Release No. 34-83885, dated August 20, 2018. For the avoidance of doubt, the issuance of additional bonds, if any, under the Indenture or the incurrence of Additional Obligations without the filing of a corresponding official statement with the MSRB will constitute the incurrence of a material Financial Obligation for which a notice of a Listed Event in accordance with this Section 5 must be filed with the MSRB.

Upon the occurrence of a Listed Event, the Issuer shall promptly notify the Dissemination Agent in writing and the Issuer shall direct the Dissemination Agent in writing to immediately file a notice of such occurrence with the MSRB. The Dissemination Agent shall file such notice no later than the Business Day immediately following the day on which it receives written notice of such occurrence from the Issuer. Any such notice is required to be filed within ten (10) Business Days of the occurrence of such Listed Event.

Additionally, the Issuer shall notify the MSRB, in a timely manner, of any failure by the Issuer to provide annual audited financial statements or Annual Financial Information as required under this Disclosure Agreement. See Exhibit A hereto for a form for submitting "Notice to MSRB of Failure to File."

Any notice under the preceding paragraphs shall be accompanied with the text of the disclosure that the Issuer desires to make, the written authorization of the Issuer for the Dissemination Agent to disseminate such information as provided herein, and the date the Issuer

desires for the Dissemination Agent to disseminate the information (which date shall not be more than ten (10) Business Days after the occurrence of the Listed Event or failure to file).

In all cases, the Issuer shall have the sole responsibility for the content, design and other elements comprising substantive contents of all disclosures made pursuant to Sections 4 and 5 of this Disclosure Agreement. In addition, the Issuer shall have the sole responsibility to ensure that any notice required to be filed under this Section 5 is filed within ten (10) Business Days of the occurrence of the Listed Event.

(b) The Dissemination Agent shall, within three (3) Business Days of obtaining actual knowledge of the occurrence of any Listed Event with respect to the Bonds, notify the Disclosure Representative of such Listed Event. The Dissemination Agent shall not be required to file a notice of the occurrence of such Listed Event with the MSRB unless and until it receives written instructions from the Disclosure Representative to do so. It is agreed and understood that the duty to make or cause to be made the disclosures herein is that of the Issuer and not that of the Trustee or the Dissemination Agent. It is agreed and understood that the Dissemination Agent has agreed to give the foregoing notice to the Issuer as an accommodation to assist it in monitoring the occurrence of such event, but is under no obligation to investigate whether any such event has occurred. As used above, "actual knowledge" means the actual fact or statement of knowing, without a duty to make any investigation with respect thereto. In no event shall the Dissemination Agent be liable in damages or in tort to the Issuer, the Trustee or any Owner or beneficial owner of any interests in the Bonds as a result of its failure to give the foregoing notice or to give such notice in a timely fashion.

(c) If in response to a notice from the Dissemination Agent under subsection (b), the Issuer determines that the Listed Event under number 2, 7, 8 (as to bond calls only), 10, 13, 14, or 15 of subparagraph (a) above is <u>not</u> material under applicable federal securities laws, the Issuer shall promptly, but in no case more than five (5) Business Days after occurrence of the event, notify the Dissemination Agent and the Trustee (if the Dissemination Agent is not the Trustee) in writing and instruct the Dissemination Agent not to report the occurrence pursuant to subsection (b).

(d) If the Dissemination Agent has been instructed by the Issuer to report the occurrence of a Listed Event, the Dissemination Agent shall immediately file a notice of such occurrence with the MSRB.

SECTION 6. <u>Termination of Reporting Obligations</u>. The obligations of the Issuer and the Dissemination Agent under this Disclosure Agreement shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds, when the Issuer is no longer an obligated person with respect to the Bonds, or upon delivery by the Disclosure Representative to the Dissemination Agent of an opinion of nationally recognized bond counsel to the effect that continuing disclosure is no longer required. So long as any of the Bonds remain Outstanding, the Dissemination Agent may assume that the Issuer is an obligated person with respect to the Bonds until it receives written notice from the Disclosure Representative stating that the Issuer is no longer an obligated person with respect to the Bonds, and the Dissemination Agent may conclusively rely upon such written notice with no duty to make investigation or inquiry into any statements contained or matters referred to in such written notice. If such termination occurs prior

to the final maturity of the Bonds, the Issuer shall give notice of such termination in the same manner as for a Listed Event with respect to such series of Bonds under Section 5(a).

SECTION 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent or successor Dissemination Agent to assist it in carrying out its obligations under this Disclosure Agreement, and may discharge such Dissemination Agent, with or without appointing a successor Dissemination Agent. If at any time there is not any other designated Dissemination Agent, the Issuer shall be the Dissemination Agent. The Dissemination Agent may resign by providing 30 days prior written notice to the Issuer. The initial Dissemination Agent appointed hereunder shall be HTS Continuing Disclosure Services, a division of Hilltop Securities Inc.

SECTION 8. Amendment; Waiver. Notwithstanding any other provisions of this Disclosure Agreement, the Issuer and the Dissemination Agent may amend this Disclosure Agreement (and the Dissemination Agent shall not unreasonably withhold its consent to any amendment so requested by the Issuer), and any provision of this Disclosure Agreement may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3(a), 4, or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted;

(b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the delivery of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment or waiver either (i) is approved by the Owners of the Bonds in the same manner as provided in the Indenture for amendments to the Indenture with the consent of Owners, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Owners or beneficial owners of the Bonds.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the Issuer shall describe such amendment in the next related Annual Issuer Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(a), and (ii) the Annual Issuer Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. No amendment which adversely affects the Dissemination Agent may be made without its prior written consent (which consent will not be unreasonably withheld or delayed).

SECTION 9. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Issuer Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer chooses to include any information in any Annual Issuer Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Issuer Report or notice of occurrence of a Listed Event.

SECTION 10. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Agreement, the Dissemination Agent may (and, at the request of any of the Owners of at least twenty-five percent (25%) aggregate principal amount of Outstanding Bonds, shall, upon being indemnified to its satisfaction), or any Owner or beneficial owner of the Bonds may, take such actions as may be necessary and appropriate to cause the Issuer, as the case may be, to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement shall not be deemed an Event of Default under the Indenture with respect to the Bonds, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer to comply with this Disclosure Agreement shall be an action for mandamus or specific performance.

SECTION 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall not have any duty with respect to the content of any disclosures made pursuant to the terms hereof. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Dissemination Agent. To the extent permitted by law, the Issuer agrees to hold harmless the Dissemination Agent, its officers, directors, employees and agents, but only with funds to be provided from Administrative Expenses collected as part of the Assessments collected from the property owners in the Major Improvement Area of the District against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Dissemination Agent is an "obligated person" under the Rule. The Dissemination Agent is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder. The fact that the Dissemination Agent may have a banking or other business relationship with the Issuer or any person with whom the Issuer contracts in connection with the transaction described in the Indenture, apart from the relationship created by the Indenture or this Disclosure Agreement, shall not be construed to mean that the Dissemination Agent has actual knowledge of any event described in Section 5 above, except as may be provided by written notice to the Dissemination Agent pursuant to this Disclosure Agreement.

The Dissemination Agent may, from time to time, consult with legal counsel of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or their respective duties hereunder, and the

Dissemination Agent shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel. UNDER NO CIRCUMSTANCES SHALL THE DISSEMINATION AGENT OR THE ISSUER BE LIABLE TO THE OWNER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY ANY PARTY TO THIS DISCLOSURE AGREEMENT, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS DISCLOSURE AGREEMENT, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE. THE DISSEMINATION AGENT IS UNDER NO OBLIGATION NOR ARE THEY REQUIRED TO BRING SUCH AN ACTION. THE ISSUER DOES NOT WAIVE, AND EXPRESSLY RESERVES, ITS GOVERNMENTAL IMMUNITY FOR SUIT AND LIABILITY.

SECTION 12. Assessment Timeline. The basic expected timeline for the collection of Assessments and the anticipated procedures for pursuing the collection of delinquent Assessments is set forth in Exhibit C which is intended to illustrate the general procedures expected to be followed in enforcing the payment of delinquent Assessments. Failure to adhere to such expected timeline shall not constitute a default by the Issuer under this Disclosure Agreement, the Indenture, the Bonds or any other document related to the Bonds.

SECTION 13. No Personal Liability. No covenant, stipulation, obligation or agreement of the Issuer or Dissemination Agent contained in this Disclosure Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future council members, officer, agent or employee of the Issuer or Dissemination Agent in other than that person's official capacity.

SECTION 14. Severability. In case any section or provision of this Disclosure Agreement, or any covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder or any application thereof, is for any reasons held to be illegal or invalid, such illegality or invalidity shall not affect the remainder thereof or any other section or provision thereof or any other covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder (except to the extent that such remainder or section or provision or other covenant, stipulation, obligation, agreement, act or action, or part thereof is wholly dependent for its operation on the provision determined to be invalid), which shall be construed and enforced as if such illegal or invalid portion were not contained therein, nor shall such illegality or invalidity of any application thereof affect any legal and valid application thereof, and each such section, provision, covenant, stipulation, obligation, agreement, act or action, or part thereof shall be deemed to be effective, operative, made, entered into or taken in the manner and to the full extent permitted by law.

SECTION 15. Sovereign Immunity. The Dissemination Agent agrees that nothing in this Disclosure Agreement shall constitute or be construed as a waiver of the Issuer's sovereign or governmental immunities regarding liability or suit.

SECTION 16. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Dissemination Agent and the Owners and the beneficial owners from time to time

of the Bonds and shall create no rights in any other person or entity. Nothing in this Disclosure Agreement is intended or shall act to disclaim, waive or otherwise limit the duties of the Issuer under federal and state securities laws.

SECTION 17. Dissemination Agent Compensation. The fees and expenses incurred by the Dissemination Agent for its services rendered in accordance with this Disclosure Agreement constitute Administrative Expenses and will be included in the Annual Installments as provided in the annual updates to the Service and Assessment Plan. The Issuer shall pay or reimburse the Dissemination Agent, but only with funds to be provided from Assessments collected from the property owners in the Major Improvement Area of the District, for the fees and expenses for its services rendered in accordance with this Disclosure Agreement.

SECTION 18. Statutory Verifications**.** The Dissemination Agent and Administrator each respectively makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Disclosure Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Dissemination Agent or Administrator, as applicable, within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Disclosure Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Disclosure Agreement, notwithstanding anything in this Disclosure Agreement to the contrary.

a. Not a Sanctioned Company. The Dissemination Agent and Administrator each respectively represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Dissemination Agent, Administrator and each of their respective parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

b. No Boycott of Israel. The Dissemination Agent and Administrator each respectively hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Disclosure Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

c. No Discrimination Against Firearm Entities. The Dissemination Agent and Administrator each respectively hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Disclosure Agreement. As used in the foregoing verification, "discriminate

against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

d. No Boycott of Energy Companies. The Dissemination Agent and Administrator each respectively hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Disclosure Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

SECTION 19. Disclosure of Interested Parties. Pursuant to Section 2252.908(c)(4), Texas Government Code, as amended, the Dissemination Agent hereby certifies it is a publicly traded business entity and is not required to file a Certificate of Interested Parties Form 1295 related to this Disclosure Agreement. Submitted herewith is a completed Form 1295 in connection with the Administrator's participation in the execution of this Disclosure Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The Issuer hereby confirms receipt of the Form 1295 from the Administrator. The Administrator and the Issuer understand and agree that, with the exception of information identifying the Issuer and the contract identification number, neither the Issuer nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Administrator; and, neither the Issuer nor its consultants have verified such information.

SECTION 20. Governing Law. This Disclosure Agreement shall be governed by the laws of the State of Texas.

SECTION 20. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

[*Signature pages follow*.]

CITY OF CELINA, TEXAS
(as Issuer)

By: _____
City Manager

HTS Continuing Disclosure Services, a division of
Hilltop Securities Inc.
(as Dissemination Agent)

By: _____
Authorized Officer

EXHIBIT A

NOTICE TO MSRB OF FAILURE TO FILE ANNUAL ISSUER REPORT

Name of Issuer:	City of Celina, Texas
Name of Bond Issue:	Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Major Improvement Area Project)
Date of Delivery	_____, 20__
CUSIP Nos:	[Insert CUSIP Nos]

NOTICE IS HEREBY GIVEN that the City of Celina, Texas, has not provided [an Annual Issuer Report][annual audited financial statements] with respect to the above-named bonds as required by the Continuing Disclosure Agreement of the Issuer dated August 1, 2024 between the Issuer and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., as Dissemination Agent. The Issuer anticipates that [the Annual Issuer Report][annual audited financial statements] will be filed by _____.

Dated: _____

HTS Continuing Disclosure Services, a division of
Hilltop Securities Inc.
on behalf of the City of Celina, Texas
(as Dissemination Agent)

By: _____

Title: _____

cc: City of Celina, Texas

EXHIBIT B

CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT
MAJOR IMPROVEMENT AREA PROJECT)

ANNUAL ISSUER REPORT*

Delivery Date: _____, 20___

CUSIP Nos: [Insert CUSIP Nos]

DISSEMINATION AGENT

Name: _____
Address: _____
City: _____
Telephone: _____
Contact Person _____

Section 4(a)(i)(A)

BONDS OUTSTANDING

CUSIP Number	Maturity Date	Interest Rate	Original Principal Amount	Outstanding Principal Amount	Outstanding Interest Amount

Section 4(a)(i)(B)

INVESTMENTS

Fund/Account Name	Investment Description	Par Value	Book Value	Market Value

Section 4(a)(i)(C)

ASSETS AND LIABILITIES OF PLEDGED TRUST ESTATE

ASSETS

Bond Proceed Balance, if any	_____
Funds and Accounts [list]	_____
TOTAL ASSETS	_____

LIABILITIES

Outstanding Bond Principal	_____
Outstanding Expenses (if any)	_____
TOTAL LIABILITIES	_____

EQUITY

Assets Less Liabilities	_____

OUTSTANDING ASSESSMENTS

Form of Accounting ☐ Cash ☐ Accrual ☐ Modified Accrual

☐ Audited ☐ Unaudited

ITEMS REQUIRED BY SECTION 4(a)(ii)-(viii)
[Insert a line item for each applicable listing]

EXHIBIT C

BASIC TIMELINE FOR ASSESSMENT COLLECTIONS AND PURSUIT OF DELINQUENCIES

Date	Delinquency Clock (Days)	Activity
January 31		Assessments are due.
February 1	1	Assessments Delinquent if not received.
February 15	15	Issuer forwards payment to Trustee for all collections received as of February 15, along with detailed breakdown. Subsequent payments and relevant details will follow monthly thereafter. Issuer and/or Administrator should be aware of actual and specific delinquencies Issuer and/or Administrator should be aware if Reserve Fund needs to be utilized for debt service payment on March 1. **If there is to be a shortfall, the Trustee and Dissemination Agent should be immediately notified**. Issuer and/or Administrator should also be aware if, based on collections, there will be a shortfall for September payment. Issuer and/or Administrator should determine if previously collected surplus funds, if any, plus actual collections will be fully adequate for debt service in March and September. At this point, if total delinquencies are under 5% and if there is adequate funding for March and September payments, no further action is anticipated for collection of Assessments except that the Issuer or Administrator, working with the City Attorney or an appropriate designee, will begin process to cure deficiency. **For properties delinquent by more than one year or if the delinquency exceeds $10,000 the matter will be referred for commencement of foreclosure**. **If there are over 5% delinquencies or if there is inadequate funding in the Pledged Revenue Fund for transfer to the Principal and Interest Account of such amounts as shall be required for the full March and September payments, the collection-foreclosure procedure will proceed against all delinquent properties**.

March 1	29/30	Trustee pays bond interest payments to bondholders. Reserve Fund payment to Bond Fund may be required if Assessments are below approximately 50% collection rate. Issuer, or the Trustee on behalf of the Issuer, to notify Dissemination Agent of the occurrence of draw on the Reserve Fund and, following receipt of such notice, Dissemination Agent to notify MSRB of such draw or Fund for debt service. **Use of Reserve Fund for debt service payment should trigger commencement of foreclosure on delinquent properties**. Issuer determines whether or not any Annual Installments are delinquent and, if such delinquencies exist, the Issuer commences as soon as practicable appropriate and legally permissible actions to obtain such delinquent Annual Installments.
March 20	**48/49**	**Issuer and/or Administrator to notify Dissemination Agent for disclosure to MSRB of all delinquencies**. **If any property owner with ownership of property responsible for more than $10,000 of the Assessments is delinquent or if a total of delinquencies is over 5%, or if it is expected that Reserve Fund moneys will need to be utilized for either the March or September bond payments, the Disclosure Representative shall work with City Attorney's office, or the appropriate designee, to satisfy payment of all delinquent Assessments.**
April 15	**74/75**	**Preliminary Foreclosure activity commences, and Issuer to notify Dissemination Agent of the commencement of preliminary foreclosure activity**. If Dissemination Agent has not received Foreclosure Schedule and Plan of Collections, Dissemination Agent to request same from the Issuer.
May 1	90/91	If the Issuer has not provided the Dissemination Agent with Foreclosure Schedule and Plan of Collections, and if instructed by the bondholders

		under Section 11.2 of the Indenture, Dissemination Agent requests that the Issuer commence foreclosure or provide plan for collection.
May 15	104/105	The designated lawyers or law firm will be preparing the formal foreclosure documents and will provide periodic updates to the Dissemination Agent for dissemination to those bondholders who have requested to be notified of collections progress. The goal for the foreclosure actions is a filing by no later than June 1 (day 120/121).
June 1	**121/122**	**Foreclosure action to be filed with the court**.
June 15	**135/136**	**Issuer notifies Trustee and Dissemination Agent of Foreclosure filing status**. **Dissemination Agent notifies bondholders**.
July 1	151/152	If bondholders and Dissemination Agent have not been notified of a foreclosure action, Dissemination Agent will notify the Issuer that it is appropriate to file action.

A committee of not less than 25% of the Owners may request a meeting with the City Manager or Director of Finance to discuss the Issuer's actions in pursuing the repayment of any delinquencies. This would also occur after day 30 if it is apparent that a Reserve Fund draw is required. Further, if delinquencies exceed 5%, Owners may also request a meeting with the Issuer at any time to discuss the Issuer's plan and progress on collection and foreclosure activity. If the Issuer is not diligently proceeding with the foreclosure process, the Owners may seek an action for mandamus or specific performance to direct the Issuer to pursue the collections of delinquent Assessments.

EXHIBIT D

AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

WELLS SOUTH
PUBLIC IMPROVEMENT DISTRICT

CELINA, TEXAS

AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

December 7, 2015

As updated for Neighborhood Improvement Area #2 on July 10, 2018, Neighborhood Improvement Area #3 on September 8, 2020, Neighborhood Improvement Area #4 on September 28, 2021, Neighborhood Improvement Area #5 on September 13, 2022, Neighborhood Improvement Area #6 on August 8, 2023, Neighborhood Improvement Areas #6-7 Bonds on April 9, 2024, and updated for Major Improvement Area Refunding Bonds and for Neighborhood Improvement Area #1 Refunding Bonds on August 13, 2024.

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

WELLS SOUTH
PUBLIC IMPROVEMENT DISTRICT

AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

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WHEREAS, certain terms used herein are defined in Section I.B hereof; and

WHEREAS, on May 21, 2015, The George White Family Limited Partnership, a Texas limited partnership, and the owner of a majority of certain real property within the extraterritorial jurisdiction of the City, petitioned the City for the creation of a PID; and

WHEREAS, on July 14, 2015, after notice and a public hearing in the manner required by law, the City Council of the City, Texas approved a Resolution No. 2015-34R authorizing the creation of the Wells South Public Improvement District (the "District"); and

WHEREAS, the District is now located entirely within the corporate limits of the City; and

WHEREAS, on December 7, 2015, after notice and public hearings conducted in the manner required by law, the City Council adopted Ordinance Nos. 2015-65 and 2015-66 approving the Wells South Public Improvement District Service and Assessment Plan (the "Original SAP") and approving the Major Improvement Area Assessment Roll and Neighborhood Improvement Area #1 Assessment Roll and levying assessments on property in the Major Improvement Area and Neighborhood Improvement Area #1; and

WHEREAS, THE CITY AND THE MASTER DEVELOPER ENTERED THAT CERTAIN WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT REIMBURSEMENT AGREEMENT, EFFECTIVE DECEMBER 7, 2015 (THE "PID REIMBURSEMENT AGREEMENT"), UNDER WHICH THE CITY AGREES TO REIMBURSE THE MASTER DEVELOPER FOR A PORTION OF THE ACTUAL COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS WITH INTEREST, AS PERMITTED BY THE PID ACT; AND

WHEREAS, on July 10, 2018, after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. 2018-31 approving an updated Wells South Public Improvement District Service and Assessment Plan (the "2018 SAP Update") approving the Neighborhood Improvement Area #2 Assessment Roll and levying assessments for Neighborhood Improvement Area #2 Improvements on property in Neighborhood Improvement Area #2 in the District; and

WHEREAS, on August 27, 2019, the City Council approved an Annual Service Plan Update (the "2019 SAP Update") including reallocation of Neighborhood Improvement Area #2 Assessments in the amount of $954,263 for the Neighborhood Improvement Area #2 Improvements (from the initial total levy of $2,125,000) following subdivision of 99 Lots within Neighborhood Improvement Area #2; and

WHEREAS, the City levied Assessments on the Major Improvement Area Assessed Property and Neighborhood Improvement Area #1 Assessed Property for those water and sewer Major Improvements financed and constructed by the City and described in Section III of the Original SAP, constructed and installed in accordance with the Original SAP, as amended or updated from time to time, (the "2015 CCMI Assessment"); and

WHEREAS, in an ordinance adopted by the City Council on August 11, 2020, approving an amended and restated Service and Assessment Plan (the "Original Amended and Restated

Service and Assessment Plan"), which updated, amended, restated, and replaced the Original SAP, the 2018 SAP Update, and the 2019 SAP Update, and pursuant to direction from the Administrator that the conditions required for completely reducing the 2015 CCMI Assessments, the City formally released the 2015 CCMI Assessment portion of the Major Improvement Area Assessment and the Neighborhood Improvement Area #1 Assessments, and the 2015 CCMI Assessment portion of the Major Improvement Area Assessment or the Neighborhood Improvement Area #1 Assessments will no longer be included in the Assessment Revenues reimbursed to the City for the costs of the water and sewer Major Improvements financed and constructed by the City; and such amounts have been removed for all purposes of this Service and Assessment Plan: and

WHEREAS, in early 2020, the City and the Master Developer determined that due to the change in the development plan, the Master Developer would no longer construct Neighborhood Improvement Area #2 Improvements related to the unallocated Neighborhood Improvement Area #2 Assessment amount of $1,170,737 (i.e. $2,125,000 - $954,263 = $1,170,737) and such unallocated Neighborhood Improvement Area #2 Assessment amount was released as described below; and

WHEREAS, on September 8, 2020 after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. 2020-75 approving the Wells South Public Improvement District Amended and Restated Service and Assessment Plan, dated as of September 8, 2020 (the "2020 Amended and Restated Service and Assessment Plan"), which updated and replaced the Original Amended and Restated Service and Assessment Plan, and approved the Neighborhood Improvement Area #3 Assessment Roll, levied assessments for the Neighborhood Improvement Area #3 Improvements and released that unallocated portion of the Neighborhood Improvement Area #2 Assessments;

WHEREAS, on September 14, 2021 after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. 2021-78 approving the Wells South Public Improvement District Amended and Restated Service and Assessment Plan, dated as of September 14, 2021 (the "2021 Amended and Restated Service and Assessment Plan"), to update and replace the 2020 Amended and Restated Service and Assessment Plan, which ordinance also approved the Neighborhood Improvement Area #4 Assessment Roll and levied assessments for the Neighborhood Improvement Area #4 Improvements; and

WHEREAS, on September 13, 2022 after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. 2022-110 approving the Wells South Public Improvement District Amended and Restated Service and Assessment Plan, dated as of September 13, 2022 (the "2022 Amended and Restated Service and Assessment Plan"), to update and replace the 2021 Amended and Restated Service and Assessment Plan, which ordinance also approved the Neighborhood Improvement Area #5 Assessment Roll and levied assessments for the Neighborhood Improvement Area #5 Improvements; and

WHEREAS, on August 8, 2023 after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. 2023-94 approving the Wells South Public Improvement District Amended and Restated Service and Assessment Plan, dated as of August 8, 2023 (the "2023 Amended and Restated Service and Assessment Plan"), to update and replace the 2022 Amended and Restated Service and Assessment Plan, which ordinance also

approved the Neighborhood Improvement Area #6 Assessment Roll and levied assessments for the Neighborhood Improvement Area #6 Improvements.

WHEREAS, on April 9, 2024 after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. 2024-22 approving this Wells South Public Improvement District Amended and Restated Service and Assessment Plan, dated as of April 9, 2024 (the "2024 Amended and Restated Service and Assessment Plan"), to update and replace the 2023 Amended and Restated Service and Assessment Plan, which ordinance also updated the Neighborhood Improvement Area #6 Assessment Roll in connection with the issuance of the of the Neighborhood Improvement Areas #6-7 Bonds, and approved the Neighborhood Improvement Area #7 Assessment Roll and levied assessments for the Neighborhood Improvement Area #7 Improvements.

WHEREAS, the City is approving the Major Improvement Area Refunding Bonds to refund the Major Improvement Area Projects Bonds, and the Neighborhood Improvement Area #1 Refunding Bonds to refund Neighborhood Improvement Area #1 Bonds on August 13, 2024; and

NOW THEREFORE, the 2024 Amended and Restated Service and Assessment Plan is updated is set forth below (the Service and Assessment Plan"):

(remainder of this page left intentionally blank)

I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

The City Council of the City of Celina, Texas authorized the creation of the PID to finance the costs of certain public improvements for the benefit of property in such public improvement district, all of which was located within the extraterritorial jurisdiction of the City at the time the PID was created and all of which was subsequently annexed by the City and is now located within the corporate limits of the City.

The property in the PID is proposed to be developed in multiple phases, and the PID will finance public improvements as the property is developed. Assessments will be imposed on the property that receives a special benefit from the Authorized Improvements to be constructed.

Chapter 372 of the Texas Local Government Code (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. This Service and Assessment Plan (this "SAP") was prepared pursuant to the PID Act. The PID Act requires that a service plan "(i) cover a period of at least five years; (ii) define the annual indebtedness and the projected costs for improvements, and (iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended." The PID Act also requires the City "review and update the service plan annually for the purpose of determining the annual budget for improvements." The service plan for the PID is described in more detail in Section IV herein. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix C.

Section 372.014 of the PID Act requires that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that "the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district." The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed Assessment Roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter." The current Assessment Rolls for the PID are included as Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, and Appendix L of this Service and Assessment Plan. The Assessments as shown on each applicable Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

"Actual Cost(s)" means with respect to a Public Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Public Improvement as specified in a payment request in a form that has been reviewed and approved by the City. Actual Cost may include (a) the costs incurred for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Public Improvement, (b) the costs incurred in preparing the construction plans for such Public Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Public Improvement, (d) the costs incurred for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes related to such Public Improvement (e) all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and materialmen in connection with the acquisition, construction or implementation of such Public Improvement, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal and consulting fees, financing charges, taxes, governmental fees and charges, insurance premiums, and miscellaneous expenses, and (g) all payments for Administrative Expenses.

"Additional Interest Rate" means the rate not to exceed 0.50% that may be collected as part of the Special Assessments collected from the Major Improvement Area, Neighborhood Improvement Area #1, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, Neighborhood Improvement Area #4, Neighborhood Improvement Area #5, Neighborhood Improvement Area #6, and Neighborhood Improvement Area #7.

"Additional Interest Reserve" has the meaning set forth in Section V.G of this Service and Assessment Plan.

"Administrative Expenses" means the administrative, organization, maintenance and operation costs and expenses associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of (i) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, (ii) creating and organizing the PID and preparing the Assessment Rolls, (iii) computing, levying, collecting and transmitting the Special Assessments or the Annual Installments thereof, (iv) maintaining the record of Special Assessments, including payments, reallocations and/or cancellations of the Special Assessments or Annual Installments thereof, (v) issuing, paying, and redeeming the PID Bonds, (vi) investing or depositing the Special Assessments or other monies, (vii) complying with the PID Act with respect to the PID Bonds, (viii) paying the paying agent/registrar's and trustee's fees and expenses (including the fees and expenses of its legal counsel) related to the PID Bonds, and (ix) administering the construction of the Public Improvements.

"Administrator" means the City or third-party designee of the City who shall have the responsibilities provided for herein, in an Indenture relating to PID Bonds or in any other agreement approved by the City Council.

"Annual Installment" means, with respect to each Parcel, each annual payment of: (i) the Assessments, including interest, as shown on the Assessment Rolls attached hereto as Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, and Appendix

L as applicable, or in an Annual Service Plan Update, and calculated as provided in Section V.D of this Service and Assessment Plan, (ii) the amount collected (if applicable) for the Additional Interest Rate for the Additional Interest Reserve described in Section V.G of this Service and Assessment Plan and (iii) the Administrative Expenses described in Section V.F of this Service and Assessment Plan.

"Annual Service Plan Update" has the meaning set forth in Section IV of this SAP.

"Assessed Property" or **"Assessed Properties"** means property on which Special Assessments have been levied as shown on the Assessment Rolls attached hereto as Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, or Appendix L (as each may be updated each year by the Annual Service Plan Update) and which includes any and all Parcels within the PID other than Non-Benefited Property.

"Assessment" or **"Special Assessment"** means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

"Assessment Ordinance" means each Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments, updates or supplements to the Service and Assessment Plan) and levying Special Assessments against Assessed Property.

"**Assessment Roll**" or "**Assessment Rolls**" means collectively or separately as applicable, the Major Improvement Area Assessment Roll, the Neighborhood Improvement Area #1 Assessment Roll, the Neighborhood Improvement Area #2 Assessment Roll, the Neighborhood Improvement Area #3 Assessment Roll, the Neighborhood Improvement Area #4 Assessment Roll, the Neighborhood Improvement Area #5 Assessment Roll, the Neighborhood Improvement Area #6 Assessment Roll, and the Neighborhood Improvement Area #7 Assessment Roll, included in this SAP as Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, and Appendix L, respectively, as each may be updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

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

"**Budgeted Cost(s)**" means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

"Certificate for Payment" means the certificate to be provided by the Master Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements substantially in the form of Exhibit A attached to the PID Reimbursement Agreement or otherwise approved by the Developer and the City.

"City" means the City of Celina, Texas.

"**City Council**" means the duly elected governing body of the City.

"**Commercial Parcel"** means a Parcel located within the PID which has been designated at the time of the adoption of the applicable Assessment Rolls and approval of this SAP for the future development of commercial uses such as, but not limited to, office buildings, retail shopping centers, and multi-family residential projects.

"**County**" means Collin County, Texas.

"Delinquent Collection Costs" means interest, penalties and expenses incurred or imposed with respect to any delinquent Assessment, or an Annual Installment thereof, in accordance with the PID Act which includes the costs related to pursuing collection of such delinquent Assessment, or an Annual Installment thereof, and the costs related to foreclosing the lien against the Assessed Property, including attorney's fees but excludes any amount collected as a Assessment or interest thereon.

"Developer" means, collectively, the Master Developer, Neighborhood Improvement Areas #5-7 Developer and the Neighborhood Improvement Areas #5-7 Fee Developer.

"Development Agreement" means that certain "Amended and Restated Development Agreement (Wells South Tract)" related to the Property and effective as of April 28, 2015, by and between the City and The George White Family Limited Partnership approved by the City Council on September 8, 2015 and recorded in the real property records of the County as Document No. 20151123001468610 on November 23, 2015;and, as assigned by that certain "Assignment and Assumption of Celina Development Agreement (Wells South)" effective as of January 5, 2016 by and between The George White Family Limited Partnership and Master Developer and recorded in the real property records of the County as Document No. 20160321000333010 on March 21, 2016; and, as amended by that certain "First Amendment to Amended and Restated Development Agreement (Wells South Tract)", effective as of February 13, 2018, by and between the City and Master Developer and approved by the City Council on February 13, 2018 and recorded in the real property records of the County as Document No. 20180511000580740 on May 11, 2018, and any future amendments thereto.

"Future Neighborhood Improvement Areas" means any Neighborhood Improvement Area to be defined and developed after Neighborhood Improvement Area #1, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, Neighborhood Improvement Area #4, Neighborhood Improvement Area #5, Neighborhood Improvement Area #6, and Neighborhood Improvement Area #7 within the boundaries of the PID and which are not subject to Assessments other than those related to the Major Improvements at this time.

"Future Neighborhood Improvement Area Bonds" means PID Bonds, if and when issued, to fund Future Neighborhood Improvement Area Improvements (or a portion thereof) in a Future Neighborhood Improvement Area that are secured by Assessments levied on Assessed Property within such Future Neighborhood Improvement Area. In connection with Future Neighborhood Improvement Area Bonds (or the creation of an obligation under the PID Reimbursement

Agreement related to such Future Neighborhood Improvement Area), Assessments related to such Future Neighborhood Improvement Area Bonds (or the related obligation under the PID Reimbursement Agreement) will be levied only on property located within the applicable Future Neighborhood Improvement Area to finance Authorized Improvements which will only benefit such Future Neighborhood Improvement Area.

"Future Neighborhood Improvement Area Improvements" means those Authorized Improvements which will confer a special benefit solely on the related Future Neighborhood Improvement Area.

"Homebuyer Disclosure" means the form of notice required by the PID Act and Section 5.014 of the Texas Property Code, as amended. A copy of the homebuyer disclosure for the PID is attached as Appendix C hereto.

"Indenture" means an indenture of trust, trust agreement, or similar document between the City and Trustee setting forth the terms and other provisions relating to a series of PID Bonds, as modified, amended, and/or supplemented from time to time.

"Lot" means (i) for any portion of the Property for which a subdivision plat has been recorded in the official public records of the County, a tract of land described as a "lot" in such subdivision plat, and (ii) for any portion of the Property for which a subdivision plat has not been recorded in the official public records of the County, a tract of land anticipated to be described as a "lot" in a final recorded subdivision plat.

"Lot Type" means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, or other uses), as determined by the Administrator and confirmed by the City Council. In the case of single family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, Lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the Lot, as determined by the Administrator and confirmed by the City Council.

"**Major Improvements**" means the Authorized Improvements which benefit all Assessed Property within the PID and are described in Section III.B.

"Major Improvement Area" or **"MIA"** means the property within the PID as generally shown in Appendix A and described as the property legally described in Appendix B-1 save and except for the approximately 93.2 acres within Neighborhood Improvement Area #1 legally described in Appendix B-2.

"Major Improvement Area Assessed Property" means, for any year, all Parcels within the Major Improvement Area other than Non-Benefited Property and listed in the Major Improvement Area Assessment Roll against which Assessments relating to the Major Improvement Area Projects have been levied.

"Major Improvement Area Assessment Roll" means the document included in this SAP as Appendix E, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of the Major Improvement Area Bonds or in connection with any Annual Service Plan Update.

"Major Improvement Area Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Major Improvement Area Project) that were secured by Assessments levied on Major Improvement Area Assessed Property. Following the issuance of the Major Improvement Area Refunding Bonds, the Major Improvement Area Bonds will be refunded and no longer be outstanding.

"Major Improvement Area Refunding Bonds" means those certain City of Celina, Texas Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Major Improvement Area Project) issued by the City to refund the Major Improvement Bonds. Following the issuance of the Major Improvement Area Refunding Bonds and the defeasance and refunding of the Major Improvement Area Bonds, the Annual Installments collected from the Major Improvement Area only secure the Major Improvement Area Refunding Bonds.

"Major Improvement Area Projects" means the Major Improvement Area's proportionate share of the Major Improvements.

"Master Developer" means Celina Development, LLC, a Texas limited liability company, including its successors and assigns.

"Neighborhood Improvement Area" or **"NIA"** means one or more Parcels within the PID that are anticipated to be developed in the same general time period. The Parcels within a Neighborhood Improvement Area other than the Non-Benefited Property have been or will be assessed in connection with the issuance of PID Bonds or the creation of an obligation under the PID Reimbursement Agreement for the Authorized Improvements (or the portion thereof) designated in an update to the Assessment Plan that specially benefit the Assessed Property within said Neighborhood Improvement Area, but any Parcels outside of the Neighborhood Improvement Area will not be assessed.

"Neighborhood Improvement Area #1" or **"NIA #1"** means the initial Neighborhood Improvement Area consisting of approximately 93.2 acres within the PID and as specifically described in Appendix B-2 and as depicted in Appendix A.

"Neighborhood Improvement Area #1 Assessed Property" means, for any year, all Parcels within Neighborhood Improvement Area #1, other than Non-Benefited Property, and listed in the Neighborhood Improvement Area #1 Assessment Roll against which Assessments relating to the Neighborhood Improvement Area #1 Improvements and Neighborhood Improvement Area #1's proportionate share of the Major Improvements have been levied.

"**Neighborhood Improvement Area #1 Assessment Roll**" means the Assessment Roll covering Neighborhood Improvement Area #1 included in this SAP as Appendix F, as updated, modified

or amended from time to time in accordance with the procedures set forth herein and in the PID Act.

"Neighborhood Improvement Area #1 Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project) that were secured by Assessments levied on the Neighborhood Improvement Area #1 Assessed Property. Following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds, the Major Improvement Area Bonds will be refunded and will no longer be outstanding.

"Neighborhood Improvement Area #1 Refunding Bonds" means those certain City of Celina, Texas Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project) issued to refund the Neighborhood Improvement Area #1 Bonds. Following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds and the defeasance and refunding of the Neighborhood Improvement Area #1 Bonds, the Annual Installments collected from Neighborhood Improvement Area #1 will only secure the Neighborhood Improvement Area #1 Refunding Bonds.

"Neighborhood Improvement Area #1 Improvements" means those Authorized Improvements that confer a special benefit solely on Neighborhood Improvement Area #1 and are described in Section III.C.

"Neighborhood Improvement Area #1 Projects" mean, collectively, the: (i) pro rata portion of the Major Improvements allocable to Neighborhood Improvement Area #1, and (ii) Neighborhood Improvement Area #1 Improvements.

"Neighborhood Improvement Area #2" or **"NIA #2"** means the second Neighborhood Improvement Area consisting of approximately 21.347 acres within the PID and as specifically described in Appendix B-3 and as depicted in Appendix A.

"Neighborhood Improvement Area #2 Assessed Property" means, for any year, all Parcels within Neighborhood Improvement Area #2, other than Non-Benefited Property, and listed in the Neighborhood Improvement Area #2 Assessment Roll against which Assessments relating to the Neighborhood Improvement Area #2 Improvements have been levied.

"Neighborhood Improvement Area #2 Assessment Roll" means the Assessment Roll covering Neighborhood Improvement Area #2 included in this SAP as Appendix G, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act.

"Neighborhood Improvement Area #2 Improvements" means those Authorized Improvements that confer a special benefit solely on Neighborhood Improvement Area #2 and are described in Section III.D; and, that are financed with a portion of the proceeds of the Neighborhood Improvement Areas #2-3 Bonds

"Neighborhood Improvement Area #3" or **"NIA #3"** means the third Neighborhood Improvement Area consisting of approximately 44.724 acres within the PID and as specifically described in Appendix B-4 and as depicted in Appendix A.

"Neighborhood Improvement Area #3 Assessed Property" means, for any year, all Parcels within Neighborhood Improvement Area #3, other than Non-Benefited Property, and listed in the Neighborhood Improvement Area #3 Assessment Roll against which Assessments relating to the Neighborhood Improvement Area #3 Improvements have been levied.

"Neighborhood Improvement Area #3 Assessment Roll" means the Assessment Roll covering Neighborhood Improvement Area #3 included in this SAP as Appendix H, as the same may be updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act.

"Neighborhood Improvement Area #3 Improvements" means those Authorized Improvements that confer a special benefit solely on Neighborhood Improvement Area #3 and are described in Section III.E; and, that are financed with a portion of the proceeds of the Neighborhood Improvement Areas #2-3 Bonds.

"Neighborhood Improvement Area #4" or **"NIA #4"** means the fourth Neighborhood Improvement Area consisting of approximately 67.494 acres within the PID and as specifically described in Appendix B-5 and as depicted in Appendix A.

"Neighborhood Improvement Area #4 Assessed Property" means, for any year, all Parcels within Neighborhood Improvement Area #4, other than Non-Benefited Property, and listed in the Neighborhood Improvement Area #4 Assessment Roll against which Assessments relating to the Neighborhood Improvement Area #4 Improvements have been levied.

"Neighborhood Improvement Area #4 Assessment Roll" means the Assessment Roll covering Neighborhood Improvement Area #4 included in this SAP as Appendix I, as the same may be updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act.

"Neighborhood Improvement Area #4 Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2021 (Wells South Public Improvement District Neighborhood Improvement Area #4 Project) that are secured by Assessments levied on the Neighborhood Improvement Area #4 Assessed Property.

"**Neighborhood Improvement Area #4 Improvements**" means those Authorized Improvements that confer a special benefit solely on Neighborhood Improvement Area #4 and are described in Section III.F; and, that are financed with a portion of the proceeds of the Neighborhood Improvement Areas #4 Bonds.

"Neighborhood Improvement Area #5" or **"NIA #5"** means the fifth Neighborhood Improvement Area consisting of approximately 54.720 acres within the PID and as specifically described in Appendix B-6 and as depicted in Appendix A.

"Neighborhood Improvement Area #5 Assessed Property" means, for any year, all Parcels within Neighborhood Improvement Area #5, other than Non-Benefited Property, and listed in the Neighborhood Improvement Area #5 Assessment Roll against which Assessments relating to the Neighborhood Improvement Area #5 Improvements have been levied.

"**Neighborhood Improvement Area #5 Assessment Roll**" means the Assessment Roll covering Neighborhood Improvement Area #5 included in this SAP as Appendix J, as the same may be updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act.

"Neighborhood Improvement Area #5 Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2022 (Wells South Public Improvement District Neighborhood Improvement Area #5 Project) that are secured by Assessments levied on the Neighborhood Improvement Area #5 Assessed Property.

"**Neighborhood Improvement Area #5 Improvements**" means those Authorized Improvements that confer a special benefit solely on Neighborhood Improvement Area #5 and are described in Section III.G; and, that are financed with a portion of the proceeds of the Neighborhood Improvement Areas #5 Bonds.

"Neighborhood Improvement Area #6" or **"NIA #6"** means the sixth Neighborhood Improvement Area consisting of approximately 21.063 acres within the PID and as specifically described in Appendix B-7 and as depicted in Appendix A.

"Neighborhood Improvement Area #6 Assessed Property" means, for any year, all Parcels within Neighborhood Improvement Area #6, other than Non-Benefited Property, and listed in the Neighborhood Improvement Area #6 Assessment Roll against which Assessments relating to the Neighborhood Improvement Area #6 Improvements have been levied.

"**Neighborhood Improvement Area #6 Assessment Roll**" means the Assessment Roll covering Neighborhood Improvement Area #6 included in this SAP as Appendix K, as the same may be updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act.

"Neighborhood Improvement Area #6 Reimbursement Agreement Obligation" means the reimbursement obligation related to the Actual Costs of the Neighborhood Improvement Area #6 Improvements to be paid from Assessments secured by the Neighborhood Improvement Area #6 Assessed Property for the Neighborhood Improvement Area #6 Improvements under the terms of the Reimbursement Agreement and/or with a portion of the proceeds of the Neighborhood Improvement Areas #6-7 Bonds allocable to Neighborhood Improvement Area #6.

"**Neighborhood Improvement Area #6 Improvements**" means those Authorized Improvements that confer a special benefit solely on Neighborhood Improvement Area #6 and are described in Section III.H; and, that are financed with a portion of the proceeds of the Neighborhood Improvement Areas #6-7 Bonds allocable to Neighborhood Improvement Area #6.

"Neighborhood Improvement Area #7" or **"NIA #7"** means the seventh Neighborhood Improvement Area consisting of approximately 48.38 acres within the PID and as specifically described in Appendix B-8 and as depicted in Appendix A.

"Neighborhood Improvement Area #7 Assessed Property" means, for any year, all Parcels within Neighborhood Improvement Area #7 other than Non-Benefited Property, and listed in the Neighborhood Improvement Area #7 Assessment Roll against which Assessments relating to the Neighborhood Improvement Area #7 Improvements have been levied.

"**Neighborhood Improvement Area #7 Assessment Roll**" means the Assessment Roll covering Neighborhood Improvement Area #7 included in this SAP as Appendix L, as the same may be updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act.

"**Neighborhood Improvement Area #7 Improvements**" means those Authorized Improvements that confer a special benefit solely on Neighborhood Improvement Area #7 and are described in Section III.I; and, that are financed with a portion of the proceeds of the Neighborhood Improvement Areas #6-7 Bonds allocable to Neighborhood Improvement Area #7.

"Neighborhood Improvement Areas #2-3 Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2020 (Wells South Public Improvement District Neighborhood Improvement Areas #2-3 Project) that are secured by actual revenues received by or on behalf of the City from the collection of Assessments levied against Neighborhood Improvement Area #2 Assessed Property and Neighborhood Improvement Area #3 Assessed Property, or the Annual Installments thereof, for the Neighborhood Improvement Area #2 Improvements and Neighborhood Improvement Area #3 Improvements.

"Neighborhood Improvement Areas #5-7 Developer" means M/I Homes of DFW, LLC, a Delaware limited liability company, including its successors and assigns.

"Neighborhood Improvement Areas #5-7 Fee Developer" means HWC Development Management Services, L.P., a Texas limited partnership, acting on behalf of the Neighborhood Improvement Areas #5-7 Developer in the development of Neighborhood Improvements Areas #5, #6 and #7.

"Neighborhood Improvement Areas #6-7 Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2024 (Wells South Public Improvement District Neighborhood Improvement Areas #6-7 Project) that are secured by actual revenues received by or on behalf of the City from the collection of Assessments levied against Neighborhood Improvement Area #6 Assessed Property and Neighborhood Improvement Area #7 Assessed Property, or the Annual Installments thereof, for the Neighborhood Improvement Area #6 Improvements and Neighborhood Improvement Area #7 Improvements.

"Non-Benefited Property" means Parcels within the boundaries of the PID that accrue no special benefit from the Authorized Improvements as determined by City Council, which may include Public Property and easements that create an exclusive use for a public utility provider. Property identified as Non-Benefited Property at the time the Assessments (i) are levied or (ii) are

reallocated pursuant to a subdivision of a Parcel is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to Section VI.H, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.I.

"**Owner's Association**" means a homeowner's association or property owner's association.

"Owner's Association Assessment Allocation" means 1% of the total Assessment collected from a specific Parcel or Neighborhood Improvement Area as may be shown in an Assessment Roll that is allocated to cover the benefit received by the Owner's Association from the Authorized Improvements benefitting the Owner's Association Property.

"Owner's Association Property" or **"OAP"** means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an easement, to an Owner's Association established for the benefit of a group of homeowners or property owners within the PID.

"Parcel" means a property identified by either a tax map identification number assigned by the Collin Central Appraisal District for real property tax purposes, by metes and bounds description, by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

"PID" has the meaning set forth in Section I.A of this Service and Assessment Plan.

"PID Act" means Chapter 372 of the Texas Local Government Code, as amended.

"PID Bonds" means the Major Improvement Area Refunding Bonds, the Neighborhood Improvement Area #1 Refunding Bonds, the Neighborhood Improvement Areas #2-3 Bonds, the Neighborhood Improvement Area #4 Bonds, the Neighborhood Improvement Area #5 Bonds, the Neighborhood Improvement Areas #6-7 Bonds and any Future Neighborhood Improvement Area Bonds if issued to finance Authorized Improvements in a Future Neighborhood Improvement Area.

"PID Reimbursement Agreement" means that certain PID Reimbursement Agreement – Wells South, dated December 7, 2015, by and between the City and the Master Developer in which the City agrees to reimburse the Master Developer for a portion of Actual Costs of the Authorized Improvements with interest as permitted by the PID Act.

"Prepayment Costs" mean interest and Administrative Expenses to the date of prepayment, to the extent not paid in an Annual Installment, plus any additional amounts due pursuant to the Indenture related to the PID Bonds, if any, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment and the PID Bonds secured by such Assessment, each to the date of prepayment and to the extent each is allowable by law.

"Property" means the approximately 400.524 acres of property depicted and described by metes and bounds on Exhibit B to Resolution No. 2015-34R as adopted by City Council on July 14, 2015 and is legally described in Appendix B-1 to this SAP and is depicted in Appendix A of this SAP.

"Public Property" means real property, right-of-way and easements located within the boundaries of the PID owned by or irrevocably offered for dedication to the federal government, the State of Texas, the County, the City, a school district, a public utility provider or any other political subdivision or public agency, whether in fee simple, through an easement, prescription, or by plat.

"**Residential Parcel"** means a Parcel located within the PID which has been designated at the time of the approval of this SAP for the future development of single family residential homes.

"Service and Assessment Plan" means this 2024 Amended and Restated Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended and updated from time to time in accordance with the PID Act.

"Trustee" means the trustee as specified in an Indenture, and any successor thereto permitted under such Indenture.

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is currently located within the City and contains approximately 400.524 gross acres. A map of the property within the PID is shown on Appendix A and described in Appendix B-1 to this Service and Assessment Plan.

At completion, the PID is expected to consist of 1,309 single family residential units, 78 attached townhomes, and approximately 53,143 gross square feet of commercial, right-of-way, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the PID is proposed to be developed as shown in Table II-A.

Table II-A
Proposed Development within the PID

Proposed Development	Quantity	Measurement
Residential:		
Single Family – 70 Ft[1]	159	Units
Single Family – 60 Ft	388	Units
Single Family – 50 Ft	762	Units
Townhomes	78	Units
Subtotal Residential	*1,387*	*Units*
Non-Residential:		
Commercial	53,143	Square feet
Subtotal Commercial	*53,143*	*Square feet*

[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.

B. PROPERTY LOCATED IN NEIGHBORHOOD IMPROVEMENT AREA #1

Neighborhood Improvement Area #1 consists of approximately 93.2 acres and contains 293 single family residential units. A map of the property within Neighborhood Improvement Area #1 is shown on Appendix A and described in Appendix B-2 to this Service and Assessment Plan.

The property within Neighborhood Improvement Area #1 of the PID has been developed as shown in Table II-B.

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Table II-B
Actual Development – Neighborhood Improvement Area #1

Proposed Development	Quantity	Measurement
Single Family – 70 Ft	85	Units
Single Family – 60 Ft	111	Units
Single Family – 50 Ft	97	Units
Total	**293**	**Units**

C. Property Located in the Major Improvement Area

The Major Improvement Area consists of Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, Neighborhood Improvement Area #4, Neighborhood Improvement Area #5, Neighborhood Improvement Area #6, Neighborhood Improvement Area #7, and the Future Neighborhood Improvement Areas. A map of the property within the Major Improvement Area is shown on Appendix A and described in Appendix B-1 (save and except for the approximately 93.2 acres within Neighborhood Improvement Area #1 legally described in Appendix B-2) to this Service and Assessment Plan.

At completion, the Major Improvement Area is expected to consist of 1,016 single family residential units, 78 attached townhomes, and approximately 53,143 gross square feet of commercial, right-of-way, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the Major Improvement Area is proposed to be developed as shown in Table II-C.

Table II-C
Proposed Development – Major Improvement Area

Proposed Development	Quantity	Measurement
Residential:		
Single Family – 70 Ft	74	Units
Single Family – 60 Ft	277	Units
Single Family – 50 Ft	665	Units
Townhomes	78	Units
Subtotal Residential	*1,094*	*Units*
Non-Residential:		
Commercial	53,143	Square feet
Subtotal Commercial	*53,143*	*Square feet*

D. Property Located in Neighborhood Improvement Area #2

Neighborhood Improvement Area #2 consists of approximately 21.347 acres and contains 99 single family residential units. A map of the property within Neighborhood Improvement Area #2 is shown on Appendix A and described in Appendix B-3 to this Service and Assessment Plan.

The property within Neighborhood Improvement Area #2 of the PID has been developed as shown in Table II-D.

Table II-D
Actual Development – Neighborhood Improvement Area #2

Development	Quantity	Measurement
Single Family – 70 Ft	7	Units
Single Family – 50 Ft	92	Units
Total	**99**	**Units**

E. Property Located in Neighborhood Improvement Area #3

Neighborhood Improvement Area #3 consists of approximately 44.724 acres and contains 182 single family residential units. A map of the property within Neighborhood Improvement Area #3 is shown on Appendix A and described in Appendix B-4 to this Service and Assessment Plan.

The property within Neighborhood Improvement Area #3 of the PID has been developed as shown in Table II-E.

Table II-E
Actual Development – Neighborhood Improvement Area #3

Development	Quantity	Measurement
Single Family – 70 Ft	8	Units
Single Family – 60 Ft	94	Units
Single Family – 50 Ft	80	Units
Total	**182**	**Units**

F. Property Located in Neighborhood Improvement Area #4

Neighborhood Improvement Area #4 consists of approximately 67.494 acres and contains 276 single family residential units. A map of the property within Neighborhood Improvement Area #4 is shown on Appendix A and described in Appendix B-5 to this Service and Assessment Plan.

The property within Neighborhood Improvement Area #4 of the PID has been developed as shown in Table II-F.

Table II-F
Actual Development – Neighborhood Improvement Area #4

Development	Quantity	Measurement
Single Family – 70 Ft	20	Units
Single Family – 60 Ft	100	Units
Single Family – 50 Ft	156	Units
Total	**276**	**Units**

G. Property Located in Neighborhood Improvement Area #5

Neighborhood Improvement Area #5 consists of approximately 54.720 acres and contains 207 single family residential units. A map of the property within Neighborhood Improvement Area #5 is shown on Appendix A and described in Appendix B-6 to this Service and Assessment Plan.

The property within Neighborhood Improvement Area #5 of the PID has been developed as shown in Table II-G.

Table II-G
Actual Development – Neighborhood Improvement Area #5

Proposed Development	Quantity	Measurement
Single Family – 60 Ft	68	Units
Single Family – 50 Ft	139	Units
Total	**207**	**Units**

H. Property Located in Neighborhood Improvement Area #6

Neighborhood Improvement Area #6 consists of approximately 21.063 acres and contains 100 single family residential units. A map of the property within Neighborhood Improvement Area #6 is shown on Appendix A and described in Appendix B-7 to this Service and Assessment Plan.

The property within Neighborhood Improvement Area #6 of the PID has been developed as shown in Table II-H.

Table II-H
Actual Development – Neighborhood Improvement Area #6

Proposed Development	Quantity	Measurement
Single Family – 50 Ft	100	Units
Total	**100**	**Units**

I. Property Located in Neighborhood Improvement Area #7

Neighborhood Improvement Area #7 consists of approximately 48.38 acres and is projected to contain 152 single family residential units. A map of the property within Neighborhood Improvement Area #7 is shown on Appendix A and described in Appendix B-8 to this Service and Assessment Plan.

The property within Neighborhood Improvement Area #7 of the PID is anticipated to be developed as shown in Table II-I.

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Table II-I
Proposed Development – Neighborhood Improvement Area #7

Proposed Development	Quantity	Measurement
Single Family – 70 Ft	39	Units
Single Family – 60 Ft	15	Units
Single Family – 50 Ft	98	Units
Total	**152**	**Units**

J. PROPERTY LOCATED IN FUTURE NEIGHBORHOOD IMPROVEMENT AREAS

As Future Neighborhood Improvement Areas are developed, additional PID Bonds may be issued and/or obligations may be incurred under the PID Reimbursement Agreement for each Future Neighborhood Improvement Area. In connection with the issuance of each new series of PID Bonds and/or new obligations under the PID Reimbursement Agreement, if issued and/or incurred, this Service and Assessment Plan will be updated to add additional details of each new Neighborhood Improvement Area as shown above. A map of the property that may be developed as a Future Neighborhood Improvement Area is shown in Appendix A. The potential Future Neighborhood Improvement Areas are shown for illustrative purposes only and are subject to adjustment. The current Parcels in the PID are shown on the Assessment Rolls included as Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, and Appendix L.

The estimated number of units at the build-out of the PID is based on the land use approvals by the City for the property, the anticipated subdivision of property in the PID, and the Developer's estimate of the highest and best use of the property within the PID.

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

(i) landscaping;

(ii) erection of fountains, distinctive lighting, and signs;

(iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;

(iv) construction or improvement of pedestrian malls;

(v) acquisition and installation of pieces of art;

(vi) acquisition, construction, or improvement of libraries;

(vii) acquisition, construction, or improvement of off-street parking facilities;

(viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;

(ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;

(x) the establishment or improvement of parks;

(xi) projects similar to those listed in Subdivisions (i)-(x);

(xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;

(xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;

(xiv) payment of expenses incurred in the establishment, administration and operation of the district; and

(xv) the development, rehabilitation, or expansion of affordable housing

The City has determined that of the improvements authorized under the PID Act, it will undertake at this time only those Authorized Improvements more particularly described in Section III.B, Section III.C, Section III.D, Section III.E, Section III.F., Section III.G, Section III.H, and Section III.I. Any change to the list of Authorized Improvements, including any Future Neighborhood Improvement Area Improvements as described in Section III.J, will require the approval of the City.

B. DESCRIPTIONS AND COSTS OF MAJOR IMPROVEMENTS

The Major Improvements benefit the entire PID. The Actual Costs of the Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the estimated build-out-value.

The Major Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Major Improvements are shown in Table III-A.

A description of the Major Improvements follows:

Roadway Improvements

The roadway improvement portion of the Major Improvements consists of the construction of perimeter road and thoroughfare improvements, including related paving, sidewalks, retaining walls, signage, and traffic control devices, and the acquisition of related rights-of-way, as described in the Development Agreement and which benefit the Major Improvement Area Assessed Property. The City has determined that the acquisition of rights-of-way related to road improvements as described in the Development Agreement meets the requirements of its current policy on the financing of roadway rights-of-way through public improvement district assessments. The roadway improvements have been constructed according to City standards.

Storm Drainage Improvements

The storm drainage improvement portion of the Major Improvements consists of the construction of two detention ponds and appurtenances thereto to appropriately control and covey storm water. The storm drainage improvements have been constructed according to City standards.

Wastewater Improvements

The wastewater improvement portion of the Major Improvements consists of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The wastewater improvements have been constructed according to City standards.

Water Improvements

The water improvement portion of the Major Improvements consists of construction and installation of waterlines, mains, pipes, valves and appurtenances, necessary for the water distribution system that services the Assessed Property. The water improvements have been constructed according to City standards.

Open Space/Trail System Improvements

The open space and trail system improvement portion of the Major Improvements consists of certain public open space and trail systems as described in the Development Agreement. The

public open space and trail system improvements have been constructed according to City standards.

Table III-A
Major Improvement Costs

Authorized Improvements	Total Major Improvement Costs	NIA #1 Allocated Amount	MIA Allocated Amount[1]
Roadway Improvements	$3,878,507	$291,826	$3,586,681
Storm Drainage Improvements	$801,703	$89,128	$712,575
Wastewater Improvements	$441,572	$49,695	$391,877
Water Improvements	$484,865	$54,130	$430,735
Open Space/Trail System Improvements	$188,000	$0	$188,000
Soft Costs	$939,922	$103,422	$836,500
Total Authorized Improvements	**$6,734,569**	**$588,201**	**$6,146,368**

Note: Original cost estimates provided by Huitt-Zollars Engineering. The Actual Costs shown above provided in the 1Q20 developer quarterly disclosure.

C. DESCRIPTIONS AND COSTS OF NEIGHBORHOOD IMPROVEMENT AREA #1 IMPROVEMENTS

The Neighborhood Improvement Area #1 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Neighborhood Improvement Area #1 Projects are shown in Table III-B.

A description of the Neighborhood Improvement Area #1 Improvements are as follows:

Roadway Improvements

The roadway improvement portion of the Neighborhood Improvement Area #1 Improvements consists of the construction of road and thoroughfare improvements, including related paving, sidewalks, retaining walls, signage, and traffic control devices, and the acquisition of related rights-of-way, as described in the Development Agreement and which benefit the Neighborhood Improvement Area #1 Assessed Property. The City has determined that the acquisition of rights-of-way related to roadway improvements as described in the Development Agreement meets the requirements of its current policy on the financing of roadway rights-of-way through public improvement district assessments. The roadway improvements have been constructed according to City standards.

Storm Drainage Improvements

The storm drainage improvement portion of the Neighborhood Improvement Area #1 Improvements consists of construction of detention ponds and appurtenances thereto to appropriately control and covey storm water. The storm drainage improvements have been constructed according to City standards.

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Wastewater Improvements

The wastewater improvement portion of the Neighborhood Improvement Area #1 Improvements consists of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to Neighborhood Improvement Area #1 Assessed Property. The wastewater improvements have been constructed according to City standards.

Water Improvements

The water improvement portion of the Neighborhood Improvement Area #1 Improvements consists of construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Neighborhood Improvement Area #1 Assessed Property. The water improvements have been constructed according to City standards.

Table III-B
Neighborhood Improvement Area #1 Project Costs

Authorized Improvements	NIA #1's Proportionate Share of Major Improvements	NIA #1 Improvements	Total NIA #1 Projects
Roadway Improvements	$291,826	$2,741,495	$3,033,321
Storm Drainage Improvements	$89,128	$557,644	$646,772
Wastewater Improvements	$49,695	$444,583	$494,278
Water Improvements	$54,130	$587,046	$641,176
Soft Costs	$103,422	$814,934	$918,356
Total Authorized Improvements	**$588,201**	**$5,145,702**	**$5,733,903**

Note: Original cost estimates provided by Huitt-Zollars Engineering. The Actual Costs shown above provided in the 1Q19 developer quarterly disclosure.

D. DESCRIPTIONS AND COSTS OF NEIGHBORHOOD IMPROVEMENT AREA #2 IMPROVEMENTS

The Neighborhood Improvement Area #2 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Neighborhood Improvement Area #2 Improvements are shown in Table III-C.

A description of the Neighborhood Improvement Area #2 Improvements are as follows:

Roadway Improvements

The roadway improvement portion of the Neighborhood Improvement Area #2 Improvements consists of the construction of road and thoroughfare improvements, including related paving, sidewalks, retaining walls, signage, and traffic control devices, and the acquisition of related rights-of-way, as described in the Development Agreement and which benefit the Neighborhood Improvement Area #2 Assessed Property. The City has determined that the acquisition of rights-of-way related to roadway improvements as described in the Development Agreement meets the

requirements of its current policy on the financing of roadway rights-of-way through public improvement district assessments. The roadway improvements have been constructed according to City standards.

Storm Drainage Improvements

The storm drainage improvement portion of Neighborhood Improvement Area #2 Improvements consists of the construction of erosion control improvements to appropriately control and convey storm water for the benefit of Neighborhood Improvement Area #2 Assessed Property. The storm drainage improvements have been constructed according to City standards.

Wet Utility Improvements

The wet utility improvements portion of the Neighborhood Improvement Area #2 Improvements consists of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service and construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Neighborhood Improvement Area #2 Assessed Property. The wet utilities improvements have been constructed according to City standards.

Table III-C
Neighborhood Improvement Area #2 Costs

Authorized Improvements	Total
Roadway Improvements	$1,822,022
Wet Utilities	$861,273
Storm Drainage Improvements	$58,120
Soft Costs	$750,731
Total Authorized Improvements	**$3,492,146**

Note: Actual Costs provided by the Master Developer.

E. DESCRIPTIONS AND COSTS OF NEIGHBORHOOD IMPROVEMENT AREA #3 IMPROVEMENTS

The Neighborhood Improvement Area #3 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Neighborhood Improvement Area #3 Improvements are shown in Table III-D. Information relating to the costs of the Neighborhood Improvement Area #1 Projects in the indentures relating to the Major Improvement Area Bonds and the Neighborhood Improvement Area #1 Bonds is now included in Table III-B.

A description of the Neighborhood Improvement Area #3 Improvements are as follows:

Roadway Improvements

The roadway improvement portion of the Neighborhood Improvement Area #3 Improvements consists of the construction of road and thoroughfare improvements, including related paving, sidewalks, retaining walls, signage, and traffic control devices, and the acquisition of related rights-of-way, as described in the Development Agreement and which benefit the Neighborhood

Improvement Area #3 Assessed Property. The City has determined that the acquisition of rights-of-way related to roadway improvements as described in the Development Agreement meets the requirements of its current policy on the financing of roadway rights-of-way through public improvement district assessments. The roadway improvements have been constructed according to City standards.

Storm Drainage Improvements

The storm drainage improvement portion of Neighborhood Improvement Area #3 Improvements consists of the construction of erosion control improvements to appropriately control and convey storm water for the benefit of Neighborhood Improvement Area #3 Assessed Property. The storm drainage improvements have been constructed according to City standards.

Wet Utility Improvements

The wet utility improvements portion of the Neighborhood Improvement Area #3 Improvements consists of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service and construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Neighborhood Improvement Area #3 Assessed Property. The wet utilities improvements have been constructed according to City standards.

Table III-D
Neighborhood Improvement Area #3 Costs

Authorized Improvements	Total
Roadway Improvements	$1,409,003
Wet Utilities	$1,651,648
Storm Drainage Improvements	$86,080
Soft Costs	$323,988
Total Authorized Improvements	**$3,470,719**

Note: Actual Costs provided by the Master Developer.

F. DESCRIPTIONS AND COSTS OF NEIGHBORHOOD IMPROVEMENT AREA #4 IMPROVEMENTS

The Neighborhood Improvement Area #4 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Neighborhood Improvement Area #4 Improvements are shown in Table III-E.

A description of the Neighborhood Improvement Area #4 Improvements are as follows:

Roadway Improvements

The roadway improvement portion of the Neighborhood Improvement Area #4 Improvements consists of the construction of road and thoroughfare improvements, including related paving, sidewalks, retaining walls, signage, and traffic control devices, and the acquisition of related rights-of-way, as described in the Development Agreement and which benefit the Neighborhood

Improvement Area #4 Assessed Property. The City has determined that the acquisition of rights-of-way related to roadway improvements as described in the Development Agreement meets the requirements of its current policy on the financing of roadway rights-of-way through public improvement district assessments. The roadway improvements have been constructed according to City standards.

Water Improvements

The water improvement portion of the Neighborhood Improvement Area #4 Improvements consists of construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Neighborhood Improvement Area #4 Assessed Property. The water improvements have been constructed according to City standards.

Wastewater Improvements

The wastewater improvement portion of the Neighborhood Improvement Area #4 Improvements consists of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to Neighborhood Improvement Area #4 Assessed Property. The wastewater improvements have been constructed according to City standards.

Storm Drainage Improvements

The storm drainage improvement portion of the Neighborhood Improvement Area #4 Improvements consists of construction of detention ponds and appurtenances thereto to appropriately control and covey storm water. The storm drainage improvements have been constructed according to City standards.

Table III-E
Neighborhood Improvement Area #4 Costs

Authorized Improvements	Total
Roadway Improvements	$2,078,164
Water Improvements	$950,663
Wastewater Improvements	$836,916
Storm Drainage Improvements	$1,286,117
Soft Costs and Contingency	$1,058,491
Total Authorized Improvements	**$6,210,351**

Note: Actual Costs provided by the Master Developer.

G. DESCRIPTIONS AND COSTS OF NEIGHBORHOOD IMPROVEMENT AREA #5 IMPROVEMENTS

The Neighborhood Improvement Area #5 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Neighborhood Improvement Area #5 Improvements are shown in Table III-F.

A description of the Neighborhood Improvement Area #5 Improvements are as follows:

Roadway Improvements

The roadway improvement portion of the Neighborhood Improvement Area #5 Improvements consists of the construction of road and thoroughfare improvements, including related paving, sidewalks, retaining walls, signage, and traffic control devices, and the acquisition of related rights-of-way, as described in the Development Agreement and which benefit the Neighborhood Improvement Area #5 Assessed Property. The City has determined that the acquisition of rights-of-way related to roadway improvements as described in the Development Agreement meets the requirements of its current policy on the financing of roadway rights-of-way through public improvement district assessments. The roadway improvements have been constructed according to City standards.

Water Improvements

The water improvement portion of the Neighborhood Improvement Area #5 Improvements consists of construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Neighborhood Improvement Area #5 Assessed Property. The water improvements have been constructed according to City standards.

Wastewater Improvements

The wastewater improvement portion of the Neighborhood Improvement Area #5 Improvements consists of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to Neighborhood Improvement Area #5 Assessed Property. The wastewater improvements have been constructed according to City standards.

Storm Drainage Improvements

The storm drainage improvement portion of the Neighborhood Improvement Area #5 Improvements consists of construction of detention ponds and appurtenances thereto to appropriately control and covey storm water. The storm drainage improvements have been constructed according to City standards.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Neighborhood Improvement Area #5 Improvements consist of site preparation, signage, district formation costs, contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

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Table III-F
Neighborhood Improvement Area #5 Costs

Authorized Improvements	Total[(a)]
Roadway Improvements	$2,109,604
Water Improvements	$819,434
Wastewater Improvements	$642,607
Storm Drainage Improvements	$963,088
Other Soft and Miscellaneous Costs	$749,448
Total Authorized Improvements	**$5,284,180**

Note: Costs provided by the Neighborhood Improvement Areas #5-7 Fee Developer.

H. DESCRIPTIONS AND COSTS OF NEIGHBORHOOD IMPROVEMENT AREA #6 IMPROVEMENTS

The Neighborhood Improvement Area #6 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Neighborhood Improvement Area #6 Improvements are shown in Table III-G.

A description of the Neighborhood Improvement Area #6 Improvements are as follows:

Roadway Improvements

The roadway improvement portion of the Neighborhood Improvement Area #6 Improvements consists of the construction of road and thoroughfare improvements, including related paving, sidewalks, retaining walls, signage, and traffic control devices, and the acquisition of related rights-of-way, as described in the Development Agreement and which benefit the Neighborhood Improvement Area #6 Assessed Property. The City has determined that the acquisition of rights-of-way related to roadway improvements as described in the Development Agreement meets the requirements of its current policy on the financing of roadway rights-of-way through public improvement district assessments. The roadway improvements have been constructed according to City standards.

Water Improvements

The water improvement portion of the Neighborhood Improvement Area #6 Improvements consists of construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Neighborhood Improvement Area #6 Assessed Property. The water improvements have been constructed according to City standards.

Wastewater Improvements

The wastewater improvement portion of the Neighborhood Improvement Area #6 Improvements consists of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to Neighborhood Improvement Area #6 Assessed Property. The wastewater improvements have been constructed according to City standards.

Storm Drainage Improvements

The storm drainage improvement portion of the Neighborhood Improvement Area #6 Improvements consists of construction of erosion control improvement to appropriately control and convey storm water for the benefit of Neighborhood Improvement Area #6. The storm drainage improvements have been constructed according to City standards.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Neighborhood Improvement Area #6 Improvements consist of site preparation, signage, district formation costs, contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

Table III-G
Neighborhood Improvement Area #6 Costs

Authorized Improvements	Total
Roadway Improvements	$847,220
Water Improvements	$492,443
Wastewater Improvements	$303,329
Storm Drainage Improvements	$785,141
Other Soft and Miscellaneous Costs	$532,396
Total Authorized Improvements	**$2,960,529**

Note: Costs provided by the Neighborhood Improvement Areas #5-7 Fee Developer. The figures shown in Table III-G may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Neighborhood Improvement Area #7 Improvements amount does not change.

I. DESCRIPTIONS AND COSTS OF NEIGHBORHOOD IMPROVEMENT AREA #7 IMPROVEMENTS

The Neighborhood Improvement Area #7 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Neighborhood Improvement Area #7 Improvements are shown in Table III-H.

A description of the Neighborhood Improvement Area #7 Improvements are as follows:

Roadway Improvements

The roadway improvement portion of the Neighborhood Improvement Area #7 Improvements consists of the construction of road and thoroughfare improvements, including related paving, sidewalks, retaining walls, signage, and traffic control devices, and the acquisition of related rights-of-way, as described in the Development Agreement and which benefit the Neighborhood Improvement Area #7 Assessed Property. The City has determined that the acquisition of rights-of-way related to roadway improvements as described in the Development Agreement meets the requirements of its current policy on the financing of roadway rights-of-way through public improvement district assessments. The roadway improvements will be constructed according to City standards.

Water Improvements

The water improvement portion of the Neighborhood Improvement Area #7 Improvements consists of construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Neighborhood Improvement Area #7 Assessed Property. The water improvements will be constructed according to City standards.

Wastewater Improvements

The wastewater improvement portion of the Neighborhood Improvement Area #7 Improvements consists of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to Neighborhood Improvement Area #7 Assessed Property. The wastewater improvements will be constructed according to City standards.

Storm Drainage Improvements

The storm drainage improvement portion of the Neighborhood Improvement Area #7 Improvements consists of construction of erosion control improvement to appropriately control and convey storm water for the benefit of Neighborhood Improvement Area #7. The storm drainage improvements will be constructed according to City standards.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Neighborhood Improvement Area #7 Improvements consist of site preparation, signage, district formation costs, contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

Table III-H
Neighborhood Improvement Area #7 Costs

Authorized Improvements	Total
Roadway Improvements	$1,766,051
Water Improvements	$1,131,127
Wastewater Improvements	$838,263
Storm Drainage Improvements	$581,947
Other Soft and Miscellaneous Costs	$871,217
Total Authorized Improvements	**$5,188,605**

Note: Costs provided by the Neighborhood Improvement Areas #5-7 Fee Developer. The figures shown in Table III-H may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Neighborhood Improvement Area #7 Improvements amount does not change.

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J. FUTURE NEIGHBORHOOD IMPROVEMENT AREA IMPROVEMENTS

As Future Neighborhood Improvement Areas are developed, if Future Neighborhood Improvement Area Bonds are issued and/or obligations under the PID Reimbursement Agreement for each Future Neighborhood Improvement Area are incurred, then this SAP will be amended to identify the specific Future Neighborhood Improvement Area Improvements that confer a special benefit to the property inside each Future Neighborhood Improvement Area (e.g. a Table III-I will be added to show the costs for the specific Future Neighborhood Improvement Area Improvements financed within the specific Future Neighborhood Improvement Area being developed.)

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IV. SERVICE PLAN

A. PROJECTED SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. The Major Improvements, the Neighborhood Improvement Area #1 Projects, the Neighborhood Improvement Area #2 Improvements, the Neighborhood Improvement Area #3 Improvements, and Neighborhood Improvement Area #4 Improvements, Neighborhood Improvement Area #5 Improvements, and Neighborhood Improvement Area #6 Improvements have been constructed and accepted by the City. Construction of the Neighborhood Improvement Area #7 Improvements began in September 2023 and has been completed on April 22, 2024.

The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Rolls. Any update to this Service and Assessment Plan is herein referred as an "Annual Service Plan Update."

As Future Neighborhood Improvement Areas are developed in connection with the issuance of PID Bonds, if any, or the creation of an obligations under the PID Reimbursement Agreement, if any, related to such Future Neighborhood Improvement Area, this Service and Assessment Plan will be amended (e.g. a new table will be added to include Neighborhood Improvement Area #8, etc.).

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Major Improvement Area- Original

The Actual Costs for the Major Improvement Area Projects plus costs related to the issuance of the Major Improvement Area Bonds, and payment of expenses incurred in the establishment, administration and operation of the PID is $8,471,369 as shown in Table IV-A.1

Table IV-A.1
Sources and Uses of Funds – MIA Bonds – Original

Sources of Funds	**Amount**
Gross Bond Amount	$8,040,000
Master Developer Contribution [1]	$431,369
Total Sources of Funds	**$8,471,369**

Uses of Funds	
Project Fund Deposits:	
Authorized Improvements [2]	$6,146,368
Master Developer's Counsel/SAP/Appraisal	$98,829
Subtotal	*$6,245,197*
Other Fund Deposits	
Debt Service Reserve Fund [3]	$653,930
Capitalized Interest [4]	$1,020,075
Additional Proceeds	$2,448
Cost of Issuance	$336,598
Underwriters Discount/Underwriters Counsel [5]	$213,121
Total Uses of Funds	**$8,471,369**

[1]Master Developer funded all costs not covered by the PID Bonds.
[2]See Table III-A for details.
[3]The PID Bonds include a debt service reserve fund calculated in accordance with IRS rules.
[4]The PID Bonds include 21 months of capitalized interest.
[5]The PID Bonds had a 2.65% Underwriter's Discount, which included Underwriter's Counsel Fee.

Major Improvement Area – Outstanding

The Major Improvement Area Refunding Bonds are being issued to refund the Major Improvement Area Bonds. Table IV-A.2 on the following page shows the updated sources and uses for the Major Improvement Area Refunding Bonds.

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Table IV-A.2
Updated Sources and Uses of Funds – Major Improvement Area Refunding Bonds

Sources of Funds	**Major Improvement Area**
Gross Bond Par Amount	$6,908,000
Available Trust Fund Balances [1]	$1,769,248
Total Sources	**$8,677,248**
Use of Funds	
Deposit to Escrow Fund for MIA Bonds	$7,739,750
Subtotal	*$7,739,750*
Bond Issuance Costs	
Original Issue Discount	$13,075
Underwriter's Discount [2]	$207,240
Cost of Issuance	$356,163
Debt Service Reserve Fund	$291,940
Additional Interest Reserve Account	$69,080
Subtotal	*$937,498*
Total Uses	**$8,677,248**

[1]Represents funds available from pre-refunding Trust Accounts, which includes the funds available for the September 1, 2024, principal and interest payment of the Major Improvement Area Bonds.
[2]The PID Bonds have a 3.00% Underwriter's Discount, which includes Underwriter's Counsel Fee.

Prior to the issuance of the Major Improvement Area Refunding Bonds, the outstanding principal due, interest due, Administrative Expenses, and the Additional Interest Reserve from 2024 to 2045 was $7,239,172, $7,950,946, $959,553 and $210,400, respectively, which was anticipated to be collected from 1,091 Lots (initial 1,094 Lots less 3 prepaid Lots) within the Major Improvement Area.

Following the issuance of the Major Improvement Area Refunding Bonds, the total principal due, interest due, Administrative Expenses and the Additional Interest Reserve from 2024 to 2045 is $6,908,000, $5,201,188, $924,404 and $151,475, respectively and is anticipated to be collected from 1,091 Lots (initial 1,094 Lots less 3 prepaid Lots) within the Major Improvement Area. As a result, the savings related to the principal, interest, Administrative Expenses and the Additional Interest Reserve arising from issuance of the Major Improvement Area Refunding Bonds are $331,172, $2,749,757, $35,150 and $58,925, respectively, totaling $3,175,004 Table IV-A.3 on the following page shows a summary of net savings from the refunding.

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Table IV-A.3
Summary of Savings –Major Improvement Area Refunding Bonds

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest [1]	Total
Major Improvement Area Bonds- Original	1,094	2016-2045	$8,040,000	$12,581,009	$1,200,055	$453,934	$22,274,998
Estimated Savings after Refunding							
Major Improvement Area Bonds- Outstanding [2]	1,091	2024-2045	$7,239,172	$7,950,946	$959,553	$210,400	$16,360,071
Major Improvement Area Refunding Bonds	1,091	2024-2045	$6,908,000	$5,201,188	$924,404	$151,475	$13,185,067
Net Refunding related savings			$331,172	$2,749,757	$35,150	$58,925	$3,175,004

[1]It is anticipated that the Additional Interest Reserve related to the Major Improvement Area Refunding Bonds will be initially funded with available funds. In the event the Additional Interest Reserve Account drops below the required reserve amount, additional interest will be collected and used for funding the Additional Interest Reserve for the Major Improvement Area Refunding Bonds.
[2]Outstanding as of July 30, 2024.

Neighborhood Improvement Area #1- Original

The Actual Costs for the Neighborhood Improvement Area #1 Projects plus costs related to the issuance of the Neighborhood Improvement Area #1 Bonds, and payment of expenses incurred in the establishment, administration, and operation of the PID is $6,978,903 as shown in Table IV-B.1 on the following page.

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Table IV-B.1
Sources and Uses of Funds – Neighborhood Improvement Area #1 Bonds- Original

Sources of Funds	Amount
Gross Bond Amount	$5,790,000
Master Developer Contribution [1]	$1,188,903
Total Sources of Funds	**$6,978,903**

Uses of Funds	
Project Fund Deposits:	
Authorized Improvements [2]	$5,733,903
Master Developer's Counsel/SAP/Appraisal	$71,171
Subtotal	*$5,805,074*
Other Fund Deposits	
Debt Service Reserve Fund [3]	$412,100
Capitalized Interest[4]	$357,247
Additional Proceeds	$0
Cost of Issuance	$251,003
Underwriters Discount/Underwriters Counsel [5]	$153,479
Total Uses of Funds	**$6,978,903**

[1]Master Developer funded all costs not covered by the PID Bonds.
[2]See Table III-B for details.
[3]The PID Bonds include a debt service reserve fund calculated in accordance with IRS rules.
[4]The PID Bonds include 12 months of capitalized interest.
[5]The PID Bonds had a 2.65% Underwriter's Discount, which included Underwriter's Counsel Fee.

Neighborhood Improvement Area #1- Outstanding

The Neighborhood Improvement Area #1 Refunding Bonds are being issued to refund the outstanding Neighborhood Improvement Area #1 Bonds. Table IV-B.2 shows the updated sources and uses for the Neighborhood Improvement Area #1 Refunding Bonds on the following page.

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Table IV-B.2
Sources and Uses of Funds – Neighborhood Improvement Area #1 Refunding Bonds - Updated

Sources of Funds	Neighborhood Improvement Area #1
Gross Bond Amount	$4,930,000
Re-offering Premium	$160,632
Available Trust Fund Balances[1]	$865,571
Total Sources	**$5,956,203**
Uses of Funds	
Deposit to Escrow Fund For NIA #1 Bonds	$5,269,688
Subtotal	*$5,269,688*
Bond Issuance Costs	
Underwriter's Discount[2]	$147,900
Cost of Issuance	$313,783
Gross Bond Insurance Premium	$68,644
Surety Bond	$8,826
Debt Service Reserve Fund	$98,063
Additional Interest Reserve	$49,300
Subtotal	*$686,515*
Total Uses	**$5,956,203**

[1]Represents the funds available from pre-refunding Trust Accounts, which includes the amounts available for the September 1, 2024, principal and interest Payment for the Neighborhood Improvement Area #1 Bonds.
[2]The PID Bonds have a 3.00% Underwriter's Discount, which includes Underwriter's Counsel Fee.

Prior to the issuance of the Neighborhood Improvement Area #1 Refunding Bonds, the outstanding principal due, interest due, Administrative Expenses, and the Additional Interest Reserve from 2024 to 2045 was $4,937,940, $4,370,260, $959,533 and $210,400 respectively, which was anticipated to be collected from 284 Lots (initial 293 Lots less 8 fully prepaid and 1 partially prepaid Lots) within Neighborhood Improvement Area #1.

Following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds, the total principal due, interest due, Administrative Expenses and the Additional Interest Reserve from 2024 to 2045 is $4,930,000, $3,145,726, $924,404 and $173,579 respectively, for the Neighborhood Improvement area #1 Refunding Bonds, which is anticipated to be collected from 293 Lots less 15 prepaid Lots (278 Lots) within Neighborhood Improvement Area #1. As a result, the savings related to the reduction in principal, interest, Administrative Expenses and the Additional Interest Reserve from the Neighborhood Improvement Area #1 Refunding Bonds are $7,940, $1,224,534, $35,150, and $36,821, respectively, totaling $1,304,445. Table IV-B.3 on the following page shows a summary of net savings from the refunding.

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Table IV-B.3
Summary of Savings –Neighborhood Improvement Area #1 Refunding Bonds

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest[1]	Total Annual Installments
Neighborhood Improvement Area #1 Bonds- Original	293	2016-2045	$5,790,000	$7,108,200	$1,210,921	$313,216	$14,422,337
Estimated Savings after the Refunding							
Neighborhood Improvement Area #1 Bonds- Outstanding [2]	284	2024-2045	$4,937,940	$4,370,260	$959,553	$210,400	$10,478,154
Neighborhood Improvement Area #1 Refunding Bonds	284	2024-2045	$4,930,000	$3,145,726	$924,404	$173,579	$9,173,709
Net Refunding related savings			$7,940	$1,224,534	$35,150	$36,821	$1,304,445

[1]It is anticipated that the Additional Interest Reserve related to the Neighborhood Improvement Area #1 Refunding Bonds will be initially funded with available funds. In the event the Additional Interest Reserve drops below the required reserve amount, additional interest will be collected and used for funding the Additional interest Reserve for the Neighborhood Improvement Area #1 Refunding Bonds.
[2]Outstanding as of July 30, 2024.

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Neighborhood Improvement Area #2

The Actual Costs for the Neighborhood Improvement Area #2 Improvements plus costs related to financing such improvements, and payment of expenses incurred in the administration and operation of the PID and issuing the Neighborhood Improvement Areas #2-3 Bonds is $3,649,490 as shown in Table IV-C.

Table IV-C
Sources and Uses of Funds – NIA #2

Sources of Funds	**Amount**
Gross Bond Amount	$920,000
Reimbursement Agreement Payment [1]	$25,000
Bond Premium	$14,248
Master Developer Contribution [2]	$2,690,242
Total Sources of Funds	**$3,649,490**

Uses of Funds	
Project Fund Deposits:	
Authorized Improvements [3]	$3,492,146
Other Fund Deposits	
Debt Service Reserve Fund [4]	$69,738
Cost of Issuance	$60,006
Underwriters Discount/Underwriters Counsel [5]	$27,600
Total Uses of Funds	**$3,649,490**

[1]Represents payments made under the PID Reimbursement Agreement.
[2]Master Developer funded all costs not covered by the PID Bonds.
[3]See Table III-C for details.
[4]The PID Bonds include a debt service reserve fund calculated in accordance with IRS rules.
[5]The PID Bonds have a 3.0% Underwriter's Discount, which includes Underwriter's Counsel Fee.

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Neighborhood Improvement Area #3

The Actual Costs for the Neighborhood Improvement Area #3 Improvements plus costs related to the issuance of the Neighborhood Improvement Areas #2-3 Bonds, and payment of expenses incurred in the establishment, administration and operation of the PID is $3,964,618 as shown in Table IV-D.

Table IV-D
Sources and Uses of Funds – NIA #3

Sources of Funds	**Amount**
Gross Bond Amount	$2,275,000
Bond Premium	$36,372
Master Developer Contribution[1]	$1,653,246
Total Sources of Funds	**$3,964,618**
Uses of Funds	
Project Fund Deposits:	
Authorized Improvements[2]	$3,470,719
Other Fund Deposits	
Debt Service Reserve Fund[3]	$172,451
Administrative Fund	$25,000
Capitalized Interest[4]	$79,814
Cost of Issuance	$148,384
Underwriters Discount/Underwriters Counsel[5]	$68,250
Total Uses of Funds	**$3,964,618**

[1]Master Developer will fund all costs not covered by the PID Bonds.
[2]See Table III-D for final costs of the Neighborhood Improvement Area #3 Improvements.
[3]The PID Bonds include a debt service reserve fund calculated in accordance with IRS rules.
[4]The PID Bonds include 12 months of capitalized interest.
[5]The PID Bonds have a 3.0% Underwriter's Discount, which includes Underwriter's Counsel Fee.

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Neighborhood Improvement Area #4

The Actual Costs for the Neighborhood Improvement Area #4 Improvements plus costs related to the issuance of the Neighborhood Improvement Area #4 Bonds, and payment of expenses incurred in the establishment, administration, and operation of the PID is $7,258,014 as shown in Table IV-E.

Table IV-E
Sources and Uses of Funds – NIA #4

Sources of Funds	**Amount**
Gross Bond Amount	$5,255,000
Bond Premium	$99,439
Master Developer Contribution [1]	$1,903,575
Total Sources of Funds	**$7,258,014**
Uses of Funds	
Project Fund Deposits:	
Authorized Improvements [2]	$6,210,351
Other Fund Deposits	
Debt Service Reserve Fund [3]	$393,728
Administrative Fund	$25,000
Capitalized Interest[4]	$166,580
Cost of Issuance	$304,705
Underwriters Discount/Underwriters Counsel [5]	$157,650
Total Uses of Funds	**$7,258,014**

[1]Master Developer funded all costs not covered by the PID Bonds.
[2]See Table III-E for final costs of the Neighborhood Improvement Area #4 Improvements.
[3]The PID Bonds include a debt service reserve fund calculated in accordance with IRS rules.
[4]The PID Bonds include 12 months of capitalized interest.
[5]The PID Bonds have a 3.0% Underwriter's Discount, which includes Underwriter's Counsel Fee.

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Neighborhood Improvement Area #5

The Actual Costs for the Neighborhood Improvement Area #5 Improvements plus costs related to the issuance of the Neighborhood Improvement Area #5 Bonds, and payment of expenses incurred in the establishment, administration, and operation of the PID is $6,789,687 as shown in Table IV-F. The sources and uses of funds shown in Table IV-F shall be updated each year in the Annual Service Plan Update to reflect any revisions to the Actual Costs and additional PID Bond issues, if any.

Table IV-F
Projected Sources and Uses of Funds – NIA #5

Sources of Funds	**Total**
Gross Bond Amount	$6,463,000
NIA #5 Developer Contribution [1]	$326,687
Total Sources	**$6,789,687**
Uses of Funds	
NIA #5 Improvements [2]:	
Roadway Improvements	$2,109,604
Water Improvements	$819,434
Wastewater Improvements	$642,607
Storm Drainage Improvements	$963,088
Other Soft and Miscellaneous Costs	$749,448
Subtotal	*$5,284,180*
Bond Issuance Costs:	
Cost of issuance	$360,483
Capitalized interest [3]	$320,611
Reserve fund [4]	$590,523
Administrative Expenses	$40,000
Underwriters discount [5]	$193,890
Subtotal	*$1,505,507*
Total Uses	**$6,789,687**

[1]NIA #5-7 Developer funded all costs not covered by the PID Bonds.
[2]See Table III-F for details.
[3]The PID Bonds include 12 months of capitalized interest.
[4]The PID Bonds include a debt service reserve fund calculated in accordance with IRS rules.
[5]The PID Bonds have a 3.0% Underwriter's Discount, which includes Underwriter's Counsel Fee.

Neighborhood Improvement Area #6 – Original

The Budgeted Costs for the Neighborhood Improvement Area #6 Improvements, and payment of expenses incurred in the administration and operation of the PID were $3,000,529 as shown in Table IV-G on the following page.

Table IV-G
Projected Sources and Uses of Funds – NIA #6 – Original

Sources of Funds	Total
NIA #6 Reimbursement Agreement Obligation	$2,785,000
NIA #6 Developer Contribution [1]	$215,529
Total Sources	**$3,000,529**
Uses of Funds	
NIA #6 Improvements [2]:	
Roadway Improvements	$847,220
Water Improvements	$492,443
Wastewater Improvements	$303,329
Storm Drainage Improvements	$785,141
Other Soft and Miscellaneous Costs	$532,396
Subtotal	*$2,960,529*
Other Assessment Levy Costs:	
Administrative Expenses	$40,000
Subtotal	*$40,000*
Total Uses	**$3,000,529**

[1]NIA #5-7 Developer will fund all costs not covered by the Reimbursement Agreement.
[2]See Table III-G for details.

Neighborhood Improvement Area #6 (Updated) and Neighborhood Improvement Area #7

The sources and uses of funds shown in Table IV-G are being updated to reflect the issuance of the Neighborhood Improvement Areas #6-7 Bonds allocated to Neighborhood Improvement Area #6 as shown in Table IV-H. The updated Budgeted Costs for the Neighborhood Improvement Area #6 Improvements, plus costs related to the issuance of the Neighborhood Improvement Areas #6-7 Bonds and payment of expenses incurred in the administration and operation of the PID allocated to Neighborhood Improvement Area #6, is $3,596,723 as shown in Table IV-H. The Budgeted Costs for the Neighborhood Improvement Area #7 Improvements plus costs related to the issuance of the Neighborhood Improvement Areas #6-7 Bonds and payment of expenses incurred in the administration, and operation of the PID allocated to Neighborhood Improvement Area #7, is $6,266,594 as shown in Table IV-H. As such, the total Budgeted Costs for the Neighborhood Improvement Area #6 Improvements, Budgeted Costs for the Neighborhood Improvement Area #7 Improvements, plus costs related to the issuance of the Neighborhood Improvement Areas #6-7 Bonds and payment of expenses incurred in the administration, and operation of the PID is $9,863,318 as shown in Table IV-H.

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Table IV-H
Projected Sources and Uses of Funds – NIA #6 (Updated) and NIA #7

Sources of Funds	**NIA #6**	**NIA #7**	**Total**
Gross Bond Amount	$2,785,000	$4,895,000	$7,680,000
Original Issue Discount	($8,806)	($15,011)	($23,817)
Developer Contribution [1]	$811,723	$1,371,594	$2,183,318
Total Sources	**$3,596,723**	**$6,266,594**	**$9,863,318**
Uses of Funds			
NIA #6 Improvements [2]:			
Roadway Improvements	$847,220	$0	$847,220
Water Improvements	$492,443	$0	$492,443
Wastewater Improvements	$303,329	$0	$303,329
Storm Drainage Improvements	$785,141	$0	$785,141
Other Soft and Miscellaneous Costs	$532,396	$0	$532,396
Subtotal	*$2,960,529*	*$0*	*$2,960,529*
Other Assessment Levy Cost (Neighborhood Improvement Area #6[1]:			
Administrative Expenses	*$40,000*	*$0*	*$40,000*
Subtotal	*$40,000*	*$0*	*$40,000*
NIA #7 Improvements [1]:	*$0*		
Roadway Improvements	*$0*	*$1,766,051*	*$1,766,051*
Water Improvements	*$0*	*$1,131,127*	*$1,131,127*
Wastewater Improvements	*$0*	*$838,263*	*$838,263*
Storm Drainage Improvements	*$0*	*$581,947*	*$581,947*
Other Soft and Miscellaneous Costs	*$0*	*$871,217*	*$871,217*
Subtotal	*$0*	*$5,188,605*	*$5,188,605*
Bond Issuance Costs:			
Cost of issuance	$200,187	$314,199	$514,386
Capitalized interest [5]	$48,949	$85,791	$134,740
Reserve fund [6]	$263,508	$463,150	$726,657
Administrative Expenses	$0	$68,000	$68,000
Underwriters discount [7]	$83,550	$146,850	$230,400
Subtotal	*$596,194*	*$1,077,989*	*$1,674,184*
Total Uses	**$3,596,723**	**$6,266,594**	**$9,863,318**

[1]NIA #5-7 Developer will fund all costs not covered by the Reimbursement Agreement and/or Neighborhood Improvement Areas #6-7 Bonds without reimbursement.
[2]See Table III-G for details.
[3]Represents fees paid by the NIA #5-7 Developer in 2023 as part of the levy of assessments under the Neighborhood Improvement Area #6 Reimbursement Agreement Obligation which are available to pay initial Administrative Expenses related to Neighborhood Improvement Area #6.
[4]See Table III-H for details.
[5]The PID Bonds include 5 months of capitalized interest.
[6]The PID Bonds include a debt service reserve fund calculated in accordance with IRS rules.
[7]The PID Bonds have a 3.0% Underwriter's Discount, which includes a fee or the underwriter's legal counsel.

B. PROJECTED FIVE YEAR SERVICE PLAN

Major Improvement Area

The annual projected costs and annual projected indebtedness for the Major Improvement Area following the issuance of the Major Improvement Area Refunding Bonds is shown in Table IV-I. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-I
Annual Projected Costs and Annual Projected Indebtedness – MIA - Updated

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected MIA Annual Installments
2024 & Prior[1]	$8,471,369	$6,908,000	$1,563,369	$5,224,160
2025	$1,316,315	$0	$0	$620,579
2026	$0	$0	$0	$654,185
2027	$0	$0	$0	$653,554
2028	$0	$0	$0	$652,375
2029	$0	$0	$0	$651,648
2030	$0	$0	$0	$650,318
Total	**$9,787,684**	**$6,908,000**	**$1,563,369**	**$9,106,819**

[1]Projected Annual Installments prior to 2025 are related to the Major Improvement Area Bonds. Projected Annual Installments beginning in 2025 are related to the Major Improvement Area Refunding Bonds.

The annual projected costs shown in Table IV-I are the annual expenditures relating to the Major Improvement Area Projects shown in Table III-A, and the costs associated with setting up the PID and costs of issuance including reserves shown in Table IV-A that are allocable to the Major Improvement Area. The "Other Funding Sources" identified above include the amounts contributed by the Master Developer in connection with the issuance of the original Major Improvement Area Bonds.

Neighborhood Improvement Area #1

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #1 following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds is shown in Table IV-J. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-J
Annual Projected Costs and Annual Projected Indebtedness – NIA #1 - Updated

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected NIA #1 Annual Installments
2024 & Prior	$6,978,902	$4,930,000	$2,048,902	$4,029,704
2025	$1,000,258	$0	$0	$428,579
2026	$0	$0	$0	$452,845
2027	$0	$0	$0	$452,216
2028	$0	$0	$0	$451,217
2029	$0	$0	$0	$449,848
2030	$0	$0	$0	$449,109
Total	**$7,979,160**	**$4,930,000**	**$2,048,902**	**$6,713,519**

[1]Projected Annual Installments prior to 2025 are related to the Neighborhood Improvement Area #1 Bonds. Projected Annual Installments beginning in 2025 are related to the Neighborhood Improvement Area #1 Refunding Bonds.

The annual projected costs shown in Table IV-J are the annual expenditures relating to the Improvement Area #1 Projects shown in Table III-B, and the costs associated with setting up the PID and costs of issuance including reserves shown in Table IV-B that are allocable to Neighborhood Improvement Area #1. The "Other Funding Sources" identified above include the amounts contributed by the Master Developer in connection with the issuance of the Neighborhood Improvement Area #1 Bonds.

Neighborhood Improvement Area #2

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #2 is shown in Table IV-K. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-K
Annual Projected Costs and Annual Projected Indebtedness – NIA #2

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected NIA #2 Annual Installments
2023 & Prior	$3,649,490	$945,000	$2,704,490	$327,491
2024	$0	$0	$0	$72,239
2025	$0	$0	$0	$71,957
2026	$0	$0	$0	$71,682
2027	$0	$0	$0	$71,288
2028	$0	$0	$0	$65,901
2029	$0	$0	$0	$65,702
Total	**$3,649,490**	**$945,000**	**$2,704,490**	**$746,259**

The annual projected costs shown in Table IV-K are the annual expenditures relating to the Neighborhood Improvement Area #2 Improvements shown in Table III-C, and the costs associated with setting up the PID and costs of issuance including reserves shown in Table IV-C that are allocable to Neighborhood Improvement Area #2. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Master Developer.

Neighborhood Improvement Area #3

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #3 is shown in Table IV-L. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-L
Annual Projected Costs and Annual Projected Indebtedness – NIA #3

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected NIA #3 Annual Installments
2023 & Prior	$3,964,617	$2,275,000	$1,689,617	$323,162
2024	$0	$0	$0	$162,311
2025	$0	$0	$0	$161,642
2026	$0	$0	$0	$160,983
2027	$0	$0	$0	$165,085
2028	$0	$0	$0	$159,017
2029	$0	$0	$0	$158,141
Total	**$3,964,617**	**$2,275,000**	**$1,689,617**	**$1,290,343**

The annual projected costs shown in Table IV-L are the annual expenditures relating to the Neighborhood Improvement Area #3 Improvements shown in Table III-D, and the costs associated with setting up the PID and costs of issuance including reserves shown in Table IV-D that are allocable to Neighborhood Improvement Area #3. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Neighborhood Improvement Area #4

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #4 is shown in Table IV-M. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-M
Annual Projected Costs and Annual Projected Indebtedness – NIA #4

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected NIA #4 Annual Installments
2023 & Prior	$7,258,014	$5,255,000	$2,003,014	$327,983
2024	$0	$0	$0	$327,973
2025	$0	$0	$0	$327,913
2026	$0	$0	$0	$327,803
2027	$0	$0	$0	$327,645
2028	$0	$0	$0	$327,977
2029	$0	$0	$0	$328,215
Total	**$7,258,014**	**$5,255,000**	**$2,003,014**	**$2,295,507**

The annual projected costs shown in Table IV-M are the annual expenditures relating to the Neighborhood Improvement Area #4 Improvements shown in Table III-E, and the costs associated with setting up the PID and costs of issuance including reserves shown in Table IV-E that are allocable to Neighborhood Improvement Area #4. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Master Developer.

Neighborhood Improvement Area #5

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #5 is shown in Table IV-N. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-N
Annual Projected Costs and Annual Projected Indebtedness – NIA #5

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected NIA #5 Annual Installments(1)
2023 & Prior[1]	$6,789,687	$6,463,000	$326,687	$0
2024	$0	$0	$0	$507,164
2025	$0	$0	$0	$506,980
2026	$0	$0	$0	$506,662
2027	$0	$0	$0	$507,211
2028	$0	$0	$0	$506,577
2029	$0	$0	$0	$506,461
Total	**$6,789,687**	**$6,463,000**	**$326,687**	**$3,041,055**

[1]Administrative Expenses in year 2023 are funded with bond proceeds and interest in year 2023 is funded with capitalized interest.

The annual projected costs shown in Table IV-N are the annual expenditures relating to the Neighborhood Improvement Area #5 Improvements shown in Table III-F, and the costs associated with setting up the PID and costs of issuance including reserves shown in Table IV-F that are allocable to Neighborhood Improvement Area #5. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the by the Neighborhood Improvement Areas #5-7 Developer.

Neighborhood Improvement Area #6

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #6 is shown in Table IV-O. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-O
Annual Projected Costs and Annual Projected Indebtedness – NIA #6

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources [1]	Projected NIA #6 Annual Installments
2023	$3,000,529	$2,785,000	$215,529	$0
2024[2]	$596,194	$0	$596,194	$0
2025	$0	$0	$0	$255,263
2026	$0	$0	$0	$255,803
2027	$0	$0	$0	$255,370
2028	$0	$0	$0	$255,016
2029	$0	$0	$0	$255,742
2030	$0	$0	$0	$255,496
Total	**$3,596,723**	**$2,785,000**	**$811,723**	**$1,532,689**

[1]The other funding sources represent Budgeted Costs of the Authorized Improvements to be paid by the Developer without reimbursement through the PID. See Table IV-G for details.
[2]Administrative Expenses in the amount of $40,000 were funded by the NIA #5-7 Fee Developer at the time the Neighborhood Improvement Area #6 Assessments were levied in 2023 and interest for year 2024 is being funded with capitalized interest.

The annual projected costs shown in Table IV-O are the annual expenditures relating to the Neighborhood Improvement Area #6 Improvements shown in Table III-G, and the costs of issuance including reserves shown in Table IV-G.2 that are allocable to Neighborhood Improvement Area #6. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Neighborhood Improvement Areas #5-7 Developer.

Neighborhood Improvement Area #7

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #7 is shown in Table IV-P. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-P
Annual Projected Costs and Annual Projected Indebtedness – NIA #7

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources[1]	Projected NIA #7 Annual Installments
2024[2]	$6,266,594	$4,895,000	$1,371,594	$0
2025	$0	$0	$0	$403,591
2026	$0	$0	$0	$404,236
2027	$0	$0	$0	$403,857
2028	$0	$0	$0	$398,507
2029	$0	$0	$0	$397,441
2030	$0	$0	$0	$404,457
2031	$0	$0	$0	$404,143
Total	**$6,266,594**	**$4,895,000**	**$1,371,594**	**$2,816,232**

[1]The other funding sources represent Budgeted Costs of the Authorized Improvements to be paid by the Developer without reimbursement through the PID. See Table IV-H for details.
[2]Administrative Expenses for year 2024 are being funded with Bond proceeds and interest for year 2024 is being funded with capitalized interest.

The annual projected costs shown in Table IV-P are the annual expenditures relating to the Neighborhood Improvement Area #7 Improvements shown in Table III-H, and the costs of issuance including reserves shown in Table IV-H that are allocable to Neighborhood Improvement Area #7. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Neighborhood Improvement Areas #5-7 Developer.

C. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan Update include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice"). The PID Assessment Notice is attached hereto as Appendix C and may be updated in an Annual Service Plan Update.

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V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Authorized Improvements shall be allocated in such a manner that the Actual Costs of the Authorized Improvements that only benefit the PID shall be allocated on the basis of estimated buildout value of each Lot Type once such property is developed, and that such method of allocation will result in the imposition of equal shares of the Actual Costs of the Authorized Improvements to Parcels similarly benefited.

At this time, it is impossible to determine with absolute certainty the amount of special benefit each Parcel within the Future Neighborhood Improvement Area will receive from the Future Neighborhood Improvement Area Improvements that are to be financed with PID Bonds and/or the PID Reimbursement Agreement for each Future Neighborhood Improvement Area. Therefore, Parcels within the Future Neighborhood Improvement Area have only been assessed for the special benefits conferred upon such Parcel at this time from the Major Improvements.

In connection with the issuance of PID Bonds and/or incurrence of an obligation under the PID Reimbursement Agreement relating to the Future Neighborhood Improvement Area, this Service and Assessment Plan will be updated to reflect the special benefit each Parcel of Future Neighborhood Improvement Area Assessed Property receives from the Future Neighborhood Improvement Area Improvements. Prior to assessing Parcels located within the Future Neighborhood Improvement Area in connection with issuance of PID Bonds and/or the incurrence of an obligation under the PID Reimbursement Agreement for each Future Neighborhood Improvement Area, each owner of the Parcels to be assessed must acknowledge that the Authorized Improvements to be financed confer a special benefit on their Parcel and must consent to the imposition of Assessments to pay for the Actual Costs of such Authorized Improvements.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Authorized Improvements, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments levied or to be levied on the Assessed Property for such Authorized Improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Authorized Improvements, as applicable, to Parcels in a manner that results

in equal shares of the Actual Costs of such Authorized Improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers, rationally exercised on the basis of analysis of relevant facts and upon advice of qualified consultants and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

B. SPECIAL BENEFIT

The Assessed Property must receive a direct and special benefit from the Authorized Improvements, which must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements and the costs of issuance and payment of costs incurred in the establishment of the PID are authorized by the Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has or will consent to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as "the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (*Dictionary of Real Estate Appraisal, Third Edition*.) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The Assessments will repay financing that is on advantageous terms, as the PID Bonds issued to finance the Authorized Improvements will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax-

exempt bonds will have a lower interest rate than debt that is not tax-exempt. The PID Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer's option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

Each owner of the Assessed Property has or will ratify, confirm, accept, agree to and approve: (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of the Assessments on the Assessed Property. Use of Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Authorized Improvements result or will result in a special benefit to the Assessed Property, and this special benefit exceeds or will exceed the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;

2. The property owner has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the property owner is acting in its interest by consenting to this imposition;

3. The Authorized Improvements are required for the highest and best use of the Assessed Property;

4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);

5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,

6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. ALLOCATION OF ACTUAL COSTS OF MAJOR IMPROVEMENTS

The Major Improvements will provide a special benefit to the Property, other than the Non-Benefited Property, in the Major Improvement Area and the Property, other than the Non-Benefited Property, in the Neighborhood Improvement Area #1. The Actual Costs of the Major Improvements are, therefore, allocated to the Major Improvement Area Assessed Property and the Neighborhood Improvement Area #1 Assessed Property, as shown in Table V-A. The costs

detailed in Table V-A are subject to revision through the Annual Service Plan Updates but may not result in increased Assessments except as authorized under this SAP or the PID Act.

Table V-A
Cost Allocation of Major Improvements

Authorized Improvements	Total Cost[1]	NIA #1 Major Improvements		MIA Major Improvements	
		% Allocation	Share of Costs	% Allocation	Share of Costs
Roadway Improvements	$3,878,507	8%	$291,826	92%	$3,586,681
Storm Drainage Improvements	$801,703	11%	$89,128	89%	$712,575
Wastewater Improvements	$441,572	11%	$49,695	89%	$391,877
Water Improvements	$484,865	11%	$54,130	89%	$430,735
Open Space/Trail System Improvements	$188,000	0%	$0	100%	$188,000
Soft Costs	$939,922	11%	$103,422	89%	$836,500
Total Authorized Improvements	**$6,734,569**		**$588,201**		**$6,146,368**

[1]See Table III-A for details.

D. ASSESSMENT METHODOLOGY

The Actual Costs may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The Actual Costs may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

1. Assessment Methodology for the Major Improvement Area

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Major Improvement Area Projects financed with the Major Improvement Area Bonds, refunded with the Major Improvement Area Bonds, and by the Master Developer shall be allocated to the Major Improvement Area Assessed Property by spreading the entire Assessment across the Parcels based on the ratio of the estimated buildout value of each Lot to the estimated total buildout value for all Parcels within the Major Improvement Area.

Based on the Actual Costs of the Major Improvement Area Projects, the City Council has determined that the benefit to the Major Improvement Area Assessed Property from the Major Improvement Area Projects is at least equal to the Assessments levied on the Major Improvement Area Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the ratio of the estimated buildout value of each lot to the total estimated buildout value for all Parcels. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated buildout value at the time residential Lots are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. For multifamily units, when final multifamily building sites are platted, Assessments will be apportioned proportionately among each multifamily unit based on the ratio of the estimated buildout value at the time multifamily units are platted to the total estimated buildout value of all multifamily units in the platted Parcel, as determined by the Administrator and confirmed by the

City Council. For non-residential Parcels, when final building sites are platted, Assessments will be apportioned proportionately among each Parcel based ratio of the estimated buildout value at the time non-residential Parcels are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within the Major Improvement Area is shown on the Major Improvement Area Assessment Roll, attached as Appendix E, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

2. Assessment Methodology for Neighborhood Improvement Area #1

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Neighborhood Improvement Area #1 Projects financed with the Neighborhood Improvement Area #1 Bonds, refunded with the Neighborhood Improvement Area #1 Refunding Bonds, and by the Master Developer shall be allocated to the Neighborhood Improvement Area #1 Assessed Property by spreading the entire Assessment across the Parcels based on the ratio of the estimated buildout value of each Lot to the estimated total buildout value for all Parcels within Neighborhood Improvement Area #1.

Based on the Actual Costs provided by the Master Developer for the Neighborhood Improvement Area #1 Projects, the City Council has determined that the benefit to the Neighborhood Area #1 Assessed Property from the Neighborhood Improvement Area #1 Projects is at least equal to the Assessments levied on the Neighborhood Improvement Area #1 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the ratio of the estimated buildout value of each lot to the total estimated buildout value for all Parcels. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated buildout value at the time residential Lots are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Neighborhood Improvement Area #1 is shown on the Neighborhood Improvement Area #1 Assessment Roll, attached as Appendix F, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

3. Assessment Methodology for Neighborhood Improvement Area #2

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Neighborhood Improvement Area #2 Improvements financed with the Neighborhood Improvement Areas #2-3 Bonds and by the Master Developer shall be allocated to the Neighborhood Improvement Area #2 Assessed Property by spreading the entire Assessment across the Parcels based on the ratio of the estimated buildout value of each Lot to the estimated total buildout value for all Parcels within Neighborhood Improvement Area #2.

Based on the Actual Costs provided by the Master Developer for the Neighborhood Improvement Area #2 Improvements, the City Council has determined that the benefit to the Neighborhood Area #2 Assessed Property from the Neighborhood Improvement Area #2 Improvements is at least equal to the Assessments levied on the Neighborhood Improvement Area #2 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the ratio of the estimated buildout value of each lot to the total estimated buildout value for all Parcels. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated buildout value at the time residential Lots are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Neighborhood Improvement Area #2 is shown on the Neighborhood Improvement Area #2 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

4. Assessment Methodology for Neighborhood Improvement Area #3

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Neighborhood Improvement Area #3 Improvements financed with the Neighborhood Improvement Areas #2-3 Bonds and by the Master Developer shall be allocated to the Neighborhood Improvement Area #3 Assessed Property by spreading the entire Assessment across the Parcels based on the ratio of the estimated buildout value of each Lot to the estimated total buildout value for all Parcels within Neighborhood Improvement Area #3.

Based on the Actual Costs provided by the Master Developer for the Neighborhood Improvement Area #3 Improvements, the City Council has determined that the benefit to the Neighborhood Area #3 Assessed Property from the Neighborhood Improvement Area #3 Improvements is at least equal to the Assessments levied on the Neighborhood Improvement Area #3 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the ratio of the estimated buildout value of each lot to the total estimated buildout value for all Parcels. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated buildout value at the time residential Lots are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Neighborhood Improvement Area #3 is shown on the Neighborhood Improvement Area #3 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

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5. Assessment Methodology for Neighborhood Improvement Area #4

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Neighborhood Improvement Area #4 Improvements to be financed with the Neighborhood Improvement Areas #4 Bonds and by the Master Developer shall be allocated to the Neighborhood Improvement Area #4 Assessed Property by spreading the entire Assessment across the Parcels based on the ratio of the estimated buildout value of each Lot to the estimated total buildout value for all Parcels within Neighborhood Improvement Area #4.

Based on the Actual Costs provided by the Master Developer for the Neighborhood Improvement Area #4 Improvements, the City Council has determined that the benefit to the Neighborhood Area #4 Assessed Property from the Neighborhood Improvement Area #4 Improvements is at least equal to the Assessments levied on the Neighborhood Improvement Area #4 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the ratio of the estimated buildout value of each lot to the total estimated buildout value for all Parcels. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated buildout value at the time residential Lots are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Neighborhood Improvement Area #4 is shown on the Neighborhood Improvement Area #4 Assessment Roll, attached as Appendix I, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

6. Assessment Methodology for Neighborhood Improvement Area #5

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Neighborhood Improvement Area #5 Improvements to be financed with the Neighborhood Improvement Areas #5 Bonds and by the Neighborhood Improvement Areas #5-7 Developer shall be allocated to the Neighborhood Improvement Area #5 Assessed Property by spreading the entire Assessment across the Parcels based on the ratio of the estimated buildout value of each Lot to the estimated total buildout value for all Parcels within Neighborhood Improvement Area #5.

Based on the Actual Costs provided by the Neighborhood Improvement Areas #5-7 Fee Developer for the Neighborhood Improvement Area #5 Improvements, the City Council has determined that the benefit to the Neighborhood Area #5 Assessed Property from the Neighborhood Improvement Area #5 Improvements is at least equal to the Assessments levied on the Neighborhood Improvement Area #5 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the ratio of the estimated buildout value of each lot to the total estimated buildout value for all Parcels. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the

estimated buildout value at the time residential Lots are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Neighborhood Improvement Area #5 is shown on the Neighborhood Improvement Area #5 Assessment Roll, attached as Appendix J, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

7. Assessment Methodology for Neighborhood Improvement Area #6

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Neighborhood Improvement Area #6 Improvements to be financed by Neighborhood Improvement Area #6's share of the Neighborhood Improvement Areas #6-7 Bonds and by the Neighborhood Improvement Areas #5-7 Developer shall be allocated to the Neighborhood Improvement Area #6 Assessed Property by spreading the entire Assessment across the Parcels based on the ratio of the estimated buildout value of each Lot to the estimated total buildout value for all Parcels within Neighborhood Improvement Area #6.

Based on the Budgeted Costs provided by the Neighborhood Improvement Areas #5-7 Fee Developer for the Neighborhood Improvement Area #6 Improvements, the City Council has determined that the benefit to the Neighborhood Improvement Area #6 Assessed Property from the Neighborhood Improvement Area #6 Improvements is at least equal to the Assessments levied on the Neighborhood Improvement Area #6 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the ratio of the estimated buildout value of each lot to the total estimated buildout value for all Parcels. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated buildout value at the time residential Lots are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Neighborhood Improvement Area #6 is shown on the Neighborhood Improvement Area #6 Assessment Roll, attached as Appendix K, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

8. Assessment Methodology for Neighborhood Improvement Area #7

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Neighborhood Improvement Area #7 Improvements to be financed by Neighborhood Improvement Area #7's share of the Neighborhood Improvement Areas #6-7 Bonds, and by the Neighborhood Improvement Areas #5-7 Developer shall be allocated to the Neighborhood Improvement Area #7 Assessed Property by spreading the entire Assessment across the Parcels based on the ratio of the estimated buildout value of each Lot to the estimated total buildout value for all Parcels within Neighborhood Improvement Area #7.

Based on the Budgeted Costs provided by the Neighborhood Improvement Areas #5-7 Fee Developer for the Neighborhood Improvement Area #7 Improvements, the City Council has determined that the benefit to the Neighborhood Improvement Area #7 Assessed Property from the Neighborhood Improvement Area #7 Improvements is at least equal to the Assessments levied on the Neighborhood Improvement Area #7 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the ratio of the estimated buildout value of each lot to the total estimated buildout value for all Parcels. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated buildout value at the time residential Lots are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Neighborhood Improvement Area #7 is shown on the Neighborhood Improvement Area #7 Assessment Roll, attached as Appendix L, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

9. Assessment Methodology for Future Neighborhood Improvement Areas

When any given Future Neighborhood Improvement Areas are developed and the issuance of Future Neighborhood Improvement Area Bonds, if any, or the incurrence of an obligation under the PID Reimbursement Agreement related to such Future Neighborhood Improvement Area(s) are contemplated, if any, this SAP will be amended to determine the assessment methodology necessary to apply equal shares of the Actual Costs of Future Neighborhood Improvement Area Improvements on Assessed Property similarly benefited within that Future Neighborhood Improvement Area.

E. ASSESSMENTS

The Assessments have been levied on each Parcel of Assessed Property within the Major Improvement Area, Neighborhood Improvement Area #1, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, Neighborhood Improvement Area #4, Neighborhood Improvement Area #5, Neighborhood Improvement Area #6, and Neighborhood Improvement Area #7, according to the Assessment Rolls, attached hereto as Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, and Appendix L, respectively. The Annual Installments of the Assessments will be collected at the time and in the amounts shown on the Assessment Rolls, subject to any revisions made during an Annual Service Plan Update. Non-Benefitted Property will not be subject to any Assessments.

See Appendix D for Assessment per unit and estimated tax rate equivalent calculation details.

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F. ADMINISTRATIVE EXPENSES

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel or Lot based on the amount of outstanding assessment remaining on the Parcel or Lot. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Major Improvement Area Assessment Roll, the Neighborhood Improvement Area #1 Assessment Roll, the Neighborhood Improvement Area #2 Assessment Roll, the Neighborhood Improvement Area #3 Assessment Roll, the Neighborhood Improvement Area #4 Assessment Roll, the Neighborhood Improvement Area #5 Assessment Roll, Neighborhood Improvement Area #6 Assessment Roll, and the Neighborhood Improvement Area #7 Assessment Roll shown on Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, and Appendix L, respectively, which are subject to revision through Annual Service Plan Updates.

G. ADDITIONAL INTEREST RESERVE

Pursuant to the PID Act, the interest rate for Assessments which secure a series of PID Bonds, may exceed the actual interest rate per annum paid on the PID Bonds by no more than one half of one percent (0.50%). Funds generated by the Additional Interest Rate, if any, related to a series of PID Bonds are held in reserves held under the respective Trust Indenture for such series of PID Bonds ("Additional Interest Reserve"), which may be used to fund the associated interest charged between the date of prepayment of an Assessment and the date on which the related PID bonds are redeemed, to offset any possible delinquent payments as provided for in the applicable Trust Indenture.

With respect to the Neighborhood Improvement Area #2-3 Bonds, Neighborhood Improvement Area #4 Bonds, Neighborhood Improvement Area #5 Bonds, and Neighborhood Improvement Area #6-7 Bonds, this Additional Interest Reserve shall be funded each year up to 5.50% of the par amount of the respective series of PID Bonds. If, in a given year, the Additional Interest Reserve is fully funded at 5.50% of the par amount of the applicable series of PID Bonds, the City shall not collect the Additional Interest Rate in such year. However, in the event such amount is reduced below the required reserve, the City shall resume collecting the Additional Interest Rate as set forth in the applicable Trust Indenture.

With respect to the Major Improvement Area Refunding Bonds and Neighborhood Improvement Area #1 Refunding Bonds, this Additional Interest Reserve shall be fully funded up to an amount set forth in each respective Trust Indenture from available funds. Following the issuance of the Major Improvement Area Refunding Bonds and Neighborhood Improvement Area #1 Refunding Bonds, in the event the amount deposited into the Additional Interest Reserve should drop below the established reserve, the City shall resume collecting the Additional Interest Reserve as set forth in the applicable Trust Indenture.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE MAJOR IMPROVEMENT AREA

The Assessments and Annual Installments for the Major Improvement Area Assessed Property are shown on the Major Improvement Area Assessment Roll in Appendix E. The Assessment and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay (i) the principal and interest on the Major Improvement Area Refunding Bonds (ii) to fund the Additional Interest Reserve described in Section V.G, and (iii) to cover the Administrative Expenses of the Major Improvement Area.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN NEIGHBORHOOD IMPROVEMENT AREA #1

The Assessments and Annual Installments for the Neighborhood Improvement Area #1 Assessed Property are shown on the Neighborhood Improvement Area #1 Assessment Roll in Appendix F. The Assessment and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay (i) the principal and interest on the Neighborhood Improvement Area #1 Refunding Bonds, (ii) to fund the Additional Interest Reserve described in Section V.G, and (iii) to cover the Administrative Expenses of Neighborhood Improvement Area #1.

C. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN NEIGHBORHOOD IMPROVEMENT AREA #2

The Assessments and Annual Installments for the Neighborhood Improvement Area #2 Assessed Property are shown on the Neighborhood Improvement Area #2 Assessment Roll in Appendix G. The Assessment and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay (i) Neighborhood Improvement Area #2's portion of the principal and interest on the Neighborhood Improvement Areas #2-3 Bonds, (ii) to fund the Additional Interest Reserve described in Section V.G, and (iii) to cover Administrative Expenses of Neighborhood Improvement Area #2.

D. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN NEIGHBORHOOD IMPROVEMENT AREA #3

The Assessments and Annual Installments for the Neighborhood Improvement Area #3 Assessed Property are shown on the Neighborhood Improvement Area #3 Assessment Roll in Appendix H.

The Assessment and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay (i) Neighborhood Improvement Area #3's portion of the principal and interest on the Neighborhood Improvement Areas #2-3 Bonds, (ii) to fund the Additional Interest Reserve described in Section V.G, and (iii) to cover Administrative Expenses of Neighborhood Improvement Area #3.

E. Amount of Assessments and Annual Installments for Parcels Located Within Neighborhood Improvement Area #4

The Assessments and Annual Installments for the Neighborhood Improvement Area #4 Assessed Property are shown on the Neighborhood Improvement Area #4 Assessment Roll in Appendix I. The Assessment and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay (i) the principal and interest on the Neighborhood Improvement Area #4 Bonds, (ii) to fund the Additional Interest Reserve described in Section V.G, and (iii) to cover Administrative Expenses of Neighborhood Improvement Area #4.

F. Amount of Assessments and Annual Installments for Parcels Located Within Neighborhood Improvement Area #5

The Assessments and Annual Installments for the Neighborhood Improvement Area #5 Assessed Property are shown on the Neighborhood Improvement Area #5 Assessment Roll in Appendix J. The Assessment and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay (i) the principal and interest on the Neighborhood Improvement Area #5 Bonds, (ii) to fund the Additional Interest Reserve described in Section V.G, and (iii) to cover Administrative Expenses of Neighborhood Improvement Area #5.

G. Amount of Assessments and Annual Installments for Parcels Located Within Neighborhood Improvement Area #6

The Assessments and Annual Installments for the Neighborhood Improvement Area #6 Assessed Property are shown on the Neighborhood Improvement Area #6 Assessment Roll in Appendix K. The Assessment and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay (i) the principal and interest on Neighborhood Improvement Area #6's share of the Neighborhood Improvement Areas #6-7 Bonds, (ii) to fund the Additional Interest Reserve described in Section V.G, and (iii) to cover Administrative Expenses of Neighborhood Improvement Area #6.

H. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN NEIGHBORHOOD IMPROVEMENT AREA #7

The Assessments and Annual Installments for the Neighborhood Improvement Area #7 Assessed Property are shown on the Neighborhood Improvement Area #7 Assessment Roll in Appendix L. The Assessment and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay (i) the principal and interest on Neighborhood Improvement Area #7's share of the Neighborhood Improvement Areas #6-7 Bonds, (ii) to fund the Additional Interest Reserve described in Section V.G, and (iii) to cover Administrative Expenses of Neighborhood Improvement Area #7.

I. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN FUTURE NEIGHBORHOOD IMPROVEMENT AREAS

As Future Neighborhood Improvement Areas are developed, if Assessments are levied to finance Authorized Improvements benefitting any Future Neighborhood Improvement Area then this Service and Assessment Plan will be amended to determine the Assessment and Annual Installments for each Assessed Property located within Future Neighborhood Improvement Areas (e.g., an Appendix will be added as the Assessment Roll for Neighborhood Improvement Area #8, etc.). The Assessments shall not exceed the benefit received by the Assessed Property.

J. REALLOCATION OF ASSESSMENTS

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the new divided Assessed Property
B = the Assessment for the Assessed Property prior to division
C = the estimated build out value of the new divided Assessed Property
D = the sum of the estimated build out value for all of the new divided Assessed Properties

The calculation of the estimated build out value of an Assessed Property shall be performed by the Administrator based on information from the City, the Developer, third party consultants, the Official Public Records of Collin County, Texas, and any other relevant source of information regarding the Assessed Property. The calculation as confirmed by the City Council shall be conclusive.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each

newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded Subdivision Plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the new subdivided Lot
B = the Assessment for the Parcel prior to subdivision
C = the sum of the estimated build out value of all new subdivided Lots with same Lot Type
D = the sum of the estimated build out value for all of the new subdivided Lots excluding Non-Benefitted Property
E = the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an estimated build out value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact future as-built Lot value and any other information available to the Developer. The calculation of the estimated as-built Lot value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Developer, homebuilders, third party consultants, and/or the Official Public Records of the County regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

3. Upon Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

4. Upon Change from a Commercial Parcel to a Residential Parcel

Should an owner of an Assessed Property choose to change the intended land use for all or a portion of a Commercial Parcel to a Residential Parcel, the owner will, upon approval for the initial single family residential home building permit from the City, be required to pay down the Assessment and all Prepayment Costs for each Lot on the affected Assessed Property to a level equal to the average Assessment that a Lot within its similar Lot type is assessed.

K. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the party transferring such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

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

L. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of PID Bonds have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs used to calculate the Assessments securing such series of PID Bonds, resulting in excess PID Bond proceeds being available to redeem PID Bonds of such series, then the Assessment securing such series of PID Bonds for each Parcel of Assessed Property shall be reduced by the City Council (in accordance with the applicable Indenture) such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs and such excess Bond proceeds shall applied to redeem PID Bonds of such series. The Assessments shall not be reduced to an amount less than the related outstanding series of PID Bonds. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess PID Bond proceeds being available to redeem PID Bonds, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the PID Bonds, including interest on the PID Bonds and Collection Costs, and such excess Bond proceeds shall be applied to redeem PID Bonds, in accordance with the applicable Indenture. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on estimated build out value of each Parcel or Lot, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, and in accordance with the terms of the applicable Indenture, such that the sum of the resulting reduced Assessments equals the amount required to repay

the PID Bonds, including interest on the PID Bonds and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the PID Bonds is equal to the outstanding principal amount of the PID Bonds.

3. If after all Authorized Improvements to be funded with a series of PID Bonds have been completed and the Actual Costs for the Authorized Improvements are less than the Budgeted Costs used to calculate the Assessments securing the PID Bonds, resulting in excess Bond proceeds, then the City Council may reduce the Assessment securing the PID Bonds for each Assessed Property on a pro rata basis, and in accordance with the terms of the applicable Indenture, such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding series of PID Bonds.

4. Similarly, if the City does not undertake some of the Authorized Improvements with the PID Bonds then the City Council may reduce the Assessment securing the PID Bonds for each Assessed Property pro-rata to reflect only the Actual Costs that were expended. The Assessments shall not be reduced to an amount less than the related outstanding series of PID Bonds and in accordance with the terms of the applicable Indenture.

5. The City Council may apply excess PID Bond proceeds to the redemption of the respective PID Bonds in accordance with the terms of the applicable Indenture.

M. PAYMENT OF ASSESSMENTS

1. Payment in Full

(a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of PID Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of PID Bonds and reserve funds applied to the redemption under the applicable Indenture, net of any other costs applicable to the redemption of PID Bonds.

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

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

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

2. Payment of Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, Administrative Expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Additional Interest Rate (if applicable).

Major Improvement Area- Original

Each Assessment for the Major Improvement Area Assessed Property has been paid with interest of no more than the actual interest rate paid on the Major Improvement Area Bonds. The Major Improvement Area Assessment Roll set forth for each year the Annual Installment for each Parcel based on an interest rate of 7.50% in years 1 through 8 (2016-2024) and the additional interest at the rate of 0.5% to fund prepayment reserve and delinquency reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Major Improvement Area Assessment Roll, attached hereto as Appendix E.

Major Improvement Area- Updated

The Major Improvement Area Bonds are being refunded by the Major Improvement Area Refunding Bonds.

Each Assessment for the Major Improvement Area Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Major Improvement Area Refunding Bonds (plus additional interest, as applicable). The Major Improvement Area Assessment Roll sets forth each year the Annual Installment for each Parcel based on an interest rate of 5.80% for years 2025 through 2045 for the Major Improvement Area Refunding Bonds, Administrative Expenses, and additional interest at the rate of 0.5% as applicable.

Neighborhood Improvement Area #1- Original

Each Assessment for the Neighborhood Improvement Area #1 Assessed Property has been paid with interest of no more than the actual interest rate paid on the Neighborhood Improvement Area #1 Bonds. The Neighborhood Improvement Area #1 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 6.25% in years 1 through 8 (2016-2024) and the additional interest at the rate of 0.5% to fund prepayment reserve and delinquency reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Neighborhood Improvement Area #1 Assessment Roll, attached hereto as Appendix F.

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Neighborhood Improvement Area #1- Updated

The Neighborhood Improvement Area #1 Bonds are being refunded by the Neighborhood Improvement Area #1 Refunding Bonds.

Each Assessment for the Neighborhood Improvement Area #1 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Neighborhood Improvement Area #1 Refunding Bonds (plus additional interest, as applicable). The Neighborhood Improvement Area #1 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 5.00% for years 2025 through 2045 for the Neighborhood Improvement Area #1 Refunding Bonds, Administrative Expenses, and additional interest at the rate of 0.5%, as applicable.

Neighborhood Improvement Area #2

Each Assessment for the Neighborhood Improvement Area #2 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Neighborhood Improvement Areas #2-3 Bonds. The Neighborhood Improvement Area #2 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 2.50% in years 1 through 5 (2021-2025), 3.125% in years 6 through 10 (2026-2030), and 4.00% in years 11 through 30 (2031-2050) and the additional interest at the rate of 0.5% to fund the Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Neighborhood Improvement Area #2 Assessment Roll, attached hereto as Appendix G.

Neighborhood Improvement Area #3

Each Assessment for the Neighborhood Improvement Area #3 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Neighborhood Improvement Areas #2-3 Bonds. The Neighborhood Improvement Area #3 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 2.50% in years 1 through 5 (2021-2025), 3.125% in years 6 through 10 (2026-2030), and 4.00% in years 11 through 30 (2031-2050) and the additional interest at the rate of 0.5% to fund the Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Neighborhood Improvement Area #3 Assessment Roll, attached hereto as Appendix H.

Neighborhood Improvement Area #4

Each Assessment for the Neighborhood Improvement Area #4 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Neighborhood Improvement Area #4 Bonds. The Neighborhood Improvement Area #4 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 2.50% in years 1 through 5 (2022-2026), 3.00% in years 6 through 10 (2027-2031), 3.375% in years 11 through 20 (2032-2041), and 4.00% in years 21 through 30 (2042-2051) and the additional interest at the rate of 0.5% to fund the Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Neighborhood Improvement Area #4 Assessment Roll, attached hereto as Appendix I.

Neighborhood Improvement Area #5

Each Assessment for the Neighborhood Improvement Area #5 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Neighborhood Improvement Area #5 Bonds. The Neighborhood Improvement Area #5 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 4.50% in years 1 through 5 (2023-2027), 4.875% in years 6 through 10 (2028-2032), 5.50% in years 11 through 20 (2033-2042), and 5.625% in years 21 through 30 (2043-2052) and the additional interest at the rate of 0.5% to fund the Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Neighborhood Improvement Area #5 Assessment Roll, attached hereto as Appendix J.

Neighborhood Improvement Area #6

Each Assessment for the Neighborhood Improvement Area #6 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Neighborhood Improvement Areas #6-7 Bonds. The Neighborhood Improvement Area #6 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 4.625% in years 1 through 8 (2024-2031), 5.500% in years 9 through 20 (2032-2044), and 5.750% in years 21 through 31 (2045-2054), and the additional interest at the rate of 0.5% to fund the Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Neighborhood Improvement Area #6 Assessment Roll, attached hereto as Appendix K.

Neighborhood Improvement Area #7

Each Assessment for the Neighborhood Improvement Area #7 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Neighborhood Improvement Areas #6-7 Bonds. The Neighborhood Improvement Area #7 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 4.625% in years 1 through 8 (2024-2031), 5.500% in years 9 through 20 (2032-2044), and 5.750% in years 21 through 31 (2045-2054), and the additional interest at the rate of 0.5% to fund the Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Neighborhood Improvement Area #7 Assessment Roll, attached hereto as Appendix L.

Reduction of Assessments

The Annual Installments shall be reduced to equal the actual costs of repaying the related series of PID Bonds and/or obligations under the PID Reimbursement Agreement and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund PID Bonds in accordance with Section 372.027 of the PID Act and the Indenture related to such PID Bonds. In the event of issuance of refunding bonds, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installment so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the debt service on the refunding bonds when due and payable as required by and established in the

ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute "PID Bonds" for purposes of this SAP.

N. COLLECTION OF ANNUAL INSTALLMENTS

The Administrator shall, no less frequently than annually, prepare and submit to the City for its approval, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll and a calculation of the Annual Installment for each Assessed Property. Administrative Expenses shall be allocated among Assessed Properties in proportion to the amount of the Annual Installments before Administrative Expenses for the Assessed Property. Each Annual Installment shall be reduced by any credits applied under the applicable Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, and existing deposits for an Additional Interest Reserve, as applicable. Annual Installments may be collected by the City (or such entity to whom the City directs) in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Any sale of Assessed Property for nonpayment of the delinquent Annual Installments shall be subject to the lien established for the remaining unpaid Assessment against such Assessed Property and such Assessed Property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such Assessed Property as they become due and payable.

Major Improvement Area

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the Major Improvement Area Bonds were due when billed and were delinquent if not paid prior to February 1, 2017.

Neighborhood Improvement Area #1

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the Neighborhood Improvement Area #1 Bonds were due when billed and were delinquent if not paid prior to February 1, 2017.

Neighborhood Improvement Area #2

Calculation of Annual Installments shall be as of September 1 of each year. Collection of the initial Annual Installments relating to the Neighborhood Improvement Area #2 Improvements that benefit the Neighborhood Improvement Area #2 Assessed Property were due when billed, and were delinquent if not paid prior to February 1, 2021

Neighborhood Improvement Area #3

Calculation of Annual Installments shall be as of September 1 of each year. Collection of the initial Annual Installments relating to the Neighborhood Improvement Area #3 Improvements that benefit the Neighborhood Improvement Area #3 Assessed Property were due when billed, and were delinquent if not paid prior to February 1, 2021

Neighborhood Improvement Area #4

Calculation of Annual Installments shall be as of September 1 of each year. Collection of the initial Annual Installments relating to the Neighborhood Improvement Area #4 Improvements that benefit the Neighborhood Improvement Area #4 Assessed Property were due when billed, and were delinquent if not paid prior to February 1, 2022

Neighborhood Improvement Area #5

Calculation of Annual Installments shall be as of September 1 of each year. Collection of the initial Annual Installments relating to the Neighborhood Improvement Area #5 Improvements that benefit the Neighborhood Improvement Area #5 Assessed Property were due when billed, and were delinquent if not paid prior to February 1, 2023.

Neighborhood Improvement Area #6

Calculation of Annual Installments shall be as of September 1 of each year. Collection of the initial Annual Installments relating to the Neighborhood Improvement Area #6 Improvements that benefit the Neighborhood Improvement Areas #6 Assessed Property will be due when billed and will be delinquent if not paid prior to the first February 1 following issuance of the Neighborhood Improvement Areas #6-7 Bonds. The first payment of the Annual Installment of the Assessment levied against the Neighborhood Improvement Area #6 Assessed Property shall commence upon the issuance of the Neighborhood Improvement Areas #6-7 Bonds will be delinquent if not paid prior to February 1, 2025.

Neighborhood Improvement Area #7

Calculation of Annual Installments shall be as of September 1 of each year. Collection of the initial Annual Installments relating to the Neighborhood Improvement Area #7 Improvements that benefit the Neighborhood Improvement Area #7 Assessed Property will be due when billed and will be delinquent if not paid prior to the first February 1 following issuance of the Neighborhood Improvement Areas #6-7 Bonds. The first payment of the Annual Installment of the Assessment levied against the Neighborhood Improvement Area #7 Assessed Property shall commence upon the issuance of the Neighborhood Improvement Areas #6-7 Bonds will be delinquent if not paid prior to February 1, 2025.

O. SURPLUS FUNDS REMAINING IN THE NEIGHBORHOOD IMPROVEMENT AREA #5 BONDS ACCOUNT

If proceeds from the Neighborhood Improvement Area #5 Bonds still remain after all of the Neighborhood Improvement Area #5 Improvements are constructed and accepted by the City, the

proceeds may be utilized in accordance with the Indenture related to the Neighborhood Improvement Area #5 Bonds.

P. SURPLUS FUNDS REMAINING IN THE NEIGHBORHOOD IMPROVEMENT AREAS #6-7 BONDS ACCOUNT

If proceeds from the Neighborhood Improvement Areas #6-7 Bonds still remain after all of the Neighborhood Improvement Area #6 Improvements and the Neighborhood Improvement Area #7 Improvements are constructed and accepted by the City, the proceeds may be utilized in accordance with the Indenture related to the Neighborhood Improvement Areas #6-7 Bonds.

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VII. THE ASSESSMENT ROLL

A. MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

The City Council has evaluated each Parcel in the Major Improvement Area (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owner's Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Major Improvement Area.

The Major Improvement Area Assessed Property was assessed for the special benefits conferred upon the property from the Major Improvement Area Projects. Table VII-A summarizes the $8,471,369 in special benefit received by the Major Improvement Area Assessed Property from the Major Improvement Area Projects, a portion of cost of the PID formation and administration, and the Major Improvement Area Bond issuance costs. The outstanding par amount of the Major Improvement Area Bonds is $8,040,000. The assessment for each Major Improvement Area Assessed Property is calculated based on the allocation methodologies described in section V.D.1. The Major Improvement Area Assessment Roll is attached hereto as Appendix E.

The Major Improvement Area Assessments shown in Appendix E are being updated to reflect the issuance of the Major Improvement Area Refunding Bonds. The Major Improvement Area Refunding Bonds related principal savings total amount is $331,172. Following the issuance of the Major Improvement Area Refunding Bonds, there is a $2,078,856 excess benefit shown as shown below. The assessment for each Major Improvement Area Assessed Property is calculated based on the allocation methodologies described in section V.D.1. The Major Improvement Area Assessment Roll is attached hereto as Appendix E.

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Table VII-A
Special Benefit Summary – Major Improvement Area- Updated

Special Benefit	Major Improvement Area Bonds	Major Improvement Area Refunding Bonds
Special Benefit		
Major Improvement Area Projects [1]	*$6,146,368*	*$6,146,368*
Major Improvement Area Bond Issuance Costs		
Developer's Counsel/SAP/Appraisal	$98,829	$92,829
Reserve Fund	$653,930	$653,930
Capitalized Interest	$1,020,075	$1,020,075
Additional Proceeds	$2,448	$2,448
Underwriter's Discount	$213,121	$213,121
Cost of Issuance	$336,598	$336,598
Subtotal Major Improvement Area Bonds Costs of Issuance	*$2,325,001*	*$2,325,001*
Major Improvement Area Refunding Bond Issuance Costs		
Underwriter's Discount	$0	$207,240
Additional Interest Reserve	$0	$739,837
Cost of Issuance	$0	$356,163
Original Issue Discount (OID)	$0	$13,075
Subtotal Major Improvement Area Refunding Bond Issuance Costs	*$0*	*$1,316,315*
Total Special Benefit	$8,471,369	$9,787,684
Special Benefit		
Total Special Benefit	*$8,471,369*	*$9,787,684*
Original Assessment	$8,040,000	$8,040,000
Refunding Related Savings Assessment Lien Reduction	*$0*	*($331,172)*
Excess Benefit	**$431,369**	**$2,078,856**

[1]See Table III-A for details.

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B. NEIGHBORHOOD IMPROVEMENT AREA #1 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Neighborhood Improvement Area #1 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owner's Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Parcel.

The Neighborhood Improvement Area #1 Assessed Property was assessed for the special benefits conferred upon the property resulting from the Neighborhood Improvement Area #1 Projects. Table VII-B summarized the $6,978,902 in special benefit received by the Neighborhood Improvement Area #1 Assessed Property from the Neighborhood Improvement Area #1 Projects, a portion of the costs of the PID formation and administration, and the Neighborhood Improvement Area #1 Bond Issuance costs. The outstanding par amount of the Neighborhood Improvement Area #1 Bonds is $4,937,940. The Assessment for each Neighborhood Improvement Area #1 Assessed Property is calculated on the allocation methodologies described in Section V.D.2. The Neighborhood Improvement Area #1 Assessment Roll is attached hereto as Appendix F.

The Neighborhood Improvement Area #1 Assessments shown in Appendix I are being updated to reflect the Neighborhood Improvement Area #1 Refunding Bonds. The Neighborhood Improvement Area #1 Refunding Bonds related principal savings total amount is $7,940. Following the issuance of the Major Improvement Area Refunding Bonds, there is $2,197,101in excess benefit as shown below. The Assessment for each Neighborhood Improvement Area #1 Assessed Property is calculated on the allocation methodologies described in Section V.D.2. The Neighborhood Improvement Area #1 Assessment Roll is attached hereto as Appendix F.

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Table VII-B
Special Benefit Summary – Neighborhood Improvement Area #1- Updated

Special Benefit	Neighborhood Improvement Area #1 Bonds	Neighborhood Improvement Area #1 Bonds
Special Benefit		
Neighborhood Improvement Area #1 Projects [1]	*$5,733,903*	*$5,733,903*
Neighborhood Improvement Area #1 Bonds Bond Issuance Costs		
Developer's Counsel/SAP/Appraisal	*$71,171*	*$71,172*
Reserve Fund	$412,100	$412,101
Capitalized Interest	*$357,247*	*$357,248*
Underwriter's Discount	*$153,479*	*$153,480*
Cost of Issuance	*$251,002*	*$251,003*
Subtotal Neighborhood Improvement Area #1 Bond Issuance Costs	*$1,244,999*	*$1,245,000*
Neighborhood Improvement Area #1 Refunding Bond Issuance Cost		
Underwriter's Discount	*$0*	*$147,900*
Costs of Issuance	$0	$313,783
Additional Interest Reserve	*$0*	*$461,106*
Gross Bond Insurance Premium	$0	$68,644
Surety Bond	*$0*	*$8,826*
Subtotal Neighborhood Improvement Area #1 Refunding Bond issuance cost	*$0*	*$1,000,258*
Total Special Benefit	***$6,978,902***	***$7,979,161***
Special Benefit		
Total Special Benefit	$6,978,902	$7,979,161
Assessment	*$5,790,000*	*$5,790,000*
Refunding Related Savings Assessment Lien Reduction	$0	$7,940
Excess Benefit	***$1,188,902***	***$2,197,101***

[1]See Table III-B for details.

C. Neighborhood Improvement Area #2 Assessment Roll

The City Council has evaluated each Parcel in Neighborhood Improvement Area #2 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owner's Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Parcel.

The Neighborhood Improvement Area #2 Assessed Property was assessed for the special benefits conferred upon the property resulting from the Neighborhood Improvement Area #2 Improvements. Table VII-C summarizes the $3,649,490 in special benefit received by the Neighborhood Improvement Area #2 Assessed Property from the Neighborhood Improvement Area #2 Improvements, a portion of the costs of the PID administration, costs related to financing

the Neighborhood Improvement Area #2 Improvements, and the issuance of the Neighborhood Improvement Areas #2-3 Bonds. The portion of the par amount of the Neighborhood Improvement Areas #2-3 Bonds relating to Neighborhood Improvement Area #2 is $920,000 plus $25,000 in principal payments paid under the PID Reimbursement Agreement, which is less than the benefit received by the Neighborhood Improvement Area #2 Assessed Property. Accordingly, the total Assessment applied to all the Neighborhood Improvement Area #2 Assessed Property is $945,000 plus annual Administrative Expenses. The Assessment for each Neighborhood Improvement Area #2 Assessed Property is calculated based on the allocation methodologies described in Section V.D.3. The Neighborhood Improvement Area #2 Assessment Roll is attached hereto as Appendix G.

Table VII-C
Special Benefit Summary – Neighborhood Improvement Area #2

Special Benefit	Total Cost
Neighborhood Improvement Area #2 Improvements [1]	$3,492,146
PID Formation/Bond Costs of Issuance:	
Reserve Fund	$69,738
Underwriter's Discount/Underwriters Counsel	$60,006
Cost of Issuance	$27,600
Subtotal PID Formation/Bond Cost of Issuance	*$157,344*
Total Special Benefit	**$3,649,490**
Special Benefit:	
Total Special Benefit	$3,649,490
Assessment	$945,000
Excess Benefit	**$2,704,490**

[1]See Table III-C for details.

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D. NEIGHBORHOOD IMPROVEMENT AREA #3 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Neighborhood Improvement Area #3 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owner's Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Parcel.

The Neighborhood Improvement Area #3 Assessed Property was assessed for the special benefits conferred upon the property resulting from the Neighborhood Improvement Area #3 Improvements. Table VII-D summarizes the $3,964,617 in special benefit received by the Neighborhood Improvement Area #3 Assessed Property from the Neighborhood Improvement Area #3 Improvements, a portion of the costs of the PID formation and administration, and the Neighborhood Improvement Areas #2-3 Bond issuance costs. The portion of the par amount of the Neighborhood Improvement Areas #2-3 Bonds relating to Neighborhood Improvement Area #3 is $2,275,000, which is less than the benefit received by the Neighborhood Improvement Area #3 Assessed Property. Accordingly, the total Assessment applied to all the Neighborhood Improvement Area #3 Assessed Property is $2,275,000 plus annual Administrative Expenses. The Assessment for each Neighborhood Improvement Area #3 Assessed Property is calculated based on the allocation methodologies described in Section V.D.4. The Neighborhood Improvement Area #3 Assessment Roll is attached hereto as Appendix H.

Table VII-D
Special Benefit Summary – Neighborhood Improvement Area #3

Special Benefit	Total Cost
Neighborhood Improvement Area #3 Improvements[1]	$3,470,719
PID Formation/Bond Costs of Issuance:	
Reserve Fund	$172,451
Administrative Fund	$25,000
Capitalized Interest	$79,814
Underwriter's Discount/Underwriters Counsel	$68,250
Cost of Issuance	$148,384
Subtotal PID Formation/Bond Cost of Issuance	*$493,898*
Total Special Benefit	**$3,964,617**
Special Benefit:	
Total Special Benefit	$3,964,617
Assessment	$2,275,000
Excess Benefit	**$1,689,617**

[1]See Table III-D for details.

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E. NEIGHBORHOOD IMPROVEMENT AREA #4 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Neighborhood Improvement Area #4 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owner's Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Parcel.

The Neighborhood Improvement Area #4 Assessed Property was assessed for the special benefits conferred upon the property resulting from the Neighborhood Improvement Area #4 Improvements. Table VII-E summarizes the $7,258,014 in special benefit received by the Neighborhood Improvement Area #4 Assessed Property from the Neighborhood Improvement Area #4 Improvements, a portion of the costs of the PID formation and administration, and the Neighborhood Improvement Area #4 Bond issuance costs. The par amount of the Neighborhood Improvement Area #4 Bonds relating to Neighborhood Improvement Area #4 is $5,255,000, which is less than the benefit received by the Neighborhood Improvement Area #4 Assessed Property. Accordingly, the total Assessment applied to all the Neighborhood Improvement Area #4 Assessed Property is $5,255,000 plus annual Administrative Expenses. The Assessment for each Neighborhood Improvement Area #4 Assessed Property is calculated based on the allocation methodologies described in Section V.D.5. The Neighborhood Improvement Area #4 Assessment Roll is attached hereto as Appendix I.

Table VII-E
Special Benefit Summary – Neighborhood Improvement Area #4

Special Benefit	Total Cost
Neighborhood Improvement Area #4 Improvements[1]	$6,210,351
PID Formation/Bond Costs of Issuance:	
Reserve Fund	$393,728
Administrative Fund	$25,000
Capitalized Interest	$166,580
Underwriter's Discount/Underwriters Counsel	$157,650
Cost of Issuance	$304,705
Subtotal PID Formation/Bond Cost of Issuance	*$1,047,663*
Total Special Benefit	**$7,258,014**
Special Benefit:	
Total Special Benefit	$7,258,014
Assessment	$5,255,000
Excess Benefit	**$2,003,014**

[1]See Table III-E for details.

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F. NEIGHBORHOOD IMPROVEMENT AREA #5 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Neighborhood Improvement Area #5 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owner's Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Parcel.

The Neighborhood Improvement Area #5 Assessed Property was assessed for the special benefits conferred upon the property resulting from the Neighborhood Improvement Area #5 Improvements. Table VII-F summarizes the $6,789,687 in special benefit expected to be received by the Neighborhood Improvement Area #5 Assessed Property from the Neighborhood Improvement Area #5 Improvements, a portion of the costs of the PID formation and administration, and the Neighborhood Improvement Area #5 Bond issuance costs. The par amount of the Neighborhood Improvement Area #5 Bonds is $6,463,000, which is less than the benefit received by the Neighborhood Improvement Area #5 Assessed Property. Accordingly, the total Assessment applied to all the Neighborhood Improvement Area #5 Assessed Property is $6,463,000 plus annual Administrative Expenses. The Assessment for each Neighborhood Improvement Area #5 Assessed Property is calculated based on the allocation methodologies described in Section V.D.6. The Neighborhood Improvement Area #5 Assessment Roll is attached hereto as Appendix J.

Table VII-F
Special Benefit Summary – Neighborhood Improvement Area #5

Special Benefit	Total Cost
Neighborhood Improvement Area #5 Improvements[1]	*$5,284,180*
PID Formation/Bond Costs of Issuance:	
Cost of Issuance	$360,483
Capitalized Interest	$320,611
Reserve Fund	$590,523
Administrative Expense	$40,000
Underwriter's Discount	$193,890
Subtotal PID Formation/Bond Issuance Costs	*$1,505,507*
Total Special Benefit	**$6,789,687**
Special Benefit:	
Total Special Benefit	$6,789,687
Projected Assessment	$6,463,000
Excess Benefit	**$326,687**

[1]See Table III-F for details.

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G. Neighborhood Improvement Area #6 Assessment Roll

The City Council has evaluated each Parcel in Neighborhood Improvement Area #6 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owner's Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Parcel.

The Neighborhood Improvement Area #6 Assessed Property was assessed for the special benefits conferred upon the property resulting from the Neighborhood Improvement Area #6 Improvements. Table VII-G summarizes the $3,605,529 in special benefit expected to be received by the Neighborhood Improvement Area #6 Assessed Property from the Neighborhood Improvement Area #6 Improvements, the Neighborhood Improvement Area #6-7 Bond issuance costs allocable to Neighborhood Improvement Area #6, and other Assessment levy costs. The total amount of the Neighborhood Improvement Areas #6-7 Bonds allocable to Neighborhood Improvement Area #6, is $2,785,000, which is less than the benefit received by the Neighborhood Improvement Area #6 Assessed Property. Accordingly, the total Assessment applied to all the Neighborhood Improvement Area #6 Assessed Property is $2,785,000 plus annual Administrative Expenses. The Assessment for each Neighborhood Improvement Area #6 Assessed Property is calculated based on the allocation methodologies described in Section V.D.7. The Neighborhood Improvement Area #6 Assessment Roll is attached hereto as Appendix K.

Table VII-G
Special Benefit Summary – Neighborhood Improvement Area #6

Special Benefit	Total Cost
Neighborhood Improvement Area #6 Improvements[1]	$2,960,529
Other Assessment Levy Costs	
Administrative Expenses	$40,000
Subtotal	$3,000,529
Original Issue Discount	$8,806
Bond Costs of Issuance:	
Cost of Issuance	$200,187
Capitalized Interest	$48,949
Reserve Fund	$263,508
Administrative Expense	$0
Underwriter's Discount	$83,550
Bond Issuance Costs	$596,194
Total Special Benefit	**$3,605,529**
Special Benefit:	
Total Special Benefit	$3,605,529
Projected Assessment	$2,785,000
Excess Benefit	**$820,529**

[1]See Table III-G for details.

H. Neighborhood Improvement Area #7 Assessment Roll

The City Council has evaluated each Parcel in Neighborhood Improvement Area #7 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owner's Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Parcel.

The Neighborhood Improvement Area #7 Assessed Property is being assessed for the special benefits conferred upon the property resulting from the Neighborhood Improvement Area #7 Improvements. Table VII-H summarizes the $6,281,605 in special benefit expected to be received by the Neighborhood Improvement Area #7 Assessed Property from the Neighborhood Improvement Area #7 Improvements, and the Neighborhood Improvement Areas #6-7 Bond issuance costs allocable to Neighborhood Improvement Area #7. The total amount of the Neighborhood Improvement Areas #6-7 Bonds allocable to Neighborhood Improvement Area #7, is $4,895,000, which is less than the benefit received by the Neighborhood Improvement Area #7 Assessed Property. Accordingly, the total Assessment to be applied to all the Neighborhood Improvement Area #7 Assessed Property is $4,895,000 plus annual Administrative Expenses. The Assessment for each Neighborhood Improvement Area #7 Assessed Property is calculated based on the allocation methodologies described in Section V.D.8. The Neighborhood Improvement Area #7 Assessment Roll is attached hereto as Appendix L.

Table VII-H
Special Benefit Summary – Neighborhood Improvement Area #7

Special Benefit	Total Cost
Neighborhood Improvement Area #7 Improvements[1]	$5,188,605
Original Issue Discount	$15,011
Bond Costs of Issuance:	
Cost of Issuance	$314,199
Capitalized Interest	$85,791
Reserve Fund	$463,150
Administrative Expense	$68,000
Underwriter's Discount	$146,850
Subtotal Bond Issuance Costs	$1,077,989
Total Special Benefit	**$6,281,605**
Special Benefit:	
Total Special Benefit	$6,281,605
Projected Assessment	$4,895,000
Excess Benefit	**$1,386,605**

[1]See Table III-H for details.

I. Future Neighborhood Improvement Area Assessment Roll

As Future Neighborhood Improvement Areas are developed, if Assessments are levied to finance Authorized Improvements benefitting any Future Neighborhood Improvement Area then this SAP will be amended to determine the Assessment for each Parcel or Lot located within such Future

Neighborhood Improvement Areas (e.g. an appendix will be added as the Assessment Roll for Future Improvement Areas).

J. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Assessment Rolls in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.K of this Service and Assessment Plan.

Once PID Bonds are issued, the Assessment Rolls shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the PID Bonds. This update shall reflect the actual interest on the PID Bonds on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the PID Bonds and Developer funds.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify Developer in writing at least thirty (30) days in advance before appointing a third party Administrator.

To the extent consistent with the PID Act, if an owner of the Assessed Property claims that a calculation error has been made in the Assessment Roll, including the calculation of the Annual Installment, that owner must send a written notice describing the error to the Administrator no later than thirty (30) days after the date the invoice or other bill for the Annual Installment is received. If the owner fails to give such notice, such owners shall be deemed to have accepted the calculation of the Assessment Roll (including the Annual Installments) and to have waived any objection to the calculation. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Property owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Property owner, such change or modification shall be presented to the City for approval, to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Property owner (except for the final year during which the Annual Assessment shall be collected), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to City Council. Any amendments made to the Assessment Roll pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall terminate on the date the Assessment is paid in full, including payment of any unpaid Annual Installments and Delinquent Collection Costs, if any. After the termination of the Assessment, and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination."

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels:(i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, collection costs, and other charges imposed by the Service and Assessment Plan.

D. Administration and Interpretation of Provisions

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive.

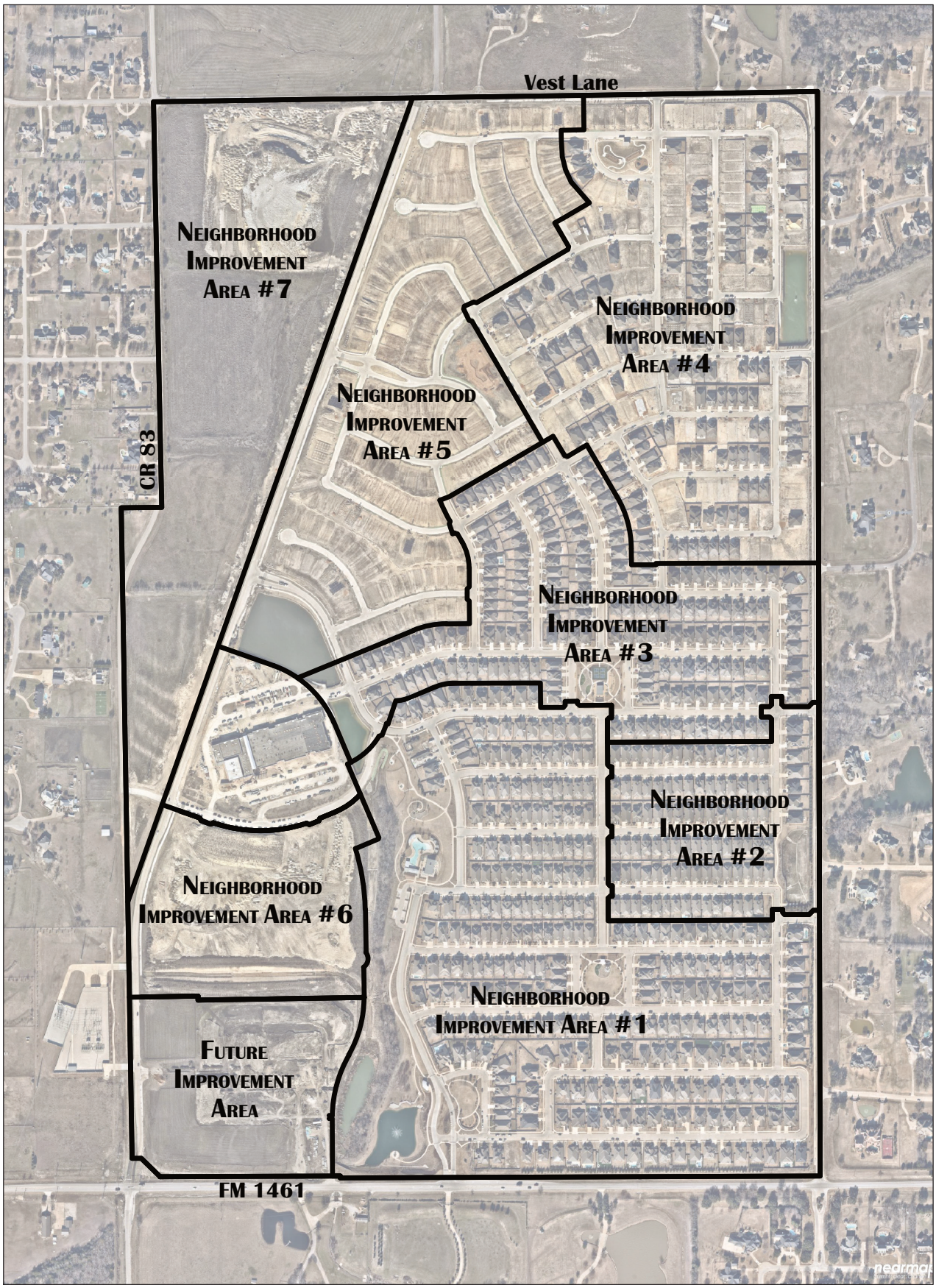
E. Severability

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

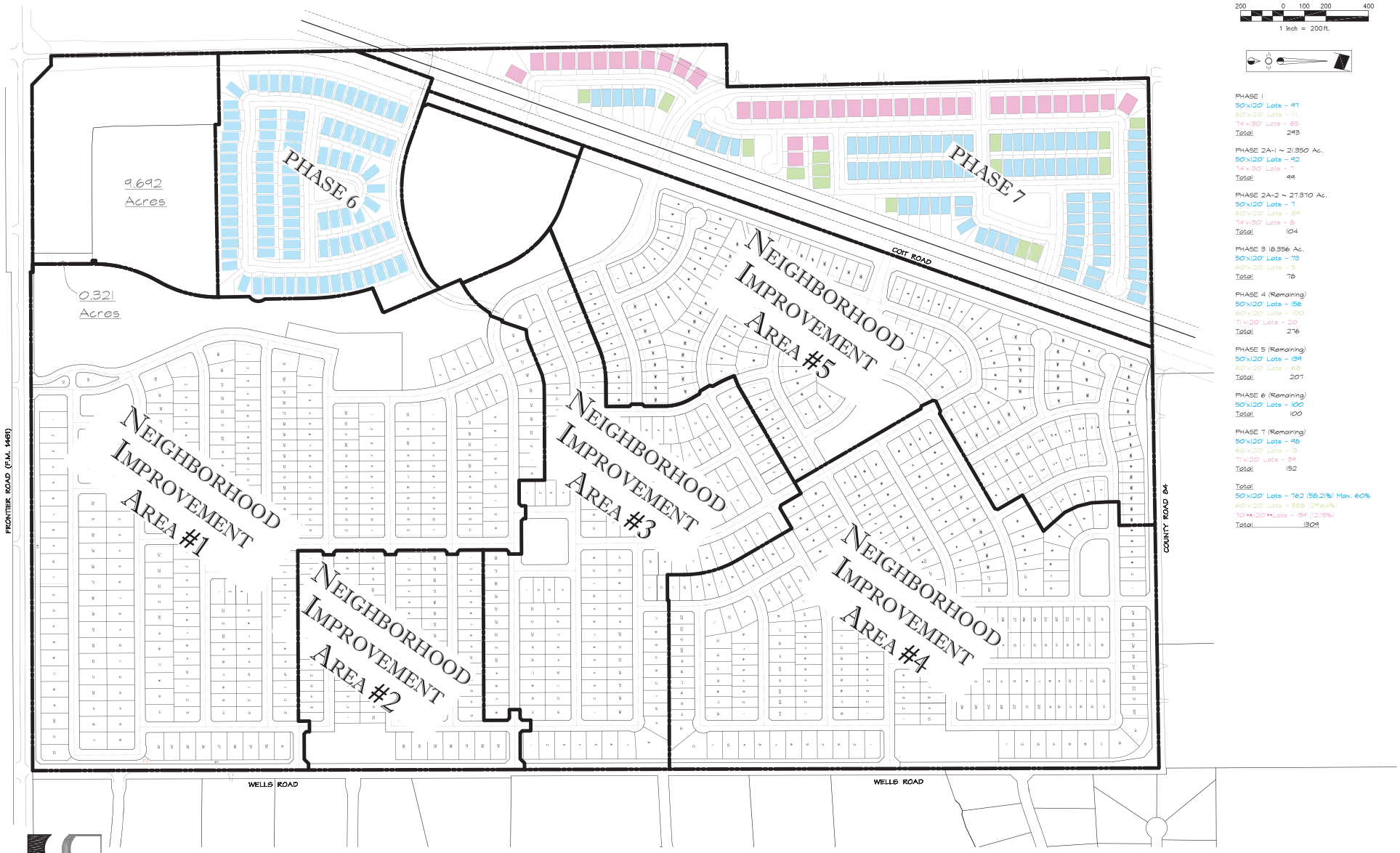
If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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APPENDIX A
PID MAP



Plotted by: isanfelner Plot Date: 2/6/2024 11:09 AM
Drawing: Y:\2016 JOBS\16-171 Lilyand\CAD\Improvement Areas Exhibits.dwg Saved By: isanfelner Save Time: 2/6/2024 11:08:16 AM



200 0 100 200 400
1 inch = 200 ft.

PHASE 1
50'x120' Lots - 97
60'x120' Lots - 111
74'x130' Lots - 85
Total 293

PHASE 2A-1 ~ 21.350 Ac.
50'x120' Lots - 92
74'x130' Lots - 7
Total 99

PHASE 2A-2 ~ 27.370 Ac.
50'x120' Lots - 7
60'x120' Lots - 89
74'x130' Lots - 8
Total 104

PHASE 3 18.356 Ac.
50'x120' Lots - 73
60'x120' Lots - 5
Total 78

PHASE 4 (Remaining)
50'x120' Lots - 156
60'x120' Lots - 100
71'x120' Lots - 20
Total 276

PHASE 5 (Remaining)
50'x120' Lots - 139
60'x120' Lots - 68
Total 207

PHASE 6 (Remaining)
50'x120' Lots - 100
Total 100

PHASE 7 (Remaining)
50'x120' Lots - 96
60'x120' Lots - 15
71'x120' Lots - 34
Total 152

Total
50'x120' Lots - 762 (58.21%) Max. 60%
60'x120' Lots - 388 (29.64%)
70'+x120'+Lots - 159 (12.15%)
Total 1309

SPIARS
ENGINEERING & SURVEYING

WELLS SOUTH (LILYANA)
PAD MAP (P)

HILLWOOD COMMUNITIES
A PEROT COMPANY

APPENDIX B-1
LEGAL DESCRIPTION – ALL PROPERTY

Appendix B-1

PROPERTY METES AND BOUNDS DESCRIPTION

(400.524 Acres)

BEING a tract of land situated in the W. Wilhite Survey, Abstract No. 1002 and the Jonathan Westoven Survey, Abstract No. 1030, Collin County, Texas, being all of a called 18.531 acre tract of land described in a Special Warranty Deed to The George White Limited Partnership recorded in Volume 5834, page 478, all of a called 127.069 acre tract of land and a called 26.99 acre tract of land described in a Special Warranty Deed to The George White Limited Partnership recorded in Volume 5834, page 461, and all of a called 214.659 acre tract of land described in Special Warranty Deeds to The George White Limited Partnership recorded in Volume 5834, page 483, Volume 5834, Page 488, Volume 5834, Page 493, Volume 5834, Page 498, Volume 5834, Page 503 and Volume 5946, Page 693, all of the Official Public Records of Real Property of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail set at the intersection of County Road No. 84, County Road No. 83 and Quail Hollow; said point being the southwest corner of a tract of land described in General Warranty Deed to William K. Wood and Kathy D. Wood recorded in Instrument No. 20071029001470070, Official Public Records of Collin County, Texas; from said point a PK nail found bears North 54°13' East, a distance of 13.4 feet, a PK nail with yellow washer bears North 89°09' East, a distance of 13.7 feet, a 1/2" iron rod found bears North 48°25' West, a distance of 41.2 feet, a 1/2" iron rod found bears South 53°06' West, a distance of 37.0 feet;

THENCE North 89°09'29" East, along the south line of said Wood tract and generally along said County Road No. 84, at a distance of 360.27 feet, passing a PK nail with white washer found, at a distance of 702.60 feet, passing a PK nail with white washer found, at a distance of 1045.10 feet, passing a PK nail with white washer found, in all a total distance of 1387.45 feet to a PK nail with yellow washer found for corner at the intersection of said County Road No. 84 and County Road No. 86; said point being the southeast corner of said Wood tract and the southwest corner of a tract of land described in Special Warranty Deed to Christopher Wesson Bosh and Adrianne Bosh recorded in Instrument No. 20131001001373380, Official Public Records of Real Property of Collin County, Texas; from said point a PK nail with white washer found bears North 15°18' West, a distance of 4.3 feet;

THENCE North 89°05'03" East, along the south line of said Bosh tract and generally along said County Road No. 84, a distance of 1270.15 feet to a PK nail found for corner at the southeast corner of said Bosh tract and the southwest corner of a tract of land described in Warranty Deed to Donald L. Vest recorded in Volume 1344, Page 88 of the Deed Records of Collin County, Texas;

THENCE North 89°04'33" East, along the south line of said Vest tract and generally along said County Road No. 84, a distance of 580.02 feet to a 5/8" iron rod with "KHA" cap set for corner at the southeast corner of said Vest tract; said point being in the west right-of-way line of said County Road No. 84;

THENCE along said west right-of-way line of County Road No. 84, the following courses and distances:

South 00°08'06" East, a distance of 3039.07 feet to a PK nail set for corner; from said point a 1/2" iron rod found bears South 89°24' East, a distance of 30.0 feet;

South 00°07'47" East, a distance of 2245.96 feet to a PKnail set for corner in the north right-of-way line of F.M. 1461 (a variable width right-of-way, 90 feet wide at this point); from said point a 1/2" iron rod with "RPLS 4084" cap bears North 89°46'00" East, a distance of 40.00 feet;

THENCE along the said north right-of-way line of F.M. 1461, the following courses and distances:

South 89°46'00" West, a distance of 2338.62 feet (Deed calls 2329.27 feet) to a 5/8" iron rod with "KHA" cap set at a re-entrant corner;

North 00°14'00" West, a distance of 10.00 feet to a 5/8" iron rod with "KHA" cap set at a re-entrant corner;

South 89°46'00" West, a distance of 878.58 feet (Deed calls 877.70 feet) to a 5/8" iron rod with "KHA" cap set for corner at the southernmost end of a right-of-way corner clip at the intersection of the said north right-of-way line of F.M. 1461 and County Road No. 83;

THENCE North 45°38'30" West, along said right-of-way corner clip, a distance of 128.18 feet (Deed calls 163.70 feet) to a 5/8" iron rod with "KHA" cap set for corner at the northernmost end of said right-of-way corner clip;

THENCE South 89°46'00" West, along the north right-of-way line of said F.M. 1461, a distance of 45.00 feet (Deed calls 35.93 feet) to a PK nail set for corner in said County Road No. 83 at the easternmost southeast corner of a tract of land described in Special Warranty Deed to 1461 Coit, Inc. recorded in Clerk's File No. 93-0113804, Official Public Records of Real Property of Collin County, Texas;

THENCE North 00°57'08" West, departing the north right-of-way line of F.M. 1461, along the east line of said 1461 Coit, Inc. tract and generally along said County Road No. 83, at a distance of 1125.29 feet, passing the northeast corner of said 1461 Coit, Inc. tract, continuing along the east right-of-way line of said County Road No. 83, in all a total distance of 3170.10 feet to a 1" iron rod found for corner in the south line of Lot 8, Block A, Preston Hills II Addition, an addition to Collin County, according to the plat recorded in Cabinet F, Page 678, Map Records of Collin County, Texas;

THENCE North 89°11'16" East, along the south line of said Lot 8, at a distance of 11.59 feet, passing the southernmost southeast corner of said Lot 8 and the west right-of-way line of said County Road No. 83, continuing along the south right-of-way line of said County Road No. 83,

in all a total distance of 197.43 feet (Deed calls 178.2 feet) to a 5/8" iron rod with "KHA" cap set for corner; from said point a 1" iron pipe found bears North 88°40' East, a distance of 8.5 feet;

THENCE along the east right-of-way line of said County Road No. 83, the following courses and distances:

North 01°09'33" West, a distance of 1044.51 feet to a PK nail set at an angle point;

North 01°10'48" West, a distance of 932.07 feet to the POINT OF BEGINNING and containing 400.524 acres (17,446,820 square feet) of land, more or less.

Bearing system of this survey is based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202.

APPENDIX B-2
LEGAL DESCRIPTION – NEIGHBORHOOD IMPROVEMENT AREA #1

METES AND BOUNDS DESCRIPTION
Lilyana Neighborhood Improvement Area #1
(approximately 93.21 acres)

BEING, a tract of land situated in the Jonathan Westover Survey, Abstract No. 1030 and William Wilhite Survey, Abstract No. 1002, Collin County, Texas, and being a portion of a called 214.659 acre tract of land as described in instrument to The George White Family Limited Partnership, recorded in County Clerk's File No. 2005-0005703 of the Official Property Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a PK Nail found in the approximate centerline of County Road No. 84 and being in the north right-of-way line of F.M 1461, a variable width right of way, and being the northeast corner of a tract of land to the State of Texas, as described in instrument recorded in Volume 484, Page 275 of the Deed Records of Collin County, Texas (D.R.C.C.T.), being the southeast corner of the 214.659 acre George White Family tract;

THENCE, South 89 degrees 46 minutes 00 seconds West, along the north right-of-way line of F.M. 1461 and the south line of the 214.659 acre George White Family tract, a distance of 2,171.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars;

THENCE, departing the south line of the 214.659 acre George White Family tract, and the north right-of-way line of F.M. 1461, North 00 degrees 39 minutes 56 seconds East, a distance of 939.08 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars;

THENCE, South 89 degrees 51 minutes 22 seconds West, a distance of 61.82 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars;

THENCE, North 11 degrees 58 minutes 44 seconds East, a distance of 117.06 feet to a point for a corner;

THENCE, North 01 degrees 14 minutes 17 seconds West, a distance of 142.46 feet to a point for a corner;

THENCE, North 01 degrees 52 minutes 47 seconds West, a distance of 143.69 feet to a point for a corner;

THENCE, North 05 degrees 39 minutes 29 seconds West, a distance of 74.86 feet to a point for a corner;

THENCE, North 10 degrees 23 minutes 36 seconds West, a distance of 74.86 feet to a point for a corner;

THENCE, North 18 degrees 07 minutes 19 seconds West, a distance of 53.93 feet to a point for a corner;

THENCE, North 22 degrees 03 minutes 04 seconds West, a distance of 127.12 feet to a point for a corner;

THENCE, North 68 degrees 27 minutes 26 seconds East, a distance of 123.81 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars;

THENCE, North 21 degrees 32 minutes 34 seconds West, a distance of 432.10 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars;

THENCE, North 65 degrees 24 minutes 00 seconds East, a distance of 58.10 feet to a point for a corner;

THENCE, North 56 degrees 30 minutes 34 seconds East, a distance of 58.10 feet to a point for a corner;

THENCE, North 48 degrees 55 minutes 07 seconds East, a distance of 47.69 feet to a point for a corner;

THENCE, North 33 degrees 52 minutes 49 seconds East, a distance of 47.94 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars;

THENCE, North 22 degrees 52 minutes 44 seconds East, a distance of 182.18 feet to a point for a corner;

THENCE, North 86 degrees 38 minutes 38 seconds East, a distance of 50.03 feet to a point for a corner;

THENCE, North 67 degrees 39 minutes 44 seconds East, a distance of 121.67 feet to a point for a corner;

THENCE, North 73 degrees 33 minutes 49 seconds East, a distance of 44.63 feet to a point for a corner;

THENCE, North 83 degrees 32 minutes 02 seconds East, a distance of 78.51 feet to a point for a corner;

THENCE, North 88 degrees 55 minutes 45 seconds East, a distance of 453.30 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars;

THENCE, South 01 degree 01 minute 26 seconds East, a distance of 296.68 feet to a point for a corner;

THENCE, North 89 degrees 21 minutes 24 seconds East, a distance of 299.56 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars;

THENCE, South 00 degrees 25 minutes 49 seconds East, a distance of 900.40 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars;

THENCE, North 89 degrees 16 minutes 55 seconds East, a distance of 633.44 feet to a point for a corner;

THENCE, South 68 degrees 22 minutes 28 seconds East, a distance of 43.04 feet to a point for a corner;

THENCE, South 00 degrees 11 minutes 53 seconds West, a distance of 119.12 feet to a point for a corner;

THENCE, North 89 degrees 18 minutes 51 seconds East, a distance of 137.43 feet to a point for a corner;

THENCE, North 00 degrees 16 minutes 22 seconds East, a distance of 155.86 feet to a point for a corner;

THENCE, North 89 degrees 52 minutes 13 seconds East, a distance of 237.38 feet to a Mag nail set in the east line of the 214.659 acre George White Family tract and being in County Road No. 84;

THENCE, South 00 degrees 07 minutes 47 seconds East, along the east line of the 214.659 acre George White Family tract and County Road No. 84, a distance of 1,306.85 feet the POINT OF BEGINNING and CONTAINING 93.21 acres of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, North Central Zone.

APPENDIX B-3
LEGAL DESCRIPTION – NEIGHBORHOOD IMPROVEMENT AREA #2

METES AND BOUNDS DESCRIPTION
Lilyana Neighborhood Improvement Area #2
(approximately 21.347 acres)

BEING a tract of land situated in the Jonathan Westover Survey, Abstract No. 1030 and W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas, the subject tract being all of a tract conveyed to LILYANA PHASE 2, LLC, according to the deed recorded in Document No. 20171116001527360 of the Official Public Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" capped iron rod found on the west line of County Road 84, a variable width public right-of-way, for the lower northeast corner of Lilyana Phase 1, an addition recorded in Cabinet 2017, Page 199, Plat Records, Collin County, Texas (PRCCT), from which a PK nail found bears S 00°07'47" E, a distance of 1293.95 feet;

THENCE along the northerly and easterly lines of Lilyana Phase 1, the following:

S 89°52'13" W, 30.00 feet;

S 44°49'07" W, 28.31 feet;

S 89°46'00" W, 119.34 feet;

N 45°14'00" W, 14.14 feet;

N 00°14'00" W, 15.00 feet;

S 89°46'00" W, 50.00 feet;

S 00°14'00" E, 51.59 feet;

S 89°46'00" W, 800.00 feet, a 5/8" capped iron rod found;

N 00°14'00" W, 110.00 feet;

N 44°46'00" E, 14.14 feet;

N 89°46'00" E, 10.00 feet;

N 00°14'00" W, 50.00 feet;

S 89°46'00" W, 10.00 feet;

N 45°14'00" W, 14.14 feet, a 5/8" capped iron rod found;

N 00°14'00" W, 220.00 feet;

N 44°46'00" E, 14.14 feet;

N 89°46'00" E, 10.00 feet;

N 00°14'00" W, 50.00 feet;

S 89°46'00" W, 10.00 feet;

N 45°14'00" W, 14.14 feet, a 5/8" capped iron rod found;

N 00°14'00" W, 220.00 feet;

N 44°46'00" E, 14.14 feet;

N 89°46'00" E, 10.00 feet;

N 00°14'00" W, 50.00 feet;

S 89°46'00" W, 10.00 feet;

N 45°14'00" W, 14.14 feet, a 5/8" capped iron rod found;

And N 00°14'00" W, 110.00 feet;

THENCE departing an east line of Lilyana Phase 1, through said Celina Development tract, the following:

N 89°46'00" E, 800.00 feet;

N 00°14'00" W, 110.00 feet;

N 45°14'00" W, 14.14 feet;

S 89°46'00" W, 40.00 feet;

N 00°14'00" W, 50.00 feet;

N 89°46'00" E, 40.00 feet;

N 44°46'00" E, 14.14 feet;

N 00°14'00" W, 40.00 feet;

N 89°46'00" E, 50.00 feet;

S 00°14'00" E, 40.00 feet;

S 45°14'00" E, 14.14 feet;

N 89°46'00" E, 121.16 feet;

N 44°48'57" E, 28.31 feet;

And N 89°51'54" E, 30.00 feet to the west line of County Road 84;

THENCE S 00°08'06" E, 61.40 feet along the west line thereof to a PK nail found;

THENCE S 00°07'47" E, 952.01 feet continuing along the west line of County Road 84 to the POINT OF BEGINNING with the subject tract containing 929,889 square feet or 21.347 acres of land.

APPENDIX B-4
LEGAL DESCRIPTION – NEIGHBORHOOD IMPROVEMENT AREA #3

METES AND BOUNDS DESCRIPTION
Lilyana Neighborhood Improvement Area #3
(approximately 44.724 acres)

TRACT 1

BEING a tract of land situated in the J. Westover Survey, Abstract No. 1030, and the W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas, the subject tract being a portion of a tract of land conveyed to Celina Development, LLC according to the deed recorded in Document No. 20151123001468620 of the Official Public Records, Collin County, Texas (OPRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the west line of County Road 84, and from which a 5/8" iron rod found for the northeast corner of the parent tract, bears N 00°08'06" W, 2,297.61 feet;

THENCE S 00°08'06" E, 680.05 feet along County Road 84 to the northeast corner of Lilyana Phase 2A-1, an addition recorded in Cabinet 2018, Page 530 of the Plat Records, Collin County, Texas (PRCCT);

THENCE along Lilyana Phase 2A-1, the following:

S 89°51'54" W, 30.00 feet;

S 44°48'57" W, 28.31 feet;

S 89°46'00" W, 121.16 feet to a point from which an "X" found for the intersection of the centerline of Indian Grass Lane with the centerline of Daisy Corner Drive, bears S 54°13'45" W, 43.01 feet;

N 45°14'00" W, 14.14 feet;

N 00°14'00" W, 40.00 feet;

S 89°46'00" W, 50.00 feet;

S 00°14'00" E, 40.00 feet;

S 44°46'00" W, 14.14 feet;

S 89°46'00" W, 40.00 feet;

S 00°14'00" E, 50.00 feet;

N 89°46'00" E, 40.00 feet;

S 45°14'00" E, 14.14 feet;

S 00°14'00" E, 110.00 feet;

And S 89°46'00" W, 800.00 feet to the east line of Lilyana Phase 1, an addition recorded in Cabinet 2017, Page 199 PRCCT;

THENCE along Lilyana Phase 1, the following:

N 00°14'00" W, 110.00 feet;

N 44°46'00" E, 14.14 feet;

N 89°46'00" E, 10.00 feet to a point from which an “X” found in concrete for the intersection of the centerline of Blue Thistle Road with the centerline of Daisy Corner Drive, bears N 63°40’05” W, 55.90 feet;

N 00°14'00" W, 60.00 feet;

S 89°46'00" W, 155.84 feet;

And N 45°14'00" W, 14.14 feet;

THENCE N 00°14'00" W, 200.00 feet;

THENCE N 44°46'00" E, 14.14 feet;

THENCE N 89°46'00" E, 15.00 feet;

THENCE N 00°14'00" W, 60.00 feet;

THENCE S 89°46'00" W, 14.16 feet;

THENCE N 00°14'00" W, 120.00 feet;

THENCE S 89°46'00" W, 53.00 feet;

THENCE N 00°14'00" W, 310.40 feet;

THENCE around a tangent curve to the left having a central angle of 30°00'00", a radius of 440.00 feet, a chord of N 15°14'00" W - 227.76 feet, an arc length of 230.38 feet;

THENCE N 30°14'00" W, 166.95 feet;

THENCE N 59°46'00" E, 6.90 feet;

THENCE N 30°14'00" W, 170.00 feet;

THENCE N 59°46'00" E, 173.95 feet;

THENCE S 30°14'00" E, 110.00 feet;

THENCE S 75°14'00" E, 14.14 feet;

THENCE N 59°46'00" E, 110.00 feet;

THENCE S 30°14'00" E, 295.79 feet;

THENCE around a tangent curve to the right having a central angle of 30°00'00", a radius of 500.00 feet, a chord of S 15°14'00" E - 258.82 feet, an arc length of 261.80 feet;

THENCE S 00°14'00" E, 78.67 feet;

THENCE N 89°46'00" E, 120.00 feet;

THENCE N 00°14'00" W, 6.12 feet;

THENCE N 89°46'00" E, 792.36 feet to the POINT OF BEGINNING with the subject tract containing 1,148,607 square feet or 26.368 acres of land.

TRACT 2

BEING a tract of land situated in the W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas, the subject tract being a portion of a tract of land conveyed to Celina Development, LLC according to the deed recorded in Document No. 20151123001468620 of the Official Public Records, Collin County, Texas (OPRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the north line of Lilyana Phase 1, an addition recorded in Cabinet 2017, Page 199 of the Plat Records, Collin County, Texas (PRCCT) and from which an “X” found in concrete for the intersection of the centerline of Daisy Corner Drive with the centerline of Blue Thistle Road, bears S 64°50’07” E, 128.23 feet;

THENCE along the north line of Lilyana Phase 1, the following:

S 89°46'00" W, 60.00 feet;

S 00°14'00" E, 20.00 feet;

S 44°46'00" W, 14.14 feet;

S 89°46'00" W, 110.00 feet;

N 00°14'00" W, 120.00 feet;

S 89°46'00" W, 400.00 feet;

S 88°53'40" W, 50.19 feet;

S 77°51'01" W, 44.60 feet;

S 67°46'00" W, 181.92 feet;

S 78°31'41" W, 16.36 feet;

S 84°46'23" W, 26.96 feet;

S 18°41'16" W, 120.00 feet;

Around a non-tangent curve to the right having a central angle of 02°17'13", a radius of 175.00 feet, a chord of N 70°10'08" W - 6.98 feet, an arc length of 6.98 feet;

S 20°58'28" W, 60.00 feet;

S 71°28'14" W, 15.16 feet;

S 30°44'50" W, 1.72 feet;

And around a tangent curve to the right having a central angle of 32°55'42", a radius of 330.00 feet, a chord of S 47°12'41" W - 187.05 feet, an arc length of 189.65 feet;

THENCE N 23°02'13" W, 212.96 feet;

THENCE around a tangent curve to the left having a central angle of 32°26'29", a radius of 500.00 feet, a chord of N 39°15'27" W - 279.34 feet, an arc length of 283.10 feet to a point from which a 5/8” iron rod with plastic cap found for a northwest corner of the parent tract, bears N 38°31’32” W, 1,063.32 feet;

THENCE N 67°46'00" E, 610.84 feet;

THENCE around a tangent curve to the right having a central angle of 22°00'00", a radius of 430.00 feet, a chord of N 78°46'00" E - 164.10 feet, an arc length of 165.11 feet;

THENCE N 89°46'00" E, 111.47 feet;

THENCE N 00°14'00" W, 110.00 feet;

THENCE N 45°14'00" W, 14.14 feet;

THENCE N 00°14'00" W, 50.00 feet;

THENCE N 44°46'00" E, 14.14 feet;

THENCE N 00°14'00" W, 92.81 feet;

THENCE around a tangent curve to the left having a central angle of 30°00'00", a radius of 250.00 feet, a chord of N 15°14'00" W - 129.41 feet, an arc length of 130.90 feet;

THENCE N 30°14'00" W, 46.08 feet;

THENCE N 70°51'04" W, 15.18 feet;

THENCE around a non-tangent curve to the right having a central angle of 01°45'56", a radius of 325.00 feet, a chord of S 70°17'42" W - 10.01 feet, an arc length of 10.01 feet;

THENCE N 18°49'20" W, 50.00 feet;

THENCE N 19°57'05" E, 12.81 feet;

THENCE N 30°14'00" W, 1.38 feet;

THENCE around a tangent curve to the right having a central angle of 08°56'51", a radius of 725.00 feet, a chord of N 25°45'34" W - 113.10 feet, an arc length of 113.22 feet;

THENCE N 68°42'51" E, 50.00 feet;

THENCE N 59°46'00" E, 411.23 feet;

THENCE S 30°14'00" E, 170.00 feet;

THENCE S 59°46'00" W, 6.90 feet;

THENCE S 30°14'00" E, 166.95 feet;

THENCE around a tangent curve to the right having a central angle of 30°00'00", a radius of 440.00 feet, a chord of S 15°14'00" E - 227.76 feet, an arc length of 230.38 feet;

THENCE S 00°14'00" E, 310.40 feet;

THENCE N 89°46'00" E, 53.00 feet;

THENCE S 00°14'00" E, 120.00 feet;

THENCE N 89°46'00" E, 14.16 feet;

THENCE S 00°14'00" E, 60.00 feet;

THENCE S 89°46'00" W, 15.00 feet;

APPENDIX B-5
LEGAL DESCRIPTION – NEIGHBORHOOD IMPROVEMENT AREA #4

METES AND BOUNDS DESCRIPTION
Lilyana Neighborhood Improvement Area #4
(approximately 67.494 acres)

BEING a tract of land situated in the J. Westover Survey, Abstract No. 1030, and the W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas, being part of a tract conveyed to LILYANA PHASE 4, LLC, by deed recorded in Document No. 20210302000414010 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in a bend of County Road 84, a public road, and being on the west line of a right-of-way dedication created by the final plat of Wilson Creek Estates Phase 2, recorded in Cabinet K, Page 192, Plat Records, Collin County, Texas (PRCCT);

THENCE S 00°08'06" E, 2297.61 feet along County Road 84, and along the west line of said right-of-way dedication, and of another dedication created by the final plat of Wilson Creek Estates, recorded in Cabinet J, Page 605 PRCCT, to a point for corner;

THENCE departing said road, into the subject tract, the following:

S 89°46'00" W, 792.36 feet;

S 00°14'00" E, 6.12 feet;

S 89°46'00" W, 120.00 feet;

N 00°14'00" W, 78.67 feet;

A tangent curve to the left having a central angle of 30°00'00", a radius of 500.00 feet, a chord of N 15°14'00" W - 258.82 feet, an arc length of 261.80 feet;

N 30°14'00" W, 295.79 feet;

S 59°46'00" W, 110.00 feet;

N 75°14'00" W, 14.14 feet;

N 30°14'00" W, 110.00 feet;

S 59°46'00" W, 60.00 feet;

N 30°14'00" W, 110.00 feet;

N 75°14'00" W, 14.14 feet;

N 30°14'00" W, 60.00 feet;

N 14°46'00" E, 14.14 feet;

N 30°14'00" W, 494.97 feet;

N 75°18'48" W, 14.12 feet;

N 31°27'16" W, 60.00 feet;

A non-tangent curve to the right having a central angle of 01°05'25", a radius of 330.00 feet, a chord of N 59°05'27" E - 6.28 feet, an arc length of 6.28 feet;

N 15°08'08" E, 14.05 feet;

N 59°46'00" E, 50.00 feet;

S 30°14'00" E, 4.87 feet;

S 75°14'00" E, 14.14 feet;

N 59°46'00" E, 225.35 feet;

N 14°46'00" E, 14.14 feet;

N 59°46'00" E, 50.00 feet;

S 75°14'00" E, 14.14 feet;

N 59°46'00" E, 219.77 feet;

N 15°24'44" E, 14.30 feet;

N 28°56'32" W, 109.92 feet;

N 61°03'28" E, 190.99 feet;

N 36°03'33" W, 150.88 feet;

A tangent curve to the right having a central angle of 35°18'53", a radius of 295.00 feet, a chord of N 18°24'06" W - 178.96 feet, an arc length of 181.83 feet;

N 00°44'40" W, 86.28 feet;

N 89°15'20" E, 106.54 feet;

N 00°44'40" W, 138.00 feet;

S 89°15'20" W, 533.56 feet;

A tangent curve to the left having a central angle of 07°17'16", a radius of 120.50 feet, a chord of S 85°36'43" W - 15.32 feet, an arc length of 15.33 feet;

S 81°58'05" W, 52.52 feet;

A tangent curve to the right having a central angle of 10°46'52", a radius of 179.50 feet, a chord of S 87°21'30" W - 33.73 feet, an arc length of 33.78 feet;

A compound curve to the right having a central angle of 15°06'07", a radius of 402.63 feet, a chord of N 79°42'00" W - 105.82 feet, an arc length of 106.12 feet;

S 64°33'12" W, 35.34 feet;

And N 19°31'46" E, 35.36 feet to a point in County Road 84;

THENCE N 89°09'41" E, 49.21 feet along said road to a PK nail found, being the intersection of County Road 84 and County Road 86, a public road;

THENCE N 89°15'20" E, 1269.46 feet continuing along County Road 84 to a point for corner;

THENCE N 88°41'35" E, 580.75 feet continuing along County Road 84 to the POINT OF BEGINNING with the subject tract containing 2,940,037 square feet or 67.494 acres of land.

APPENDIX B-6
LEGAL DESCRIPTION – NEIGHBORHOOD IMPROVEMENT AREA #5

METES AND BOUNDS DESCRIPTION

WHEREAS M/I Homes of DFW LLC, is the owner of a tract of land situated in the W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas, being part of a tract described in deed recorded in Document No. 20210902001788700, Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northwest corner of a remainder of that tract conveyed to Celina Development, LLC, recorded in Document No. 20151123001468620 DRCCT;

THENCE departing said corner, the following:

N 19°31'42" E, 127.06 feet;

THENCE N 25°16'36" E, 96.35 feet;

THENCE N 19°31'46" E, 90.58 feet;

THENCE N 64°31'46" E, 26.87 feet;

THENCE N 19°31'40" E, 42.68 feet;

THENCE around a non-tangent curve to the right having a central angle of 14°15'21", a radius of 60.00 feet, a chord of N 58°55'37" W - 14.89 feet, an arc length of 14.93 feet;

THENCE around a compound curve to the right having a central angle of 142°39'24", a radius of 3.00 feet, a chord of N 19°31'46" E - 5.68 feet, an arc length of 7.47 feet;

THENCE around a compound curve to the right having a central angle of 03°35'02", a radius of 60.00 feet, a chord of S 87°21'02" E - 3.75 feet, an arc length of 3.75 feet;

THENCE N 19°31'42" E, 45.91 feet;

THENCE N 25°28'16" W, 24.97 feet;

THENCE N 19°31'42" E, 832.29 feet;

THENCE N 25°17'28" E, 96.32 feet;

THENCE N 19°31'46" E, 78.12 feet;

THENCE N 64°31'44" E, 26.87 feet;

THENCE N 19°31'42" E, 42.67 feet;

THENCE around a non-tangent curve to the right having a central angle of 14°20'17", a radius of 60.00 feet, a chord of N 58°58'47" W - 14.98 feet, an arc length of 15.01 feet;

THENCE around a compound curve to the right having a central angle of 142°37'36", a radius of 3.00 feet, a chord of N 19°30'10" E - 5.69 feet, an arc length of 7.47 feet;

THENCE around a non-tangent curve to the right having a central angle of 03°40'24", a radius of 60.00 feet, a chord of S 87°21'30" E - 3.85 feet, an arc length of 3.85 feet;

THENCE N 19°31'42" E, 45.87 feet;

THENCE N 25°28'18" W, 25.00 feet;

THENCE N 19°31'42" E, 1066.16 feet;

THENCE N 25°18'29" E, 96.28 feet;

THENCE N 19°31'46" E, 73.34 feet;

THENCE N 64°33'12" E, 35.34 feet to the south line of Vest Lane;

THENCE along the south line thereof, the following:

A non-tangent curve to the left having a central angle of 15°06'07", a radius of 402.63 feet, a chord of S 79°42'00" E - 105.82 feet, an arc length of 106.12 feet;

A compound curve to the left having a central angle of 10°46'52", a radius of 179.50 feet, a chord of N 87°21'30" E - 33.73 feet, an arc length of 33.78 feet;

N 81°58'05" E, 52.52 feet;

A tangent curve to the right having a central angle of 07°17'16", a radius of 120.50 feet, a chord of N 85°36'43" E - 15.32 feet, an arc length of 15.33 feet;

And N 89°15'20" E, 533.56 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the northwest corner of Lilyana Phase 4, an addition recorded in Cabinet 2022, Page 108, Plat Records, Collin County, Texas;

THENCE along the common line thereof, the following:

S 00°44'40" E, 138.00 feet;

S 89°15'20" W, 106.54 feet;

S 00°44'40" E, 86.28 feet;

A tangent curve to the left having a central angle of 35°18'53", a radius of 295.00 feet, a chord of S 18°24'06" E - 178.96 feet, an arc length of 181.83 feet;

S 36°03'33" E, 150.88 feet;

S 61°03'28" W, 190.99 feet;

S 28°56'32" E, 109.92 feet;

S 15°24'44" W, 14.30 feet;

S 59°46'00" W, 219.77 feet;

N 75°14'00" W, 14.14 feet;

S 59°46'00" W, 50.00 feet;

S 14°46'00" W, 14.14 feet;

S 59°46'00" W, 225.35 feet;

N 75°14'00" W, 14.14 feet;

N 30°14'00" W, 4.87 feet;

S 59°46'00" W, 50.00 feet;

S 15°08'08" W, 14.05 feet;

A non-tangent curve to the left having a central angle of 01°05'25", a radius of 330.00 feet, a chord of S 59°05'27" W - 6.28 feet, an arc length of 6.28 feet;

S 31°27'16" E, 60.00 feet;

S 75°18'48" E, 14.12 feet;

S 30°14'00" E, 494.97 feet;

S 14°46'00" W, 14.14 feet;

S 30°14'00" E, 60.00 feet;

S 75°14'00" E, 14.14 feet;

And S 30°14'00" E, 110.00 feet to a north line of Lilyana Phase 2A-2, recorded in Document No. 20201102010004190 DRCCT;

THENCE S 59°46'00" W, 525.17 feet along the north line thereof and of Lilyana Phase 3, recorded in Document No. 20201102010004190 DRCCT, to a northerly corner thereof;

THENCE continuing along the common line thereof, the following:

S 68°42'51" W, 50.00 feet;

A non-tangent curve to the left having a central angle of 08°56'51", a radius of 725.00 feet, a chord of S 25°45'34" E - 113.10 feet, an arc length of 113.22 feet;

S 30°14'00" E, 1.38 feet;

S 19°57'05" W, 12.81 feet;

S 18°49'20" E, 50.00 feet;

A non-tangent curve to the left having a central angle of 01°45'56", a radius of 325.00 feet, a chord of N 70°17'42" E - 10.01 feet, an arc length of 10.01 feet;

S 70°51'04" E, 15.18 feet;

S 30°14'00" E, 46.08 feet;

A tangent curve to the right having a central angle of 30°00'00", a radius of 250.00 feet, a chord of S 15°14'00" E - 129.41 feet, an arc length of 130.90 feet;

S 00°14'00" E, 92.81 feet;

S 44°46'00" W, 14.14 feet;

S 00°14'00" E, 50.00 feet;

S 45°14'00" E, 14.14 feet;

S 00°14'00" E, 110.00 feet;

S 89°46'00" W, 111.47 feet;

A tangent curve to the left having a central angle of 22°00'00", a radius of 430.00 feet, a chord of S 78°46'00" W - 164.10 feet, an arc length of 165.11 feet;

And S 67°46'00" W, 610.84 feet to a northwesterly corner of Lilyana Phase 3, being in the north line of said remainder;

THENCE along the north line thereof, around a non-tangent curve to the left having a central angle of 15°00'03", a radius of 500.00 feet, a chord of N 62°58'43" W - 130.53 feet, an arc length of 130.91 feet;

THENCE N 70°28'44" W, 226.60 feet continuing along the north line thereof to the POINT OF BEGINNING with the subject tract containing 2,383,619 square feet or 54.720 acres of land.

APPENDIX B-7
LEGAL DESCRIPTION – NEIGHBORHOOD IMPROVEMENT AREA #6

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS a tract of land situated in the W. Wilhite Survey, Abstract No. 1002, and J. Westover Survey, Abstract No. 1030, City of Celina, Collin County, Texas, being part of a tract conveyed to M/I Homes of DFW, LLC, by deed recorded in Document No. 20210902001788700 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at the point of intersection of the east right of way line of Coit Road (a variable width ROW) and the south right of way line of Marigold Lane (a 60' ROW);

THENCE along the south right of way thereof the following:

N 64°31'31" E, 35.36 feet;

S 70°28'44" E, 100.83 feet;

S 25°28'44" E, 14.14 feet;

S 70°28'44" E, 50.00 feet;

N 64°27'40" E, 14.16 feet;

Around a non-tangent curve to the left having a central angle of 37°36'53" a radius of 705.00 feet, a chord of S 89°43'38" E - 454.57 feet, an arc length of 462.83 feet;

N 68°44'41" E, 50.00 feet;

N 23°06'06" E, 14.27 feet;

N 67°35'34" E, 84.25 feet;

Around a tangent curve to the left having a central angle of 25°56'21" a radius of 325.00 feet, a chord of N 54°37'23" E - 145.88 feet, an arc length of 147.14 feet;

THENCE along the west property line of an addition of LILYANA PHASE I according to the plat recorded in cab, 2017, page 199 of the Plat Records of Collin County, Texas the following:

S 23°08'06" E, 228.92 feet;

S 21°51'54" W, 7.07 feet;

S 66°51'54" W, 120.40 feet;

Around a non-tangent curve to the right having central angle of 16°10'26" a radius of 1063.85 feet, a chord of S 9°10'29" E - 299.31 feet, an arc length of 300.31 feet;

S 0°57'08" E, 210.57 feet;

Around a non-tangent curve to right having a central angle of 93°43'34" a radius of 50.00 feet, a chord S 9°02'27" W-72.97,an arc length of 81.79 feet;

S 0°57'08" E, 139.73 feet;

Around a tangent curve to the left having a central angle of 0°48'56" a radius of 560.00 feet, a chord of S 0°32'40" E - 7.97 feet, an arc length of 7.97 feet;

THENCE S 89°02'52" W, 809.94 feet along the Berlin Tract as recorded in the Deed Records of Collin County, Texas;

THENCE N 0°57'08" W, 19.56 feet along the east property line of a tract conveyed Frontier Retail Partners LP according to Document No. 20161221001791270 (DRCCT);

THENCE S 89°02'52" W, 275.00 feet continuing along the east property line of a tract conveyed Frontier Retail Partners LP according to Document No. 20161221001791270 (DRCCT);

THENCE along the east right of way line of Coit Road thereof the following:

N 0°57'08" W, 250.14 feet;

Around a tangent curve to the right having a central angle of 20°28'23" a radius of 1140.00 feet, a chord of N 9°17'04" E - 405.18 feet, an arc length of 407.35 feet:

N 19°31'16" E, 82.87 feet;

N 25°12'10" E, 96.08 feet;

N 19°31'46" E, 80.50 feet to the POINT OF BEGINNING with the subject tract containing 917,513 square feet or 21.063 acres of land.

APPENDIX B-8
LEGAL DESCRIPTION – NEIGHBORHOOD IMPROVEMENT AREA #7

TRACT 1

WHEREAS M/I HOMES OF DFW, LLC, is the owner of a tract of land situated in the W. Wilhite Survey, Abstract Number 1002 and the J. Westover Survey, Abstract Number 1030, in the City of Celina, Collin County, Texas, being a portion of a called 139.803 acre tract of land described in a Special Warranty Deed to M/I Homes of DFW, LLC, recorded in Document Number 20210902001788700, of the Official Public Records of Collin County, Texas (OPRCCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a plastic cap stamped "SPIARSENG" set for corner (hereinafter referred to as ''1/2 inch iron rod set with cap'') at the intersection of the east right-of-way line of County Road No. 83, (a 60-foot right-of-way) and the north right-of-way line of Marigold Lane, (a 50-foot right-of-way), from which a PK nail found at the intersection of the east right-of-way line of said County Road No. 83 and the north right-of-way line of Frontier Parkway, (a variable width right-of-way, also known as Farm to Market Road No. 1461), said PK nail being the upper southwest corner of a tract of land described to Frontier Retail Partners, LP, recorded in Document No. 20161221001731270, OPRCCT, bears for witness S 00°57'08" E, 1,840.31 feet;

THENCE N 00°57'08" W, 1,329.73 feet along the east right-of-way line of said County Road No. 83 to a 1/2 inch iron rod set with cap on the south line of Lot 8 of Preston Hills II Addition, an Addition to the City of Celina, Collin County, Texas, recorded in Cabinet F, Page 678, PRCCT;

THENCE N 89°11'16" E, along the south line of said Lot 8, passing the intersection of southeast corner of Lot 8 and on the east right-of-way line of said County Road No. 83, (a variable width right-of-way at this corner) at a distance of 11.65 feet, continuing along said County Road No. 83,

a total distance of 173.48 feet to a 1/2 inch iron rod set with cap for corner at the beginning of a non-tangent curve to the left, from which a 5/8 inch iron rod with plastic cap found at the southeast corner of said Preston Hills II Addition, bears for witness N 89°11'16" E, 23.95 feet;

THENCE along the southwesterly line of said County Road No. 83, the following courses and distances:

Southeasterly along a non-tangent curve to the left, having a central angle of 59°23'32", a radius of 405.00 feet, a chord of S 40°46'28" E - 401.27 feet an arc length of 419.82 feet to a 1/2 inch iron rod set with cap for corner at the end of said curve;

S 70°28'14" E, 74.80 feet to a 1/2 inch iron rod set with cap for corner;

S 25°28'14" E, 35.36 feet to a 1/2 inch iron rod set with cap for corner at the intersection of the southwesterly right-of-way line of said County Road No. 83 and the northwest right-of-way line of S Coit Road, (a variable width right-of-way);

THENCE S 19°31'46" W, 1,083.83 feet along the northwest right-of-way line of said S Coit Road to a 1/2 inch iron rod set with cap for corner at the intersection of the north right-of-way line of said Marigold Lane and the northwest right-of-way line of said S Coit Road;

THENCE along the north right-of-way line of Marigold Lane, the following courses and distances:

N 70°28'44" W, 17.84 feet to a 1/2 inch iron rod set with cap for corner at the beginning a tangent curve to the left, having a central angle of 17°03'07", a radius of 325.00 feet, a chord of N 79°00'18" W - 96.37 feet;

Northwesterly along said curve, an arc length of 96.72 feet to a 1/2 inch iron rod set with cap for corner at the end of said curve;

N 44°24'35" W, 36.29 feet to the POINT OF BEGINNING and containing 9.985 acres or 434,963 square feet of land.

TRACT 2

Being a tract of land situated in the W. Wilhite Survey, Abstract Number 1002 and the J. Westover Survey, Abstract Number 1030, in the City of Celina, Collin County, Texas, being a portion of a called 139.803 acre tract of land described in a Special Warranty Deed to M/I Homes of DFW, LLC, recorded in Document Number 20210902001788700, of the Official Public Records of Collin County, Texas (OPRCCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a plastic cap stamped "SPIARSENG" set for corner (hereinafter referred to as ''1/2 inch iron rod set with cap'') on the northwest right-of-way line of S Coit Road, (a variable width right-of-way), and being on the south line of a called 38.00 acre tract of land described in a deed to William and Kathy Wood, recorded in Document No. 20071029001470070, OPRCCT, from which a PK nail found at the southwest corner of a tract of land described in a deed to Christopher and Adrienne Bosh, recorded in Document No. 20131001001373380 OPRCCT, bears for witness N 89°09'41" E, 187.88 feet;

THENCE S 19°31'46" W, 2,388.62 feet along the northwest right-of-way line of said S Coit Road to a 1/2 inch iron rod set with cap for corner at the intersection of the northwest right-of-way line of said S Coit Road and the northeasterly right-of-way line of County Road No. 83, (a 60-foot right-of-way);

THENCE along the northeasterly right-of-way line of said County Road No. 83, the following courses and distances:

S 64°31'46" W, 35.36 feet to a 1/2 inch iron rod set with cap for corner;

N 70°28'14" W, 74.80 feet to a 1/2 inch iron rod set with cap for corner at the beginning of a tangent curve to the right, having a central angle of 69°18'41", a radius of 345.00 feet, a chord of N 35°48'54" W - 392.36 feet;

Northwesterly along said curve, an arc length of 417.35 feet to a 1/2 inch iron rod set with cap for corner at the end of said curve;

N 01°09'33" W, 974.61 feet to a 1/2 inch iron rod set with cap for corner;

N 01°10'48" W, 931.90 feet to a 1/2 inch iron rod set with cap for corner on the south line of said 38.00 acre tract, from which a PK nail found for the most northerly northwest corner of said 139.803 acre tract, bears for witness S 89°09'41" W, 30.00 feet;

THENCE N 89°09'41" E, 1,169.54 feet along the south line of said 38.00 acre tract to the POINT OF BEGINNING and containing 37.919 acres or 1,651,756 square feet of land.

TRACT 3

Being a tract of land situated in the W. Wilhite Survey, Abstract Number 1002 and the J. Westover Survey, Abstract Number 1030, in the City of Celina, Collin County, Texas, being a portion of a called 139.803 acre tract of land described in a Special Warranty Deed to M/I Homes of DFW, LLC, recorded in Document Number 20210902001788700, of the Official Public Records of Collin County, Texas (OPRCCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a plastic cap stamped "SPIARSENG" set for corner (hereinafter referred to as ''1/2 inch iron rod set with cap'') at the intersection of the east right-of-way line of County Road No. 83, (a 60-foot right-of-way) and the northwest right-of-way line of S Coit Road, (a variable width right-of-way), from which a PK nail found at the intersection of the east right-of-way line of said County Road No. 83 and the north right-of-way line of Frontier

Parkway, (a variable width right-of-way, also known as Farm to Market Road No. 1461), said PK nail being the upper southwest corner of a tract of land described to Frontier Retail Partners, LP, recorded in Document No. 20161221001731270, OPRCCT, bears for witness S 00°57'08" E, 1,419.74 feet;

THENCE N 00°57'08" W, 344.80 feet along the east right-of-way line of said County Road No. 83 to a 1/2 inch iron rod set with cap for corner at the intersection of the east right-of-way line of County Road No. 83, (a 60-foot right-of-way) and the south right-of-way line of Marigold Lane, (a 50-foot right-of-way), said corner being at the beginning of a non-tangent curve to the right, having a central angle of 21°38'01", a radius of 275.00 feet, a chord of S 81°17'45" E - 103.22 feet;

THENCE Southeasterly along the south right-of-way line of said Marigold Lane, an arc length of 103.83 feet to a 1/2 inch iron rod set with cap for corner at the end of said curve;

THENCE S 70°28'44" E, 17.84 feet continuing along the south right-of-way line of said Marigold Lane to a 1/2 inch iron rod set with cap for corner at the intersection of the south right-of-way line of said Marigold Lane and the northwest right-of-way line of said S Coit Road;

THENCE S 19°31'46" W, 282.40 feet along the northwest right-of-way line of said S Coit Road to a 1/2 inch iron rod set with cap for corner at the beginning of a tangent curve to the left, having a central angle of 02°43'42", a radius of 1,260.26 feet, a chord of S 18°09'54" W - 60.01 feet;

APPENDIX C
PID ASSESSMENT NOTICE

[AFTER RECORDING RETURN TO:

_____

_____

_____

_____

_____][1]

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

_____
STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: $_____

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

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

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

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

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:	DATE:
_____	_____
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas[4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

APPENDIX D
ASSESSMENT PER UNIT AND PROJECTED TAX RATE EQUIVALENTS

Appendix D

A) Proposed Development

Table D-A.1 shows the proposed Lot Types to be developed within the PID.

Table D-A.1
Proposed Development within the PID

Proposed Development	Quantity	Measurement
Residential:		
Single Family – 70 Ft	159	Units
Single Family – 60 Ft	388	Units
Single Family – 50 Ft	762	Units
Townhomes	78	Units
Subtotal Residential	*1,387*	*Units*
Non-Residential:		
Commercial	53,143	Square feet
Subtotal Commercial	*53,143*	*Square feet*

Table D-A.2 shows the proposed Lot Types within the Major Improvement Area.

Table D-A.2
Proposed Development – Major Improvement Area

Proposed Development	Quantity	Measurement
Residential:		
Single Family – 70 Ft	74	Units
Single Family – 60 Ft	277	Units
Single Family – 50 Ft	665	Units
Townhomes	78	Units
Subtotal Residential	*1,094*	*Units*
Non-Residential:		
Commercial	53,143	Square feet
Subtotal Commercial	*53,143*	*Square feet*

Table D-A.3 shows the Lot Types within Neighborhood Improvement Area #1.

Table D-A.3
Actual Development – Neighborhood Improvement Area #1

Development	Quantity	Measurement
Single Family – 70 Ft	85	Units
Single Family – 60 Ft	111	Units
Single Family – 50 Ft	97	Units
Total	**293**	**Units**

Table D-A.4 shows the Lot Types within Neighborhood Improvement Area #2.

Table D-A.4
Actual Development – Neighborhood Improvement Area #2

Development	Quantity	Measurement
Single Family – 70 Ft	7	Units
Single Family – 50 Ft	92	Units
Total	**99**	**Units**

Table D-A.5 shows the Lot Types within Neighborhood Improvement Area #3.

Table D-A.5
Actual Development – Neighborhood Improvement Area #3

Development	Quantity	Measurement
Single Family – 70 Ft	8	Units
Single Family – 60 Ft	94	Units
Single Family – 50 Ft	80	Units
Total	**182**	**Units**

Table D-A.6 shows the Lot Types within Neighborhood Improvement Area #4.

Table D-A.6
Actual Development – Neighborhood Improvement Area #4

Development	Quantity	Measurement
Single Family – 70 Ft	20	Units
Single Family – 60 Ft	100	Units
Single Family – 50 Ft	156	Units
Total	**276**	**Units**

Table D-A.7 shows the Lot Types within Neighborhood Improvement Area #5.

Table D-A.7
Proposed Development – Neighborhood Improvement Area #5

Proposed Development	Quantity	Measurement
Single Family – 60 Ft	68	Units
Single Family – 50 Ft	139	Units
Total	**207**	**Units**

Table D-A.8 shows the Lot Types within Neighborhood Improvement Area #6.

Table D-A.8
Proposed Development – Neighborhood Improvement Area #6

Proposed Development	Quantity	Measurement
Single Family – 50 Ft	100	Units
Total	**100**	**Units**

Table D-A.9 shows the Lot Types within Neighborhood Improvement Area #7.

Table D-A.9
Proposed Development – Neighborhood Improvement Area #7

Proposed Development	Quantity	Measurement
Single Family – 70 Ft	39	Units
Single Family – 60 Ft	15	Units
Single Family – 50 Ft	98	Units
Total	**152**	**Units**

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B) Allocation of Assessments to Lots within the Major Improvement Area

Table D-B.1 sets forth the original Assessment per unit and estimated tax rate equivalent relating to the Major Improvement Area Bonds for each Lot Type within the Major Improvement Area.

Table D-B.1
Original Assessment Allocation - Major Improvement Area

Lot Size	Units/GSF	Estimated Buildout Value	Total Assessment	Annual Installment (1st Full Year After Cap I)[1]	Assessment Per Unit/SF	Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
NIA #2							
50 Ft	92	$30,360,000	$428,675	$40,224	$4,660	$437	$0.13
70 Ft	7	$3,010,000	$42,500	$3,988	$6,071	$570	$0.13
OAP	-	-	$4,759	$447	-	-	-
Subtotal	*99*	*$33,370,000*	*$475,935*	*$44,658*			
NIA #3							
50 Ft	80	$28,000,000	$395,353	$37,097	$4,942	$464	$0.13
60 Ft	94	$37,600,000	$530,902	$49,816	$5,648	$530	$0.13
70 Ft	8	$3,600,000	$50,831	$4,770	$6,354	$596	$0.13
OAP	-	-	$9,870	$926	-	-	-
Subtotal	*182*	*$69,200,000*	*$986,955*	*$92,608*			
NIA #4							
50 Ft	156	$70,200,000	$991,206	$93,007	$6,354	$596	$0.13
60 Ft	100	$50,000,000	$705,987	$66,244	$7,060	$662	$0.13
70 Ft	20	$11,000,000	$155,317	$14,574	$7,766	$729	$0.13
OAP	-	-	$18,712	$1,756	-	-	-
Subtotal	*276*	*$131,200,000*	*$1,871,222*	*$175,581*			
NIA #5							
50 Ft	139	$77,840,000	$1,099,080	$103,129	$7,907	$742	$0.13
60 Ft	68	$51,000,000	$720,107	$67,569	$10,590	$994	$0.13
OAP	-	-	$18,376	$1,724	-	-	-
Subtotal	*207*	*$128,840,000*	*$1,837,563*	*$172,423*			
NIA #6							
50 Ft	100	$65,000,000	$917,783	$86,118	$9,178	$861	$0.13
OAP	-	-	$9,271	$870	-	-	-
Subtotal	*100*	*$65,000,000*	*$927,054*	*$86,988*			
NIA #7							
50 Ft	98	$63,700,000	$902,411	$84,675	$9,208	$864	$0.13
60 Ft	15	$11,250,000	$159,374	$14,954	$10,625	$997	$0.13
70 Ft	39	$31,200,000	$441,997	$41,474	$11,333	$1,063	$0.13
OAP	-	-	$15,190	$1,425	-	-	-
Subtotal	*152*	*$106,150,000*	*$1,518,972*	*$142,529*			
NIA #8							
Townhome	*78*	$23,400,000	$331,498	$31,105	$4,250	$399	$0.13
Area F	53,143	$6,111,468	$86,579	$8,124	$1.63	$0.15	$0.13
OAP	-	-	$4,223	$396	-	-	-
Subtotal	*-*	*$29,511,468*	*$422,299*	*$39,625*			
Total	**1,194**	**$563,271,468**	**$8,040,000**	**$754,412**			

Note: Estimates in Table D-B.1 are based on updated Lot counts and estimated buildout values provided by the Master Developer as part of this SAP. Although the actual unit counts and estimated unimproved land value may vary from the estimates shown, the original assessment allocation for each Lot Type will not change unless modified in a Service Plan Update approved by the City Council, subject to the terms of this SAP, the PID Act, and any other documents associated with PID Bonds.

[1]Represents original annual installment first year after capitalized interest.

Table D-B.2 sets forth the outstanding Assessment per unit and estimated tax rate equivalent relating to the Major Improvement Area Refunding Bonds for each Lot Type within the Major Improvement Area.

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Table D-B.2
Outstanding Assessment Allocation – Major Improvement Area Refunding

Lot Size	Units/GSF[1]	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment[2]	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
NIA #2							
50 Ft	90	$29,700,000	$364,638	$30,437	$4,052	$338	$0.10
70 Ft	7	$3,010,000	$36,955	$3,085	$5,279	$441	$0.10
OAP	-	-	$0	$0	-	-	-
Subtotal	*97*	*$32,710,000*	*$401,593*	*$33,522*			
NA #3							
50 Ft	80	$28,000,000	$343,766	$28,695	$4,297	$359	$0.10
60 Ft	93	$37,200,000	$456,718	$38,123	$4,911	$410	$0.10
70 Ft	8	$3,600,000	$44,199	$3,689	$5,525	$461	$0.10
OAP	-	-	$0	$0	-	-	-
Subtotal	*181*	*$68,800,000*	*$844,683*	*$70,508*			
NIA #4							
50 Ft	156	$70,200,000	$861,871	$71,943	$5,525	$461	$0.10
60 Ft	100	$50,000,000	$613,868	$51,241	$6,139	$512	$0.10
70 Ft	20	$11,000,000	$135,051	$11,273	$6,753	$564	$0.10
OAP			$0	$0			
Subtotal	*276*	*$131,200,000*	*$1,610,790*	*$134,457*			
NIA #5							
50 Ft	139	$77,840,000	$955,670	$79,772	$6,875	$574	$0.10
60 Ft	68	$51,000,000	$626,146	$52,266	$9,208	$769	$0.10
OAP			$0	$0			
Subtotal	*207*	*$128,840,000*	*$1,581,816*	*$132,038*			
NIA #6							
50 Ft	100	$65,000,000	$798,029	$66,613	$7,980	$666	$0.10
OAP			$0	$0			
Subtotal	*100*	*$65,000,000*	*$798,029*	*$66,613*			
NIA #7							
50 Ft	98	$63,700,000	$782,068	$65,281	$7,980	$666	$0.10
60 Ft	15	$11,700,000	$143,645	$11,990	$9,576	$799	$0.10
70 Ft	39	$31,200,000	$383,054	$31,974	$9,822	$820	$0.10
OAP			$0	$0			
Subtotal	*152*	*$106,600,000*	*$1,308,767*	*$109,246*			
NIA #8							
Townhome	78	$23,400,000	$287,290	$23,981	$3,683	$307	$0.10
Area F	53,143	$6,111,445	$75,032	$6,263	$1.41	$0.12	$0.10
OAP	-		$0	$0			
Subtotal		*$29,511,445*	*$362,323*	*$30,244*			
Total	**1,091**	**$562,661,445**	**$6,908,000**	**$576,628**			

Note: Estimates in Table D-B.2 are based on updated Lot counts, including related prepayments, and estimated buildout values provided by the Master Developer as part of as part this SAP. Although the actual unit counts and estimated unimproved land value may vary from the estimates shown, the outstanding assessment allocation for each Lot Type will not change unless modified in a Service Plan Update approved by the City Council, subject to the terms of this SAP, the PID Act, and any other documents associated with PID Bonds.
[1]Assessments on (2) 50 Ft Lots in NIA #2, one (1) 60 Ft Lot in NIA #3, and Major Improvement Area's share of the OAP for each NIA have prepaid their Assessment in full.
[2]Represents average Annual Installment for remaining years excluding actual amounts billed previously.

C) Allocation of Assessments to Lots within Neighborhood Improvement Area #1

Table D-C.1 sets forth the original Assessment per unit and estimated tax rate equivalent relating to the Neighborhood Improvement Area #1 Bonds for each Lot Type within Neighborhood Improvement Area #1.

Table D-C.1
Original Assessment Allocation – NIA #1

Lot Size[(1)]	Units	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	97	$33,920,027	$1,566,997	$137,959	$16,155	$1,422	$0.41
60 Ft	111	$46,411,431	$2,144,060	$188,764	$19,316	$1,701	$0.41
70 Ft	85	$43,748,565	$2,021,044	$177,933	$23,777	$2,093	$0.41
OAP	-	-	$57,900	$5,098	-	-	-
Total	**293**	**$124,080,023**	**$5,790,000**	**$509,753**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.

Table D-C.2 sets forth the outstanding Assessment per unit and estimated tax rate equivalent relating to the Neighborhood Improvement Area #1 Refunding Bonds for each Lot Type within Neighborhood Improvement Area #1.

Table D-C.2
Outstanding Assessment Allocation – NIA #1 Refunding

Lot Size[(1)]	Units[(2)]	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50'	93	$32,331,487	$1,352,034	$105,464	$14,538	$1,134	$0.33
60'	106	$41,812,100	$1,748,493	$136,389	$17,485	$1,364	$0.33
70'	85	$43,748,565	$1,829,472	$142,706	$21,523	$1,679	$0.33
OAP	-	-	$0	$0	-	-	-
Total	**284**	**$117,892,152**	**$4,930,000**	**$384,558**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.
[2]Assessments on five (5) 60 Ft Lots and two (2) 50 Ft Lots, one (1) 70 Ft Lot and the OAP have prepaid their Assessment in full, and one (1) 50 Ft lot of prepaid their Assessment partially.

D) Allocation of Assessments to Lots within Neighborhood Improvement Area #2

Table D-D.1on the following page sets forth the original Assessment per unit and estimated tax rate equivalent relating to Neighborhood Improvement Area #2's portion of the Neighborhood Improvement Areas #2-3 Bonds for each Lot Type within Neighborhood Improvement Area #2.

Table D-D.1
Original Assessment Allocation – NIA #2

Lot Size[1]	Units	Estimated Buildout Value	Total Assessment	Average Annual Installment[2]	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	92	$30,360,000	$851,163	$71,679	$9,252	$779	$0.24
70 Ft	7	$3,010,000	$84,387	$7,107	$12,055	$1,015	$0.24
OAP	-	-	$9,450	$796	-	-	-
Total	**99**	**$33,370,000**	**$945,000**	**$79,582**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.
[2]Represents average Annual Installment for remaining years excluding actual amounts billed previously.

Table D-D.2 sets forth the outstanding Assessment per unit and estimated tax rate equivalent relating to Neighborhood Improvement Area #2's portion of the Neighborhood Improvement Areas #2-3 Bonds for each Lot Type within Neighborhood Improvement Area #2.

Table D-D.2
Outstanding Assessment Allocation – NIA #2

Lot Size[1]	Units[2]	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment[3]	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	90	$29,700,000	$752,003	$68,864	$8,194	$765	$0.23
70 Ft	7	$3,010,000	$76,213	$6,979	$10,677	$997	$0.23
OAP			$0	$0	-	-	-
Total	97	$32,710,000	$828,216	$75,843			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.
[2]Assessments on (2) 50 Ft Lots and the OAP have prepaid their Assessment in full.
[3]Represents average Annual Installment for remaining years excluding actual amounts billed previously.

Table D-D.3 sets forth the combined original Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #2 relating to Neighborhood Improvement Area #2's portion of the Neighborhood Improvement Areas #2-3 Bonds as shown in Table D-D.1 and Neighborhood Improvement Area #2's portion of the Major Improvement Area Bonds as shown in Table D-B.1.

Table D-D.3
Original Assessment Allocation (Combined) – NIA #2

Lot Size[1]	Units	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	92	$30,360,000	$1,279,838	$111,903	$13,911	$1,216	$0.37
70 Ft	7	$3,010,000	$126,888	$11,094	$18,127	$1,585	$0.37
OAP	-		$14,209	$1,242	-	-	-
Total	**99**	**$33,370,000**	**$1,420,935**	**$124,240**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.

Table D-D.4 sets forth the combined outstanding Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #2 relating to Neighborhood Improvement Area #2's portion of the Neighborhood Improvement Areas #2-3 Bonds as shown in Table D-D.2 and Neighborhood Improvement Area #2's portion of the Major Improvement Area Bonds as shown in Table D-B.2.

Table D-D.4
Outstanding Assessment Allocation (Combined) – NIA #2

Lot Size[1]	Units[2]	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	90	$29,700,000	$1,116,641	$99,301	$12,407	$1,103	$0.33
70 Ft	7	$3,010,000	$113,168	$10,064	$16,167	$1,438	$0.33
OAP		-	$0	$0	-	-	-
Total	97	$32,710,000	$1,229,809	$109,365			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.
[2]Assessments on (2) 50 Ft Lots and the OAP have prepaid their Assessment in full.

E) Allocation of Assessments to Lots within Neighborhood Improvement Area #3

Table D-E.1 sets forth the original Assessment per unit and estimated tax rate equivalent relating to Neighborhood Improvement Area #3's portion of the Neighborhood Improvement Areas #2-3 Bonds for each Lot Type within Neighborhood Improvement Area #3.

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Table D-E.1
Original Assessment Allocation – NIA #3

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment[(2)]	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	80	$28,000,000	$911,315	$73,320	$11,391	$917	$0.26
60 Ft	94	$37,600,000	$1,223,766	$98,458	$13,019	$1,047	$0.26
70 Ft	8	$3,600,000	$117,169	$9,427	$14,646	$1,178	$0.26
OAP	-	-	$22,750	$1,830	-	-	-
Total	**182**	**$69,200,000**	**$2,275,000**	**$183,036**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.
[2]Represents average Annual Installment excluding first year amount paid from capitalized interest.

Table D-E.2 sets forth the outstanding Assessment per unit and estimated tax rate equivalent relating to Neighborhood Improvement Area #3's portion of the Neighborhood Improvement Areas #2-3 Bonds for each Lot Type within Neighborhood Improvement Area #3.

Table D-E.2
Outstanding Assessment Allocation – NIA #3

Lot Size[(1)]	Units/SF[(2)]	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment[(3)]	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	80	$28,000,000	$862,478	$72,326	$10,781	$904	$0.26
60 Ft	93	$37,200,000	$1,145,863	$96,090	$12,321	$1,033	$0.26
70 Ft	8	$3,600,000	$110,890	$9,299	$13,861	$1,162	$0.26
OAP	-		$0	$0	-	-	-
Total	**181**	**$68,800,000**	**$2,119,231**	**$177,715**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.
[2]Assessments on (1) 60 Ft Lot and the OAP have prepaid their Assessment in full.
[3]Represents average Annual Installment excluding first year amount paid from capitalized interest.

Table D-E.3 sets forth the combined original Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #3 relating to Neighborhood Improvement Area #3's portion of the Neighborhood Improvement Areas #2-3 Bonds as shown in Table D-E.1 and Neighborhood Improvement Area #3's portion of the Major Improvement Area Bonds as shown in Table D-B.1.

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Table D-E.3
Original Assessment Allocation (Combined) – NIA #3

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	80	$28,000,000	$1,306,668	$110,417	$16,333	$1,380	$0.39
60 Ft	94	$37,600,000	$1,754,668	$148,274	$18,667	$1,577	$0.39
70 Ft	8	$3,600,000	$168,000	$14,196	$21,000	$1,775	$0.39
OAP	-	-	$32,620	$2,756	-	-	-
Total	**182**	**$69,200,000**	**$3,261,955**	**$275,644**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.

Table D-E.4 sets forth the combined outstanding Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #3 relating to Neighborhood Improvement Area #3's portion of the Neighborhood Improvement Areas #2-3 Bonds as shown in Table D-E.2 and Neighborhood Improvement Area #3's portion of the Major Improvement Area Bonds as shown in Table D-B.2.

Table D-E.4
Outstanding Assessment Allocation (Combined) – NIA #3

Lot Size[(1)]	Units/SF[(2)]	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	80	$28,000,000	$1,222,523	$100,764	$15,282	$1,260	$0.36
60 Ft	93	$37,200,000	$1,624,209	$133,873	$17,465	$1,439	$0.36
70 Ft	8	$3,600,000	$157,182	$12,955	$19,648	$1,619	$0.36
OAP			$0	$0	-	-	-
Total	181	$68,800,000	$3,003,914	$247,593			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.
[2]Assessments on (1) 60 Ft Lots and the OAP have prepaid their Assessment in full.

F) Allocation of Assessments to Lots within Neighborhood Improvement Area #4

Table D-F.1 sets forth the original Assessment per unit and estimated tax rate equivalent relating to the Neighborhood Improvement Area #4 Bonds for each Lot Type within Neighborhood Improvement Area #4.

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Table D-F.1
Original Assessment Allocation – NIA #4

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	156	$70,200,000	$2,783,628	$193,375	$17,844	$1,240	$0.28
60 Ft	100	$50,000,000	$1,982,641	$137,732	$19,826	$1,377	$0.28
70 Ft	20	$11,000,000	$436,181	$30,301	$21,809	$1,515	$0.28
OAP	-	-	$52,550	$3,651	-	-	-
Total	**276**	**$131,200,000**	**$5,255,000**	**$365,059**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.

Table D-F.2 sets forth the outstanding Assessment per unit and estimated tax rate equivalent relating to the Neighborhood Improvement Area #4 Bonds for each Lot Type within Neighborhood Improvement Area #4.

Table D-F.2
Outstanding Assessment Allocation – NIA #4

Lot Size[(1)]	Units/SF[(2)]	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	156	$70,200,000	$2,692,668	$191,002	$17,261	$1,224	$0.27
60 Ft	100	$50,000,000	$1,917,854	$136,041	$19,179	$1,360	$0.27
70 Ft	20	$11,000,000	$421,928	$29,929	$21,096	$1,496	$0.27
OAP	-	-	$0	$0	-	-	-
Total	**276**	**$131,200,000**	**$5,032,450**	**$356,973**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.
[2]Assessments on the OAP have prepaid their Assessment in full.

Table D-F.3 sets forth the combined original Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #4 relating to the Neighborhood Improvement Area #4 Bonds as shown in Table D-F.1 and Neighborhood Improvement Area #4's portion of the Major Improvement Area Bonds as shown in Table D-B.1.

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Table D-F.3
Original Assessment Allocation (Combined) – NIA #4

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	156	$70,200,000	$3,774,834	$286,383	$24,198	$1,836	$0.41
60 Ft	100	$50,000,000	$2,688,628	$203,976	$26,886	$2,040	$0.41
70 Ft	20	$11,000,000	$591,498	$44,875	$29,575	$2,244	$0.41
OAP	-		$71,262	$5,406	-	-	-
Total	**276**	**$131,200,000**	**$7,126,222**	**$540,640**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.

Table D-F.4 sets forth the combined outstanding Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #4 relating to the Neighborhood Improvement Area #4 Bonds as shown in Table D-F.2 and Neighborhood Improvement Area #4's portion of the Major Improvement Area Bonds as shown in Table D-B.2.

Table D-F.4
Outstanding Assessment Allocation (Combined) – NIA #4

Lot Size[(1)]	Units/SF[(2)]	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	156	$70,200,000	$3,600,554	$262,345	$23,080	$1,682	$0.37
60 Ft	100	$50,000,000	$2,564,497	$186,856	$25,645	$1,869	$0.37
70 Ft	20	$11,000,000	$564,189	$41,108	$28,209	$2,055	$0.37
OAP		-	$0	$0	-	-	-
Total	276	$131,200,000	$6,729,240	$490,309			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.
[2]Assessments on the OAP have prepaid their Assessment in full.

G) Allocation of Assessments to Lots within Neighborhood Improvement Area #5

Table D-G.1 sets forth the original Assessment per unit and estimated tax rate equivalent relating to the Neighborhood Improvement Area #5 Bonds for each Lot Type within Neighborhood Improvement Area #5.

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Table D-G.1
Original Assessment Allocation – NIA #5

Lot Size	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	139	$90,350,000	$4,031,611	$316,466	$29,004	$2,277	$0.35
60 Ft	68	$53,040,000	$2,366,759	$185,781	$34,805	$2,732	$0.35
OAP	-		$64,630	$5,073	-	-	-
Total	**207**	**$143,390,000**	**$6,463,000**	**$507,320**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.

Table D-G.2 sets forth the outstanding Assessment per unit and estimated tax rate equivalent relating to the Neighborhood Improvement Area #5 Bonds for each Lot Type within Neighborhood Improvement Area #5.

Table D-G.2
Outstanding Assessment Allocation – NIA #5

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	139	$90,350,000	$3,981,707	$316,470	$28,645	$2,277	$0.35
60 Ft	68	$53,040,000	$2,337,463	$185,784	$34,374	$2,732	$0.35
OAP	-	-	$63,830	$5,073	-	-	-
Total	**207**	**$143,390,000**	**$6,383,000**	**$507,327**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.

Table D-G.3 sets forth the combined original Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #5 relating to the Neighborhood Improvement Area #5 Bonds as shown in Table D-G.1 and Neighborhood Improvement Area #5's portion of the Major Improvement Area Bonds as shown in Table D-B.1.

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Table D-G.3
Original Assessment Allocation (Combined) – NIA #5

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	139	$90,350,000	$5,130,692	$419,595	$36,911	$3,019	$0.48
60 Ft	68	$53,040,000	$3,086,865	$253,351	$45,395	$3,726	$0.48
OAP	-	-	$83,006	$6,797	-	-	-
Total	**207**	**$143,390,000**	**$8,300,563**	**$679,743**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.

Table D-G.4 sets forth the combined outstanding Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #5 relating to the Neighborhood Improvement Area #5 Bonds as shown in Table D-G.2 and Neighborhood Improvement Area #5's portion of the Major Improvement Area Bonds as shown in Table D-B.2.

Table D-G.4
Outstanding Assessment Allocation (Combined) – NIA #5

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	139	$90,350,000	$4,987,281	$396,238	$35,880	$2,851	$0.45
60 Ft	68	$53,040,000	$2,992,904	$238,047	$44,013	$3,501	$0.45
OAP		-	$64,630	$5,073	-	-	-
Total	207	$143,390,000	$8,044,816	$639,358			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.

H) Allocation of Assessments to Lots within Neighborhood Improvement Area #6

Table D-H.1 sets forth the original Assessment per unit and estimated tax rate equivalent relating to the Neighborhood Improvement Area #6 Reimbursement Agreement Obligation for each Lot Type within Neighborhood Improvement Area #6.

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Table D-H.1
Original Assessment Allocation – NIA #6

Lot Size	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	100	$65,000,000	$2,757,150	$250,789	$27,572	$2,508	$0.39
OAP	-	-	$27,850	$2,533	-	-	-
Total	**100**	**$65,000,000**	**$2,785,000**	**$253,323**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.

Table D-H.2 sets forth the outstanding Assessment per unit and estimated tax rate equivalent relating to Neighborhood Improvement Area #6's portion of the Neighborhood Improvement Areas #6-7 Bonds for each Lot Type within Neighborhood Improvement Area #6.

Table D-H.2
Outstanding Assessment Allocation – NIA #6

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Outstanding Assessment[1]	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	100	$65,000,000	$2,757,150	$260,869	$27,572	$2,609	$0.40
OAP		-	$27,850	$2,635	-	-	-
Total	**100**	**$65,000,000**	**$2,785,000**	**$263,504**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.
[1]Updated to reflect the issuance of the Neighborhood Improvement Areas #6-7 Bonds issued in April 2024.

Table D-H.3 sets forth the combined original Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #6 relating to the Neighborhood Improvement Area #6 Reimbursement Agreement Obligation as shown in Table D-H.1 and Neighborhood Improvement Area #6's portion of the Major Improvement Area Bonds as shown in Table D-B.1.

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Table D-H.3
Original Assessment Allocation (Combined) – NIA #6

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	100	$65,000,000	$3,555,179	$336,907	$36,749	$3,369	$0.52
OAP	-	-	$27,850	$3,403	-	-	-
Total	100	$65,000,000	$2,785,000	$**340,310**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.

Table D-H.4 sets forth the combined outstanding Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #6 relating to Neighborhood Improvement Area #6's portion of the Neighborhood Improvement Areas #6-7 Bonds as shown in Table D-H.2 and Neighborhood Improvement Area #6's portion of the Major Improvement Area Bonds as shown in Table D-B.2.

Table D-H.4
Outstanding Assessment Allocation (Combined) – NIA #6

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Outstanding Assessment[1]	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	100	$65,000,000	$3,555,179	$317,576	$35,552	$3,176	$0.49
OAP	-	-	$27,850	$2,535	-	-	-
Total	100	$65,000,000	$3,583,029	$320,111			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.
[1]Updated to reflect the issuance of the Neighborhood Improvement Areas #6-7 Bonds issued in April 2024.

I) Allocation of Assessments to Lots within Neighborhood Improvement Area #7

Table D-I.1 sets forth the estimated Assessment per unit and estimated tax rate equivalent relating to Neighborhood Improvement Area #7's portion of the Neighborhood Improvement Areas #6-7 Bonds for each Lot Type within Neighborhood Improvement Area #7.

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Table D-I.1
Assessment Allocation – NIA #7

Lot Size	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50'	98	$63,700,000	$2,908,087	$248,178	$29,674	$2,532	$0.39
60'	15	$11,250,000	$513,595	$43,830	$34,240	$2,922	$0.39
70'	39	$31,200,000	$1,424,369	$121,556	$36,522	$3,117	$0.39
OAP	-	-	$48,950	$4,177	-	-	-
Total	**152**	**$106,150,000**	**$4,895,000**	**$417,742**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.

Table D-I.2 sets forth the outstanding Assessment per unit and estimated tax rate equivalent relating to Neighborhood Improvement Area #7's portion of the Neighborhood Improvement Areas #6-7 Bonds for each Lot Type within Neighborhood Improvement Area #7.

Table D-I.2
Outstanding Assessment Allocation – NIA #7

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50'	98	$63,700,000	$2,908,087	$244,055	$29,674	$2,490	$0.38
60'	15	$11,250,000	$513,595	$43,102	$34,240	$2,873	$0.38
70'	39	$31,200,000	$1,424,369	$119,537	$36,522	$3,065	$0.38
OAP	-	-	$48,950	$4,108	-	-	-
Total	**152**	**$106,150,000**	**$4,895,000**	**$410,802**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.

Table D-I.3 sets forth the combined estimated Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #7 relating to Neighborhood Improvement Area #7's portion of the Neighborhood Improvement Areas #6-7 Bonds as shown in Table D-I.1 and Neighborhood Improvement Area #7's portion of the Major Improvement Area Bonds as shown in Table D-B.1.

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Table D-I.3
Assessment Allocation (Combined) – NIA #7

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50'	98	$63,700,000	$3,709,638	$330,803	$37,853	$3,376	$0.52
60'	15	$11,250,000	$655,156	$58,423	$43,677	$3,895	$0.52
70'	39	$31,200,000	$1,816,966	$162,026	$46,589	$4,155	$0.52
OAP	-		$48,950	$4,177	-	-	-
Total	**152**	**$106,150,000**	**$6,230,710**	**$555,430**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.

Table D-I.4 sets forth the combined outstanding Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #7 relating to Neighborhood Improvement Area #7's portion of the Neighborhood Improvement Areas #6-7 Bonds as shown in Table D-I.2 and Neighborhood Improvement Area #7's portion of the Major Improvement Area Bonds as shown in Table D-B.2.

Table D-I.4
Outstanding Assessment Allocation (Combined) – NIA #7

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50'	98	$63,700,000	$3,709,638	$326,681	$37,853	$3,333	$0.51
60'	15	$11,250,000	$655,156	$57,695	$43,677	$3,846	$0.51
70'	39	$31,200,000	$1,816,966	$160,007	$46,589	$4,103	$0.51
OAP	-		$48,950	$4,108	-	-	-
Total	**152**	**$106,150,000**	**$6,230,710**	**$548,490**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee Developer as part of this SAP.

APPENDIX E
MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Appendix E
Major Improvement Area Assessment Roll

Parcel	**All Parcels**
Original Assessment	**$8,040,000**
Outstanding Assessment	**$6,908,000**

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	CCMI[4]	Admin Expenses[5]	Additional Interest Reserve[6]	Capitalized Interest/ Available Credits	Total Annual Installment
2016	$0	$417,075	$0	$0	$417,075	$30,000	$0	($417,075)	$30,000
2017	$0	$603,000	$0	$0	$603,000	$30,600	$68,005	($603,000)	$98,605
2018	$80,000	$603,000	$0	$0	$683,000	$29,067	$40,200	($20,336)	$731,931
2019	$85,000	$597,000	$0	$0	$682,000	$23,836	$39,800	($14,849)	$730,787
2020	$95,000	$590,625	$0	$0	$0	$28,600	$39,375	($174,381)	$579,219
2021	$112,818	$583,500	$0	$0	$0	$32,000	$38,900	($55,614)	$711,604
2022	$111,274	$576,000	$0	$0	$0	$32,000	$38,368	($4,650)	$752,992
2023	$191,736	$568,125	$0	$0	$0	$34,400	$37,811	$0	$832,072
2024	$125,000	$559,500	$0	$0	$0	$35,150	$37,300	$0	$756,950
2025	$0	$0	$161,000	$423,726	$0	$35,853	$0	$0	$620,579
2026	$0	$0	$202,000	$381,880	$0	$36,570	$33,735	$0	$654,185
2027	$0	$0	$212,000	$371,528	$0	$37,301	$32,725	$0	$653,554
2028	$0	$0	$222,000	$360,663	$0	$38,047	$31,665	$0	$652,375
2029	$0	$0	$233,000	$349,285	$0	$38,808	$30,555	$0	$651,648
2030	$0	$0	$244,000	$337,344	$0	$39,584	$29,390	$0	$650,318
2031	$0	$0	$255,000	$324,839	$0	$40,376	$28,170	$0	$648,385
2032	$0	$0	$268,000	$311,770	$0	$41,184	$26,895	$0	$647,849
2033	$0	$0	$282,000	$297,030	$0	$42,007	$25,555	$0	$646,592
2034	$0	$0	$296,000	$281,520	$0	$42,847	$24,145	$0	$644,512
2035	$0	$0	$312,000	$265,240	$0	$43,704	$22,665	$0	$643,609
2036	$0	$0	$328,000	$248,080	$0	$44,578	$21,105	$0	$641,763
2037	$0	$0	$345,000	$230,040	$0	$45,470	$19,465	$0	$639,975
2038	$0	$0	$363,000	$211,065	$0	$46,379	$17,740	$0	$638,184
2039	$0	$0	$382,000	$191,100	$0	$47,307	$15,925	$0	$636,332
2040	$0	$0	$404,000	$168,180	$0	$48,253	$14,015	$0	$634,448
2041	$0	$0	$428,000	$143,940	$0	$49,218	$11,995	$0	$633,153
2042	$0	$0	$452,000	$118,260	$0	$50,203	$9,855	$0	$630,318
2043	$0	$0	$478,000	$91,140	$0	$51,207	$7,595	$0	$627,942
2044	$0	$0	$506,000	$62,460	$0	$52,231	$5,205	$0	$625,896
2045	$0	$0	$535,000	$32,100	$0	$53,275	$2,675	$0	$623,050
	$800,828	**$5,097,825**	**$6,908,000**	**$5,201,188**	**$2,385,705**	**$1,200,056**	**$750,834**	**($1,289,905)**	**$18,668,827**

[1]Represent the bond year for Major Improvements Area Bonds for years 2016-2024, and the Major Improvement Area Refunding Bonds for years 2024-2045.

[2]The principal and interest amounts for years 2016-2024 are based on Major Improvement Area Bonds and are calculated using an 7.50% interest rate.

[3]The principal and interest amounts for years 2024-2040 are based on the Major Improvements Area Refunding Bonds, and are calculated using an interest rate of 5.80% for years 2024 through 2045.

[4]Represents principal and interest on the City Contributed Major Improvement. The CCMI requirements were met, and payment concluded in 2019.

[5]The amounts shown include estimated district administration and assessment collection costs and will be updated each year in the Annual Service Plan Updates.

[6] Additional interest will only be collected as needed following the issuance of the Major Improvement Area Refunding Bonds and will be updated in each Annual Service Plan Update.

Appendix D

Major Improvement Area Assessment Roll Summary

Parcel	Lot Type	Special Assessments	MIA Bonds	Assessment Lein Reduction	Adjusted Outstanding Assessments
2841445		4.05%	$293,474.11	($71,724.85)	$221,749.27
2841443		1.06%	$76,647.76	($18,732.65)	$57,915.11
2726990		8.87%	$642,131.39	($156,936.41)	$485,194.98
2843033		20.86%	$1,510,012.10	($369,045.78)	$1,140,966.32
2783001	HOA	PREPAID	PREPAID	PREPAID	PREPAID
2782900	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782901	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782902	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782903	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782904	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782905	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782906	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782907	50'	PREPAID	PREPAID	PREPAID	PREPAID
2782908	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782909	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782910	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782911	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782912	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782913	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782914	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782915	Open	0.00%	$0.00	$0.00	$0.00
2782916	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782917	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782918	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782919	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782920	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782921	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782922	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782923	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782924	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782925	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782926	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782927	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782928	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782929	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782930	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782931	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782932	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782933	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782934	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782935	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782936	50'	PREPAID	PREPAID	PREPAID	PREPAID
2782937	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782938	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782939	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782940	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782941	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782942	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782943	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782944	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782945	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782946	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782947	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782949	70'	0.07%	$5,392.90	($1,318.02)	$4,074.88
2782950	70'	0.07%	$5,392.90	($1,318.02)	$4,074.88
2782951	70'	0.07%	$5,392.90	($1,318.02)	$4,074.88
2782952	70'	0.07%	$5,392.90	($1,318.02)	$4,074.88
2782953	70'	0.07%	$5,392.90	($1,318.02)	$4,074.88
2782954	70'	0.07%	$5,392.90	($1,318.02)	$4,074.88
2782955	70'	0.07%	$5,392.90	($1,318.02)	$4,074.88
2782956	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782957	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782958	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782959	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782960	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782961	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782962	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782963	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782964	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782965	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782966	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782967	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782968	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23

Appendix D

Major Improvement Area Assessment Roll Summary

Parcel	Lot Type	Special Assessments	MIA Bonds	Assessment Lein Reduction	Adjusted Outstanding Assessments
2782969	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782970	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782971	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782972	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782973	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782974	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782975	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782976	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782977	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782978	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782979	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782980	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782981	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782982	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782983	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782984	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782985	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782986	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782987	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782988	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782989	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782990	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782991	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782992	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782993	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782994	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782995	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782996	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782997	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782998	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2782999	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2783000	50'	0.06%	$4,138.74	($1,011.50)	$3,127.23
2783001	Open	0.00%	$0.00	$0.00	$0.00
2783002	Open	0.00%	$0.00	$0.00	$0.00
2783003	Open	0.00%	$0.00	$0.00	$0.00
2783004	Open	0.00%	$0.00	$0.00	$0.00
2783005	Open	0.00%	$0.00	$0.00	$0.00
2783006	Open	0.00%	$0.00	$0.00	$0.00
2826380	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826382	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826383	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826384	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826385	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826386	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826387	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826388	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826389	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826390	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826391	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826392	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826393	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826394	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826395	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826396	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826397	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826398	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826399	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826400	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826401	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826402	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826403	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826404	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826405	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826406	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826407	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826410	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826411	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826412	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826413	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826414	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826415	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826416	60'	PREPAID	PREPAID	PREPAID	PREPAID
2826417	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59

Appendix D

Major Improvement Area Assessment Roll Summary

Parcel	Lot Type	Special Assessments	MIA Bonds	Assessment Lein Reduction	Adjusted Outstanding Assessments
2826418	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826419	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826420	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826421	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826422	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826423	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826424	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826425	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826426	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826427	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826428	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826429	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826430	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826431	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826433	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826434	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826435	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826436	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826437	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826438	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826439	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826440	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826441	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826442	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826443	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826444	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826445	70'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2826446	70'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2826447	70'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2826448	70'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2826449	70'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2826450	70'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2826451	70'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2826452	70'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2826453	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826454	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826455	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826456	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826457	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826458	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826459	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826460	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826461	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826462	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826463	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826464	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826465	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826466	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826467	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826468	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826469	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826470	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826471	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826472	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826473	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826474	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826475	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826476	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826477	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826478	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826479	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826480	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826481	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826482	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826483	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826484	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826485	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826486	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826487	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826488	Open	0.00%	$0.00	$0.00	$0.00
2826492	Open	0.00%	$0.00	$0.00	$0.00
2826493	Open	0.00%	$0.00	$0.00	$0.00
2826494	Open	0.00%	$0.00	$0.00	$0.00

Appendix D

Major Improvement Area Assessment Roll Summary

Parcel	Lot Type	Special Assessments	MIA Bonds	Assessment Lein Reduction	Adjusted Outstanding Assessments
2826495	Open	0.00%	$0.00	$0.00	$0.00
2826498	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826499	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826500	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826501	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826502	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826503	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826504	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826505	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826506	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826507	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826508	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826509	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826510	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826511	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826512	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826513	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826514	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826515	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826516	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826517	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826518	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826519	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826520	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826521	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826522	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826523	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826524	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826525	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826526	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826527	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826528	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826529	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826530	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826531	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826532	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826533	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826534	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826535	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826536	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826537	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826538	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826539	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826540	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826541	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826542	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826543	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826544	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826545	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826546	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826547	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826548	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826549	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826550	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826551	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826552	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826553	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826555	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826556	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826557	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826558	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826559	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826560	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826561	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826562	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826563	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826564	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826565	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826566	60'	0.07%	$5,016.65	($1,226.07)	$3,790.59
2826568	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826569	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826570	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826572	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76

Appendix D

Major Improvement Area Assessment Roll Summary

Parcel	Lot Type	Special Assessments	MIA Bonds	Assessment Lein Reduction	Adjusted Outstanding Assessments
2826573	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826574	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826575	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826576	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826577	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826578	50'	0.06%	$4,389.57	($1,072.81)	$3,316.76
2826579	OPEN	0.00%	$0.00	$0.00	$0.00
2853232	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853234	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853235	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853236	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853237	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853238	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853239	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853240	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853241	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853242	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853243	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853244	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853245	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853246	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853247	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853248	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853249	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853250	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853251	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853252	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853253	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853254	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853255	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853256	Open	0.00%	$0.00	$0.00	$0.00
2853257	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853259	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853260	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853261	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853262	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853263	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853264	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853265	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853266	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853267	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853268	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853269	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853270	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853271	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853272	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853273	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853274	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853275	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853276	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853277	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853278	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853279	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853280	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853281	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853282	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853283	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853284	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853285	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853286	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853287	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853288	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853289	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853290	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853291	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853292	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853293	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853294	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853295	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853296	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853297	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853298	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853299	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41

Appendix D

Major Improvement Area Assessment Roll Summary

Parcel	Lot Type	Special Assessments	MIA Bonds	Assessment Lein Reduction	Adjusted Outstanding Assessments
2853300	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853301	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853302	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853303	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853304	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853305	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853306	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853307	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853308	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853309	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853310	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853311	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853312	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853313	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853314	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853315	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853316	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853317	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853318	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853319	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853320	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853321	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853322	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853323	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853324	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853325	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853326	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853327	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853328	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853329	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853330	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853331	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853332	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853333	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853334	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853335	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853336	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853337	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853338	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853339	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853340	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853341	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853342	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853343	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853344	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853345	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853346	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853347	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853348	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853349	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853350	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853351	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853352	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853353	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853354	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853355	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853356	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853357	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853358	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853359	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853360	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853361	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853362	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853363	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853364	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853365	70'	0.10%	$6,897.90	($1,685.84)	$5,212.06
2853366	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853367	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853368	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853369	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853370	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853371	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853372	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41

Appendix D

Major Improvement Area Assessment Roll Summary

Parcel	Lot Type	Special Assessments	MIA Bonds	Assessment Lein Reduction	Adjusted Outstanding Assessments
2853373	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853374	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853375	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853376	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853377	Open	0.00%	$0.00	$0.00	$0.00
2853378	Open	0.00%	$0.00	$0.00	$0.00
2853379	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853380	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853381	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853382	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853383	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853384	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853385	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853386	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853387	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853388	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853389	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853390	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853391	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853392	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853393	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853394	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853395	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853396	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853397	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853398	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853399	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853400	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853401	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853402	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853403	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853404	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853405	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853406	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853407	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853408	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853409	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853410	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853411	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853412	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853413	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853414	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853415	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853416	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853417	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853418	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853419	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853420	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853421	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853422	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853423	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853424	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853425	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853426	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853427	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853428	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853429	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853430	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853431	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853432	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853433	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853434	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853435	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853436	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853437	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853438	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853439	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853440	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853441	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853442	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853443	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853444	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853445	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41

Appendix D

Major Improvement Area Assessment Roll Summary

Parcel	Lot Type	Special Assessments	MIA Bonds	Assessment Lein Reduction	Adjusted Outstanding Assessments
2853446	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853447	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853448	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853449	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853450	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853451	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853452	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853453	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853454	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853455	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853456	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853457	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853458	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853459	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853460	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853461	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853462	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853463	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853464	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853465	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853466	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853467	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853468	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853469	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853470	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853471	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853472	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853473	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853474	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853475	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853476	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853477	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853478	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853479	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853480	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853481	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853482	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853483	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853484	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853485	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853486	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853487	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853488	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853489	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853490	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853491	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853492	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853493	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853494	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853495	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853496	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853497	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853498	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853499	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853500	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853501	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853502	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853503	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853504	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853505	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853506	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853507	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853508	60'	0.09%	$6,270.81	($1,532.58)	$4,738.23
2853509	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853510	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853511	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853512	50'	0.08%	$5,643.73	($1,379.32)	$4,264.41
2853513	Open	0.00%	$0.00	$0.00	$0.00
2853514	Open	0.00%	$0.00	$0.00	$0.00
2867237	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867238	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867239	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867240	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70

Appendix D

Major Improvement Area Assessment Roll Summary

Parcel	Lot Type	Special Assessments	MIA Bonds	Assessment Lein Reduction	Adjusted Outstanding Assessments
2867241	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867242	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867243	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867244	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867245	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867246	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867247	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867248	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867249	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867250	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867251	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867252	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867253	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867254	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867255	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867256	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867257	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867258	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867259	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867260	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867261	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867262	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867263	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867264	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867265	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867266	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867267	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867268	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867269	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867270	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867271	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867272	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867273	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867274	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867275	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867276	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867277	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867278	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867279	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867280	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867281	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867282	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867283	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867284	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867285	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867286	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867287	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867288	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867289	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867290	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867291	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867292	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867293	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867294	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867295	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867296	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867297	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867298	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867299	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867300	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867301	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867302	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867303	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867304	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867305	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867306	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867307	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867308	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867309	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867310	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867311	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867312	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867313	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70

Appendix D

Major Improvement Area Assessment Roll Summary

Parcel	Lot Type	Special Assessments	MIA Bonds	Assessment Lein Reduction	Adjusted Outstanding Assessments
2867314	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867315	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867316	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867317	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867318	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867319	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867320	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867321	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867322	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867323	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867324	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867325	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867326	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867327	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867328	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867329	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867330	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867331	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867332	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867333	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867334	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867335	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867336	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867337	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867338	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867339	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867340	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867341	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867342	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867343	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867344	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867345	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867346	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867347	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867348	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867349	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867350	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867351	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867352	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867353	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867354	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867355	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867356	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867357	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867358	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867359	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867360	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867361	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867362	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867363	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867364	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867365	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867366	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867367	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867368	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867369	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867370	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867371	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867372	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867373	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867374	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867375	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867376	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867377	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867378	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867379	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867380	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867381	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867382	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867383	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867384	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867385	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867386	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70

Appendix D

Major Improvement Area Assessment Roll Summary

Parcel	Lot Type	Special Assessments	MIA Bonds	Assessment Lein Reduction	Adjusted Outstanding Assessments
2867387	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867388	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867389	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867390	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867391	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867392	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867393	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867394	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867395	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867396	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867397	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867398	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867399	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867400	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867401	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867402	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867403	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867404	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867405	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867406	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867407	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867408	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867409	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867410	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867411	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867412	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867413	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867414	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867415	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867416	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867417	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867418	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867419	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867420	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867421	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867422	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867423	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867424	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867425	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867426	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867427	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867428	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867429	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867430	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867431	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867432	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867433	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867434	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867435	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867436	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867437	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867438	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867439	50'	0.11%	$8,152.06	($1,992.36)	$6,159.70
2867440	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867441	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867442	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867443	60'	0.14%	$9,782.47	($2,390.83)	$7,391.64
2867444	Open	0.00%	$0.00	$0.00	$0.00
2867445	Open	0.00%	$0.00	$0.00	$0.00
2867446	Open	0.00%	$0.00	$0.00	$0.00
2867447	Open	0.00%	$0.00	$0.00	$0.00
2867448	HOA	0.00%	$0.00	$0.00	$0.00
2867449	Open	0.00%	$0.00	$0.00	$0.00
2867451	Open	0.00%	$0.00	$0.00	$0.00
Total		**100.00%**	**$7,239,171.94**	**($1,769,248.00)**	**$5,469,924**

APPENDIX F
NEIGHBORHOOD IMPROVEMENT AREA #1 ASSESSMENT ROLL

Appendix F
Neighborhood Improvement Area #1 Projects Assessment Roll

Parcel	**All Parcels**
Original Assessment	**$5,790,000**
Outstanding Assessment	**$4,930,000**

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	CCMI[4]	Admin Expenses[5]	Additional Interest Reserve[6]	Capitalized Interest/ Available Credits	Total Annual Installment
2016	$0	$250,297	$0	$0	$250,297	$0	$0	($250,297)	$0
2017	$0	$361,875	$0	$0	$361,875	$30,600	$68,005	($106,951)	$353,529
2018	$75,000	$361,875	$0	$0	$436,875	$20,933	$40,200	$0	$498,008
2019	$80,000	$357,188	$0	$0	$437,188	$31,836	$39,800	$0	$508,824
2020	$85,000	$352,188	$0	$0	$0	$31,600	$39,375	($24,000)	$484,163
2021	$215,000	$339,063	$0	$0	$0	$36,000	$38,900	($33,695)	$595,268
2022	$125,000	$332,965	$0	$0	$0	$36,000	$38,368	($2,984)	$529,349
2023	$100,000	$325,625	$0	$0	$0	$34,400	$37,811	$0	$497,836
2024	$172,060	$318,698	$0	$0	$0	$35,150	$36,821	$0	$562,728
2025	$0	$0	$125,000	$267,726	$0	$35,853	$0	$0	$428,579
2026	$0	$0	$152,000	$240,250	$0	$36,570	$24,025	$0	$452,845
2027	$0	$0	$159,000	$232,650	$0	$37,301	$23,265	$0	$452,216
2028	$0	$0	$166,000	$224,700	$0	$38,047	$22,470	$0	$451,217
2029	$0	$0	$173,000	$216,400	$0	$38,808	$21,640	$0	$449,848
2030	$0	$0	$181,000	$207,750	$0	$39,584	$20,775	$0	$449,109
2031	$0	$0	$190,000	$198,700	$0	$40,376	$19,870	$0	$448,946
2032	$0	$0	$198,000	$189,200	$0	$41,184	$18,920	$0	$447,304
2033	$0	$0	$207,000	$179,300	$0	$42,007	$17,930	$0	$446,237
2034	$0	$0	$217,000	$168,950	$0	$42,847	$16,895	$0	$445,692
2035	$0	$0	$227,000	$158,100	$0	$43,704	$15,810	$0	$444,614
2036	$0	$0	$237,000	$146,750	$0	$44,578	$14,675	$0	$441,860
2037	$0	$0	$248,000	$134,900	$0	$45,470	$13,490	$0	$441,129
2038	$0	$0	$260,000	$122,500	$0	$46,379	$12,250	$0	$439,757
2039	$0	$0	$272,000	$109,500	$0	$47,307	$10,950	$0	$439,757
2040	$0	$0	$284,000	$95,900	$0	$48,253	$9,590	$0	$437,743
2041	$0	$0	$298,000	$81,700	$0	$49,218	$8,170	$0	$437,088
2042	$0	$0	$312,000	$66,800	$0	$50,203	$6,680	$0	$435,683
2043	$0	$0	$326,000	$51,200	$0	$51,207	$5,120	$0	$433,527
2044	$0	$0	$341,000	$34,900	$0	$52,231	$3,490	$0	$431,621
2045	$0	$0	$357,000	$17,850	$0	$53,275	$1,785	$0	$429,910
	$852,060	**$2,999,772**	**$4,930,000**	**$3,145,726**	**$1,486,235**	**$1,180,922**	**$627,080**	**($417,927)**	**$13,314,387**

[1] Represent the bond year for the Neighborhood Improvement Area #1 Bonds for years 2016-2024, and the Neighborhood Improvement Area #1 Refunding Bonds for years 2024-2045.

[2]The principal and interest amounts for years 2016-2024 are based Neighborhood Improvement Area #1 and are calculated using an 6.25% interest rate.

[3]The principal and interest amounts for years 2024-2045 are based on the Neighborhood Improvement Area #1 Refunding Bonds, and are calculated using an interest rate of 5.00% for years 2024 through 2045.

[4]Represents principal and interest on the City Contributed Major Improvements. The CCMI requirements were met and payment concluded in 2019.

[5]The amounts shown include estimated district administration and assessment collection costs and will be updated each year in the Annual Service Plan Updates.

[6]Additional interest will only be collected as needed following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds and will be updated in each Annual Service Plan Update.

Appendix C

NIA #1 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	NIA #1 Outstanding Assessment7	NIA #1 Outstanding Assessment8
2753749	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753750	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753751	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753752	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753753	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753754	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753755	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753756	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753757	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753758	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753759	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753760	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753761	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753762	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753763	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753764	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753765	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753766	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753767	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753768	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753769	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753770	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753771	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753772	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753773	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753774	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753775	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753776	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753777	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753778	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753779	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753780	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753781	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753782	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753783	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753784	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753785	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753786	70'	0.43%	$21,074.62	($33.89)	$21,040.73

Appendix C

NIA #1 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	NIA #1 Outstanding Assessment7	NIA #1 Outstanding Assessment8
2753787	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753788	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753789	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753790	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753791	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753792	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753793	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753794	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753795	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753796	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753797	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753798	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753799	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753800	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753801	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753802	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753803	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753804	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753805	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753806	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753807	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753808	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753809	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753810	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753811	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753812	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753813	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753814	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753815	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753816	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753817	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753818	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753819	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753820	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753821	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753822	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2782506	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2782509	60'	0.35%	$17,120.52	($27.53)	$17,092.99

Appendix C

NIA #1 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	NIA #1 Outstanding Assessment7	NIA #1 Outstanding Assessment8
2782510	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2782511	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753827	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753828	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753829	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753830	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753831	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753832	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753833	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753834	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753835	60'	Prepaid	Prepaid	Prepaid	Prepaid
2753836	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753837	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753838	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753839	60'	Prepaid	Prepaid	Prepaid	Prepaid
2753840	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753841	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753842	60'	Prepaid	Prepaid	Prepaid	Prepaid
2753843	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753844	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753845	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753846	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753847	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753848	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753849	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753850	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753851	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753852	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753853	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753854	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753855	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753856	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2753857	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753858	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753859	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753860	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753861	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753862	50'	0.29%	$14,318.56	($23.02)	$14,295.53

Appendix C

NIA #1 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	NIA #1 Outstanding Assessment7	NIA #1 Outstanding Assessment8
2753863	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753864	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753865	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753866	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753867	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753868	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753869	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753870	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753871	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753872	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753873	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753874	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753875	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753876	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753877	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753878	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753879	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753880	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753881	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753882	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753883	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753884	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753885	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753886	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753887	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753888	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753889	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753890	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753891	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753892	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753893	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753894	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753895	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753896	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753897	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753898	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753899	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753900	60'	0.35%	$17,120.52	($27.53)	$17,092.99

Appendix C

NIA #1 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	NIA #1 Outstanding Assessment7	NIA #1 Outstanding Assessment8
2753901	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753902	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753903	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753904	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753907	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753908	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753909	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753910	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753911	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753912	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753913	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753914	60'	Prepaid	Prepaid	Prepaid	Prepaid
2753915	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753916	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753917	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753918	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753919	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753920	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753921	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753922	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753923	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753924	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753925	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753926	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753927	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753928	50'	Prepaid	Prepaid	Prepaid	Prepaid
2753929	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753930	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753931	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753932	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753933	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753934	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753936	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753937	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753938	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753939	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753940	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753941	50'	0.29%	$14,318.56	($23.02)	$14,295.53

Appendix C

NIA #1 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	NIA #1 Outstanding Assessment7	NIA #1 Outstanding Assessment8
2753942	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753943	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753944	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753945	50'	0.14%	$6,952.98	($11.18)	$6,941.80
2753946	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753947	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753948	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753949	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753950	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753951	60'	Prepaid	Prepaid	Prepaid	Prepaid
2753953	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753954	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753955	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753956	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753957	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753958	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753959	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753960	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753961	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753962	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753963	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753964	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753965	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753966	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753967	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753968	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753969	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753970	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753971	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753972	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753973	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753974	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753975	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753977	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753978	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753979	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753980	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753981	50'	Prepaid	Prepaid	Prepaid	Prepaid

Appendix C

NIA #1 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	NIA #1 Outstanding Assessment7	NIA #1 Outstanding Assessment8
2753982	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753983	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753984	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753985	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753986	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753987	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753990	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753991	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753992	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753993	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753994	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753995	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753996	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753997	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2753998	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2753999	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754000	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754003	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2754004	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754005	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2754006	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754007	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754008	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754009	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754010	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754014	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754015	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754016	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754017	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754018	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754019	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754021	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754022	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754023	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754025	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754026	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754027	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754028	60'	0.35%	$17,120.52	($27.53)	$17,092.99

Appendix C

NIA #1 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	NIA #1 Outstanding Assessment7	NIA #1 Outstanding Assessment8
2754029	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754030	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754031	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754032	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754033	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754034	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754035	60'	0.35%	$17,120.52	($27.53)	$17,092.99
2754036	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2754037	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2754038	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2754039	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2754040	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2754041	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2754042	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2754043	70'	Prepaid	Prepaid	Prepaid	Prepaid
2754044	70'	0.43%	$21,074.62	($33.89)	$21,040.73
2754045	HOA	0.00%	$0.00	$0.00	$0.00
2754046	HOA	0.00%	$0.00	$0.00	$0.00
2754047	HOA	0.00%	$0.00	$0.00	$0.00
2754048	HOA	0.00%	$0.00	$0.00	$0.00
2754049	HOA	0.00%	$0.00	$0.00	$0.00
2754050	HOA	0.00%	$0.00	$0.00	$0.00
2754051	HOA	0.00%	$0.00	$0.00	$0.00
2754058	HOA	0.00%	$0.00	$0.00	$0.00
2754059	HOA	0.00%	$0.00	$0.00	$0.00
2754216	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754217	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754218	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754219	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754220	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754221	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754222	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754223	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754224	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754225	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754226	50'	0.29%	$14,318.56	($23.02)	$14,295.53
2754052	HOA	0.00%	$0.00	$0.00	$0.00
Total		**100.00%**	**$4,937,940.19**	**($7,940.19)**	**$4,930,000.00**

APPENDIX G
NEIGHBORHOOD IMPROVEMENT AREA #2 ASSESSMENT ROLL

Appendix G
Neighborhood Improvement Area #2 Assessment Roll

Parcel	**All Parcels**
Units	**99**
Assessment	**$945,000**

Year[1]	Principal	Interest	Administrative Expenses[2]	Additional Interest Reserve	Capitalized Interest/Other Credits	Total Annual Installment[3]
91/2020	$25,000	$54,322	$13,337	$0	$0	$92,659
9/1/2021	$43,014	$52,900	$21,000	$0	$0	$71,704
9/1/2022[4]	$28,770	$33,174	$15,000	$4,385	$0	$81,329
9/1/2023	$20,000	$32,670	$15,600	$4,285	$0	$72,555
9/1/2024	$20,000	$31,826	$15,929	$4,141	$0	$71,896
9/1/2025	$20,000	$31,285	$15,918	$4,041	$0	$71,244
9/1/2026	$20,000	$30,785	$16,236	$3,941	$0	$70,962
9/1/2027	$20,000	$30,160	$16,561	$3,841	$0	$70,562
9/1/2028	$15,000	$29,535	$16,892	$3,741	$0	$65,168
9/1/2029	$15,000	$29,066	$17,230	$3,666	$0	$64,963
9/1/2030	$15,000	$28,597	$17,575	$3,591	$0	$64,763
9/1/2031	$20,000	$28,129	$17,926	$3,516	$0	$69,571
9/1/2032	$20,000	$27,329	$18,285	$3,416	$0	$69,030
9/1/2033	$20,000	$26,529	$18,651	$3,316	$0	$68,495
9/1/2034	$20,000	$25,729	$19,024	$0	$0	$64,752
9/1/2035	$20,000	$24,929	$19,404	$0	$0	$64,333
9/1/2036	$20,000	$24,129	$19,792	$0	$0	$63,921
9/1/2037	$20,000	$23,329	$20,188	$0	$0	$63,517
9/1/2038	$20,000	$22,529	$20,592	$0	$0	$63,120
9/1/2039	$25,000	$21,729	$21,004	$0	$0	$67,732
9/1/2040	$25,000	$20,729	$21,424	$0	$0	$67,152
9/1/2041	$25,000	$19,729	$21,852	$0	$0	$66,581
9/1/2042	$25,000	$18,729	$22,289	$0	$0	$66,018
9/1/2043	$25,000	$17,729	$22,735	$0	$0	$65,464
9/1/2044	$25,000	$16,729	$23,190	$0	$0	$64,918
9/1/2045	$30,000	$15,729	$23,653	$0	$0	$69,382
9/1/2046	$90,000	$14,529	$24,127	$0	$0	$128,655
9/1/2047	$95,000	$10,929	$24,609	$0	$0	$130,538
9/1/2048	$100,000	$7,129	$25,101	$0	$0	$132,230
9/1/2049	$78,216	$3,129	$25,603	$0	$0	$106,948
Total	**$945,000**	**$753,764**	**$590,728**	**$45,881**	**$0**	**$2,290,163**

[1] The 9/1/XX dates represent the assessment (bond) year end for the Neighborhood Improvement Areas #2-3 Bonds.

[2] Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

[3] Annual Installments are calculated using a 2.50% interest rate for years 2021-2025, 3.125% interest rate for years 2026-2030, and 4.0% thereafter on the Neighborhood Improvement Areas #2-3 Bonds plus the additional interest plus Administrative Expenses.

[4] Principal payment in 2022 includes prepayments and redemptions.

Appendix E

NIA #2 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #2 Share of the NIA #2-3 Bonds
2782900	50'	1.01%	$8,356
2782901	50'	1.01%	$8,356
2782902	50'	1.01%	$8,356
2782903	50'	1.01%	$8,356
2782904	50'	1.01%	$8,356
2782905	50'	1.01%	$8,356
2782906	50'	1.01%	$8,356
2782907	50'	PREPAID	PREPAID
2782908	50'	1.01%	$8,356
2782909	50'	1.01%	$8,356
2782910	50'	1.01%	$8,356
2782911	50'	1.01%	$8,356
2782912	50'	1.01%	$8,356
2782913	50'	1.01%	$8,356
2782914	50'	1.01%	$8,356
2782915	Common	0.00%	$0
2782916	50'	1.01%	$8,356
2782917	50'	1.01%	$8,356
2782918	50'	1.01%	$8,356
2782919	50'	1.01%	$8,356
2782920	50'	1.01%	$8,356
2782921	50'	1.01%	$8,356
2782922	50'	1.01%	$8,356
2782923	50'	1.01%	$8,356
2782924	50'	1.01%	$8,356
2782925	50'	1.01%	$8,356
2782926	50'	1.01%	$8,356
2782927	50'	1.01%	$8,356
2782928	50'	1.01%	$8,356
2782929	50'	1.01%	$8,356
2782930	50'	1.01%	$8,356
2782931	50'	1.01%	$8,356
2782932	50'	1.01%	$8,356
2782933	50'	1.01%	$8,356
2782934	50'	1.01%	$8,356
2782935	50'	1.01%	$8,356
2782936	50'	PREPAID	PREPAID
2782937	50'	1.01%	$8,356
2782938	50'	1.01%	$8,356
2782939	50'	1.01%	$8,356
2782940	50'	1.01%	$8,356
2782941	50'	1.01%	$8,356
2782942	50'	1.01%	$8,356
2782943	50'	1.01%	$8,356
2782944	50'	1.01%	$8,356
2782945	50'	1.01%	$8,356
2782946	50'	1.01%	$8,356
2782947	50'	1.01%	$8,356
2782949	70'	1.31%	$10,888
2782950	70'	1.31%	$10,888
2782951	70'	1.31%	$10,888
2782952	70'	1.31%	$10,888
2782953	70'	1.31%	$10,888
2782954	70'	1.31%	$10,888

Parcel	Lot Type	Percentage of Special Assessments	NIA #2 Share of the NIA #2-3 Bonds
2782955	70'	1.31%	$10,888
2782956	50'	1.01%	$8,356
2782957	50'	1.01%	$8,356
2782958	50'	1.01%	$8,356
2782959	50'	1.01%	$8,356
2782960	50'	1.01%	$8,356
2782961	50'	1.01%	$8,356
2782962	50'	1.01%	$8,356
2782963	50'	1.01%	$8,356
2782964	50'	1.01%	$8,356
2782965	50'	1.01%	$8,356
2782966	50'	1.01%	$8,356
2782967	50'	1.01%	$8,356
2782968	50'	1.01%	$8,356
2782969	50'	1.01%	$8,356
2782970	50'	1.01%	$8,356
2782971	50'	1.01%	$8,356
2782972	50'	1.01%	$8,356
2782973	50'	1.01%	$8,356
2782974	50'	1.01%	$8,356
2782975	50'	1.01%	$8,356
2782976	50'	1.01%	$8,356
2782977	50'	1.01%	$8,356
2782978	50'	1.01%	$8,356
2782979	50'	1.01%	$8,356
2782980	50'	1.01%	$8,356
2782981	50'	1.01%	$8,356
2782982	50'	1.01%	$8,356
2782983	50'	1.01%	$8,356
2782984	50'	1.01%	$8,356
2782985	50'	1.01%	$8,356
2782986	50'	1.01%	$8,356
2782987	50'	1.01%	$8,356
2782988	50'	1.01%	$8,356
2782989	50'	1.01%	$8,356
2782990	50'	1.01%	$8,356
2782991	50'	1.01%	$8,356
2782992	50'	1.01%	$8,356
2782993	50'	1.01%	$8,356
2782994	50'	1.01%	$8,356
2782995	50'	1.01%	$8,356
2782996	50'	1.01%	$8,356
2782997	50'	1.01%	$8,356
2782998	50'	1.01%	$8,356
2782999	50'	1.01%	$8,356
2783000	50'	1.01%	$8,356
2783001	HOA	0.00%	$0
2783002	Common	0.00%	$0
2783003	Common	0.00%	$0
2783004	Common	0.00%	$0
2783005	Common	0.00%	$0
2783006	Common	0.00%	$0
Total		**100.00%**	**$828,216**

Appendix E

NIA #2 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #2 Share of the NIA #2-3 Bonds
2782900	50'	1.01%	$8,356
2782901	50'	1.01%	$8,356
2782902	50'	1.01%	$8,356
2782903	50'	1.01%	$8,356
2782904	50'	1.01%	$8,356
2782905	50'	1.01%	$8,356
2782906	50'	1.01%	$8,356
2782907	50'	PREPAID	PREPAID
2782908	50'	1.01%	$8,356
2782909	50'	1.01%	$8,356
2782910	50'	1.01%	$8,356
2782911	50'	1.01%	$8,356
2782912	50'	1.01%	$8,356
2782913	50'	1.01%	$8,356
2782914	50'	1.01%	$8,356
2782915	Common	0.00%	$0
2782916	50'	1.01%	$8,356
2782917	50'	1.01%	$8,356
2782918	50'	1.01%	$8,356
2782919	50'	1.01%	$8,356
2782920	50'	1.01%	$8,356
2782921	50'	1.01%	$8,356
2782922	50'	1.01%	$8,356
2782923	50'	1.01%	$8,356
2782924	50'	1.01%	$8,356
2782925	50'	1.01%	$8,356
2782926	50'	1.01%	$8,356
2782927	50'	1.01%	$8,356
2782928	50'	1.01%	$8,356
2782929	50'	1.01%	$8,356
2782930	50'	1.01%	$8,356
2782931	50'	1.01%	$8,356
2782932	50'	1.01%	$8,356
2782933	50'	1.01%	$8,356
2782934	50'	1.01%	$8,356
2782935	50'	1.01%	$8,356
2782936	50'	PREPAID	PREPAID
2782937	50'	1.01%	$8,356
2782938	50'	1.01%	$8,356
2782939	50'	1.01%	$8,356
2782940	50'	1.01%	$8,356
2782941	50'	1.01%	$8,356
2782942	50'	1.01%	$8,356
2782943	50'	1.01%	$8,356
2782944	50'	1.01%	$8,356
2782945	50'	1.01%	$8,356
2782946	50'	1.01%	$8,356
2782947	50'	1.01%	$8,356
2782949	70'	1.31%	$10,888
2782950	70'	1.31%	$10,888
2782951	70'	1.31%	$10,888
2782952	70'	1.31%	$10,888
2782953	70'	1.31%	$10,888
2782954	70'	1.31%	$10,888

Parcel	Lot Type	Percentage of Special Assessments	NIA #2 Share of the NIA #2-3 Bonds
2782955	70'	1.31%	$10,888
2782956	50'	1.01%	$8,356
2782957	50'	1.01%	$8,356
2782958	50'	1.01%	$8,356
2782959	50'	1.01%	$8,356
2782960	50'	1.01%	$8,356
2782961	50'	1.01%	$8,356
2782962	50'	1.01%	$8,356
2782963	50'	1.01%	$8,356
2782964	50'	1.01%	$8,356
2782965	50'	1.01%	$8,356
2782966	50'	1.01%	$8,356
2782967	50'	1.01%	$8,356
2782968	50'	1.01%	$8,356
2782969	50'	1.01%	$8,356
2782970	50'	1.01%	$8,356
2782971	50'	1.01%	$8,356
2782972	50'	1.01%	$8,356
2782973	50'	1.01%	$8,356
2782974	50'	1.01%	$8,356
2782975	50'	1.01%	$8,356
2782976	50'	1.01%	$8,356
2782977	50'	1.01%	$8,356
2782978	50'	1.01%	$8,356
2782979	50'	1.01%	$8,356
2782980	50'	1.01%	$8,356
2782981	50'	1.01%	$8,356
2782982	50'	1.01%	$8,356
2782983	50'	1.01%	$8,356
2782984	50'	1.01%	$8,356
2782985	50'	1.01%	$8,356
2782986	50'	1.01%	$8,356
2782987	50'	1.01%	$8,356
2782988	50'	1.01%	$8,356
2782989	50'	1.01%	$8,356
2782990	50'	1.01%	$8,356
2782991	50'	1.01%	$8,356
2782992	50'	1.01%	$8,356
2782993	50'	1.01%	$8,356
2782994	50'	1.01%	$8,356
2782995	50'	1.01%	$8,356
2782996	50'	1.01%	$8,356
2782997	50'	1.01%	$8,356
2782998	50'	1.01%	$8,356
2782999	50'	1.01%	$8,356
2783000	50'	1.01%	$8,356
2783001	HOA	0.00%	$0
2783002	Common	0.00%	$0
2783003	Common	0.00%	$0
2783004	Common	0.00%	$0
2783005	Common	0.00%	$0
2783006	Common	0.00%	$0
Total		**100.00%**	**$828,216**

APPENDIX H
NEIGHBORHOOD IMPROVEMENT AREA #3 ASSESSMENT ROLL

Appendix H
Neighborhood Improvement Area #3 Assessment Roll

Parcel	**All Parcels**
Units	**182**
Assessment	**$2,275,000**

Year[1]	Principal	Interest	Administrative Expenses[2]	Additional Interest Reserve	Capitalized Interest/Other Credits	Total Annual Installment[3]
9/1/2021	$0	$79,814	$0	$0	($79,814)	$0
9/1/2022	$53,019	$86,806	$22,000	$11,375	$0	$173,200
9/1/2023	$62,750	$85,806	$26,000	$11,175	$0	$185,731
9/1/2024	$40,000	$83,424	$26,481	$10,796	$0	$160,701
9/1/2025	$40,000	$82,375	$26,530	$10,596	$0	$159,502
9/1/2026	$40,000	$81,375	$27,061	$10,396	$0	$158,832
9/1/2027	$45,000	$80,125	$27,602	$10,196	$0	$162,924
9/1/2028	$40,000	$78,719	$28,154	$9,971	$0	$156,844
9/1/2029	$40,000	$77,469	$28,717	$9,771	$0	$155,958
9/1/2030	$40,000	$76,219	$29,291	$9,571	$0	$155,082
9/1/2031	$40,000	$74,969	$29,877	$9,371	$0	$154,218
9/1/2032	$45,000	$73,369	$30,475	$9,171	$0	$158,015
9/1/2033	$45,000	$71,569	$31,084	$8,946	$0	$156,600
9/1/2034	$45,000	$69,769	$31,706	$0	$0	$146,475
9/1/2035	$50,000	$67,969	$32,340	$0	$0	$150,309
9/1/2036	$50,000	$65,969	$32,987	$0	$0	$148,956
9/1/2037	$50,000	$63,969	$33,647	$0	$0	$147,616
9/1/2038	$55,000	$61,969	$34,320	$0	$0	$151,289
9/1/2039	$55,000	$59,769	$35,006	$0	$0	$149,775
9/1/2040	$60,000	$57,569	$35,706	$0	$0	$153,275
9/1/2041	$60,000	$55,169	$36,420	$0	$0	$151,590
9/1/2042	$65,000	$52,769	$37,149	$0	$0	$154,918
9/1/2043	$65,000	$50,169	$37,892	$0	$0	$153,061
9/1/2044	$70,000	$47,569	$38,649	$0	$0	$156,219
9/1/2045	$70,000	$44,769	$39,422	$0	$0	$154,192
9/1/2046	$200,000	$41,969	$40,211	$0	$0	$282,180
9/1/2047	$210,000	$33,969	$41,015	$0	$0	$284,984
9/1/2048	$215,000	$25,569	$41,835	$0	$0	$282,405
9/1/2049	$225,000	$16,969	$42,672	$0	$0	$284,641
9/1/2050	$199,231	$7,969	$43,526	$0	$0	$250,726
Total	**$2,275,000**	**$1,855,919**	**$967,777**	**$121,336**	**($79,814)**	**$5,140,218**

[1]The 9/1/XX dates represent the assessment (bond) year end for the Neighborhood Improvement Areas #2-3 Bonds.

[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

[3]Annual Installments are calculated using a 2.50% interest rate for years 2021-2025, 3.125% interest rate for years 2026-2030, and 4.0% thereafter on the Neighborhood Improvement Areas #2-3 Bonds plus the additional interest plus Administrative Expenses.

Appendix F

NIA #3 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #3 Share of the NIA #2-3 Bonds
2826380	60'	0.58%	$12,554
2826382	60'	0.58%	$12,554
2826383	60'	0.58%	$12,554
2826384	60'	0.58%	$12,554
2826385	60'	0.58%	$12,554
2826386	60'	0.58%	$12,554
2826387	60'	0.58%	$12,554
2826388	60'	0.58%	$12,554
2826389	60'	0.58%	$12,554
2826390	60'	0.58%	$12,554
2826391	60'	0.58%	$12,554
2826392	60'	0.58%	$12,554
2826393	60'	0.58%	$12,554
2826394	50'	0.51%	$10,984
2826395	50'	0.51%	$10,984
2826396	50'	0.51%	$10,984
2826397	60'	0.58%	$12,554
2826398	60'	0.58%	$12,554
2826399	60'	0.58%	$12,554
2826400	60'	0.58%	$12,554
2826401	60'	0.58%	$12,554
2826402	60'	0.58%	$12,554
2826403	60'	0.58%	$12,554
2826404	60'	0.58%	$12,554
2826405	60'	0.58%	$12,554
2826406	60'	0.58%	$12,554
2826407	60'	0.58%	$12,554
2826410	60'	0.58%	$12,554
2826411	60'	0.58%	$12,554
2826412	60'	0.58%	$12,554
2826413	60'	0.58%	$12,554
2826414	60'	0.58%	$12,554
2826415	60'	0.58%	$12,554
2826416	60'	PREPAID	PREPAID
2826417	60'	0.58%	$12,554
2826418	60'	0.58%	$12,554
2826419	60'	0.58%	$12,554
2826420	60'	0.58%	$12,554
2826421	60'	0.58%	$12,554
2826422	60'	0.58%	$12,554
2826423	60'	0.58%	$12,554
2826424	60'	0.58%	$12,554
2826425	60'	0.58%	$12,554
2826426	60'	0.58%	$12,554
2826427	60'	0.58%	$12,554
2826428	60'	0.58%	$12,554
2826429	60'	0.58%	$12,554
2826430	60'	0.58%	$12,554
2826431	60'	0.58%	$12,554
2826433	60'	0.58%	$12,554
2826434	60'	0.58%	$12,554
2826435	60'	0.58%	$12,554
2826436	60'	0.58%	$12,554
2826437	60'	0.58%	$12,554
2826438	60'	0.58%	$12,554
2826439	60'	0.58%	$12,554
2826440	60'	0.58%	$12,554
2826441	60'	0.58%	$12,554
2826442	60'	0.58%	$12,554
2826443	60'	0.58%	$12,554
2826444	60'	0.58%	$12,554
2826445	70'	0.65%	$14,123
2826446	70'	0.65%	$14,123

Parcel	Lot Type	Percentage of Special Assessments	NIA #3 Share of the NIA #2-3 Bonds
2826447	70'	0.65%	$14,123
2826448	70'	0.65%	$14,123
2826449	70'	0.65%	$14,123
2826450	70'	0.65%	$14,123
2826451	70'	0.65%	$14,123
2826452	70'	0.65%	$14,123
2826453	60'	0.58%	$12,554
2826454	60'	0.58%	$12,554
2826455	60'	0.58%	$12,554
2826456	60'	0.58%	$12,554
2826457	60'	0.58%	$12,554
2826458	60'	0.58%	$12,554
2826459	60'	0.58%	$12,554
2826460	60'	0.58%	$12,554
2826461	60'	0.58%	$12,554
2826462	60'	0.58%	$12,554
2826463	60'	0.58%	$12,554
2826464	60'	0.58%	$12,554
2826465	60'	0.58%	$12,554
2826466	60'	0.58%	$12,554
2826467	60'	0.58%	$12,554
2826468	60'	0.58%	$12,554
2826469	60'	0.58%	$12,554
2826470	60'	0.58%	$12,554
2826471	60'	0.58%	$12,554
2826472	60'	0.58%	$12,554
2826473	60'	0.58%	$12,554
2826474	60'	0.58%	$12,554
2826475	60'	0.58%	$12,554
2826476	60'	0.58%	$12,554
2826477	60'	0.58%	$12,554
2826478	60'	0.58%	$12,554
2826479	60'	0.58%	$12,554
2826480	60'	0.58%	$12,554
2826481	60'	0.58%	$12,554
2826482	60'	0.58%	$12,554
2826483	60'	0.58%	$12,554
2826484	50'	0.51%	$10,984
2826485	50'	0.51%	$10,984
2826486	50'	0.51%	$10,984
2826487	50'	0.51%	$10,984
2826488	OPEN	0.00%	$0
2826492	OPEN	0.00%	$0
2826493	OPEN	0.00%	$0
2826494	HOA	PREPAID	PREPAID
2826495	OPEN	0.00%	$0
2826498	60'	0.58%	$12,554
2826499	50'	0.51%	$10,984
2826500	50'	0.51%	$10,984
2826501	50'	0.51%	$10,984
2826502	50'	0.51%	$10,984
2826503	50'	0.51%	$10,984
2826504	50'	0.51%	$10,984
2826505	50'	0.51%	$10,984
2826506	50'	0.51%	$10,984
2826507	50'	0.51%	$10,984
2826508	50'	0.51%	$10,984
2826509	50'	0.51%	$10,984
2826510	50'	0.51%	$10,984
2826511	50'	0.51%	$10,984
2826512	50'	0.51%	$10,984
2826513	50'	0.51%	$10,984
2826514	50'	0.51%	$10,984
2826515	50'	0.51%	$10,984
2826516	50'	0.51%	$10,984
2826517	60'	0.58%	$12,554

Parcel	Lot Type	Percentage of Special Assessments	NIA #3 Share of the NIA #2-3 Bonds
2826518	50'	0.51%	$10,984
2826519	50'	0.51%	$10,984
2826520	50'	0.51%	$10,984
2826521	50'	0.51%	$10,984
2826522	50'	0.51%	$10,984
2826523	50'	0.51%	$10,984
2826524	50'	0.51%	$10,984
2826525	50'	0.51%	$10,984
2826526	50'	0.51%	$10,984
2826527	50'	0.51%	$10,984
2826528	50'	0.51%	$10,984
2826529	60'	0.58%	$12,554
2826530	50'	0.51%	$10,984
2826531	50'	0.51%	$10,984
2826532	60'	0.58%	$12,554
2826533	50'	0.51%	$10,984
2826534	50'	0.51%	$10,984
2826535	50'	0.51%	$10,984
2826536	50'	0.51%	$10,984
2826537	50'	0.51%	$10,984
2826538	50'	0.51%	$10,984
2826539	50'	0.51%	$10,984
2826540	50'	0.51%	$10,984
2826541	50'	0.51%	$10,984
2826542	50'	0.51%	$10,984
2826543	50'	0.51%	$10,984
2826544	50'	0.51%	$10,984
2826545	50'	0.51%	$10,984
2826546	50'	0.51%	$10,984
2826547	50'	0.51%	$10,984
2826548	50'	0.51%	$10,984
2826549	50'	0.51%	$10,984
2826550	50'	0.51%	$10,984
2826551	50'	0.51%	$10,984
2826552	50'	0.51%	$10,984
2826553	50'	0.51%	$10,984
2826555	50'	0.51%	$10,984
2826556	50'	0.51%	$10,984
2826557	50'	0.51%	$10,984
2826558	50'	0.51%	$10,984
2826559	50'	0.51%	$10,984
2826560	50'	0.51%	$10,984
2826561	50'	0.51%	$10,984
2826562	50'	0.51%	$10,984
2826563	50'	0.51%	$10,984
2826564	50'	0.51%	$10,984
2826565	50'	0.51%	$10,984
2826566	60'	0.58%	$12,554
2826568	50'	0.51%	$10,984
2826569	50'	0.51%	$10,984
2826570	50'	0.51%	$10,984
2826572	50'	0.51%	$10,984
2826573	50'	0.51%	$10,984
2826574	50'	0.51%	$10,984
2826575	50'	0.51%	$10,984
2826576	50'	0.51%	$10,984
2826577	50'	0.51%	$10,984
2826578	50'	0.51%	$10,984
2826579	OPEN	0.00%	$0
Total		**100.00%**	**$2,159,231**

APPENDIX I
NEIGHBORHOOD IMPROVEMENT AREA #4 ASSESSMENT ROLL

Appendix I
Neighborhood Improvement Area #4 Assessment Roll

Parcel	**All Parcels**
Units	**276**
Assessment	**$5,255,000**

Year[1]	Principal	Interest	Administrative Expenses[2]	Additional Interest Reserve	Capitalized Interest/Other Credits	Total Annual Installment[3]
9/1/2022	$52,550	$166,580	$0	$0	($166,580)	$52,550
9/1/2023	$84,000	$190,106	$25,500	$26,275	$0	$325,881
9/1/2024	$86,000	$188,006	$26,010	$25,592	$0	$325,608
9/1/2025	$88,000	$185,856	$26,530	$25,162	$0	$325,548
9/1/2026	$90,000	$183,656	$27,061	$24,722	$0	$325,439
9/1/2027	$92,000	$181,406	$27,602	$24,272	$0	$325,280
9/1/2028	$95,000	$178,646	$28,154	$23,812	$0	$325,612
9/1/2029	$98,000	$175,796	$28,717	$23,337	$0	$325,850
9/1/2030	$101,000	$172,856	$29,291	$0	$0	$303,147
9/1/2031	$105,000	$169,826	$29,877	$0	$0	$304,703
9/1/2032	$107,000	$166,676	$30,475	$0	$0	$304,150
9/1/2033	$112,000	$163,064	$31,084	$0	$0	$306,149
9/1/2034	$116,000	$159,284	$31,706	$0	$0	$306,990
9/1/2035	$118,000	$155,369	$32,340	$0	$0	$305,709
9/1/2036	$123,000	$151,387	$32,987	$0	$0	$307,374
9/1/2037	$128,000	$147,236	$33,647	$0	$0	$308,882
9/1/2038	$131,000	$142,916	$34,320	$0	$0	$308,235
9/1/2039	$137,000	$138,494	$35,006	$0	$0	$310,500
9/1/2040	$140,000	$133,871	$35,706	$0	$0	$309,577
9/1/2041	$146,000	$129,146	$36,420	$0	$0	$311,566
9/1/2042	$150,000	$124,218	$37,149	$0	$0	$311,367
9/1/2043	$157,000	$118,218	$37,892	$0	$0	$313,110
9/1/2044	$162,000	$111,938	$38,649	$0	$0	$312,587
9/1/2045	$170,000	$105,458	$39,422	$0	$0	$314,880
9/1/2046	$380,000	$98,658	$40,211	$0	$0	$518,869
9/1/2047	$395,000	$83,458	$41,015	$0	$0	$519,473
9/1/2048	$411,000	$67,658	$41,835	$0	$0	$520,493
9/1/2049	$427,000	$51,218	$42,672	$0	$0	$520,890
9/1/2050	$444,000	$34,138	$43,526	$0	$0	$521,664
9/1/2051	$409,450	$16,378	$44,396	$0	$0	$470,224
Total	**$5,255,000**	**$4,091,511**	**$989,202**	**$173,174**	**($166,580)**	**$10,342,306**

[1]The 9/1/XX dates represent the assessment (bond) year end for the Neighborhood Improvement Area #4 Bonds.

[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

[3]Annual Installments are calculated using an interest rate of 2.50% in years 1 through 5 (2022-2026), 3.0% in years 6 through 10 (2027-2031), 3.375% in years 11 through 20 (2032-2041), and 4.0% in years 21 through 30 (2042-2051) on the Neighborhood Improvement Area #4 Bonds plus the additional interest plus Administrative Expenses.

Appendix G

NIA #4 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment
2853232	70'	0.42%	$21,457
2853234	70'	0.42%	$21,457
2853235	70'	0.42%	$21,457
2853236	70'	0.42%	$21,457
2853237	70'	0.42%	$21,457
2853238	70'	0.42%	$21,457
2853239	70'	0.42%	$21,457
2853240	70'	0.42%	$21,457
2853241	70'	0.42%	$21,457
2853242	70'	0.42%	$21,457
2853243	70'	0.42%	$21,457
2853244	70'	0.42%	$21,457
2853245	60'	0.38%	$19,506
2853246	50'	0.34%	$17,556
2853247	50'	0.34%	$17,556
2853248	50'	0.34%	$17,556
2853249	50'	0.34%	$17,556
2853250	50'	0.34%	$17,556
2853251	50'	0.34%	$17,556
2853252	50'	0.34%	$17,556
2853253	50'	0.34%	$17,556
2853254	50'	0.34%	$17,556
2853255	50'	0.34%	$17,556
2853256	-	0.00%	$0
2853257	50'	0.34%	$17,556
2853259	50'	0.34%	$17,556
2853260	50'	0.34%	$17,556
2853261	50'	0.34%	$17,556
2853262	50'	0.34%	$17,556
2853263	60'	0.38%	$19,506
2853264	60'	0.38%	$19,506
2853265	60'	0.38%	$19,506
2853266	60'	0.38%	$19,506
2853267	60'	0.38%	$19,506
2853268	60'	0.38%	$19,506
2853269	50'	0.34%	$17,556
2853270	50'	0.34%	$17,556
2853271	50'	0.34%	$17,556
2853272	50'	0.34%	$17,556
2853273	50'	0.34%	$17,556
2853274	50'	0.34%	$17,556
2853275	50'	0.34%	$17,556
2853276	50'	0.34%	$17,556
2853277	50'	0.34%	$17,556
2853278	50'	0.34%	$17,556
2853279	50'	0.34%	$17,556
2853280	50'	0.34%	$17,556
2853281	50'	0.34%	$17,556
2853282	50'	0.34%	$17,556
2853283	50'	0.34%	$17,556
2853284	50'	0.34%	$17,556
2853285	50'	0.34%	$17,556
2853286	50'	0.34%	$17,556
2853287	50'	0.34%	$17,556
2853288	50'	0.34%	$17,556

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment
2853289	50'	0.34%	$17,556
2853290	50'	0.34%	$17,556
2853291	50'	0.34%	$17,556
2853292	60'	0.38%	$19,506
2853293	60'	0.38%	$19,506
2853294	60'	0.38%	$19,506
2853295	60'	0.38%	$19,506
2853296	50'	0.34%	$17,556
2853297	50'	0.34%	$17,556
2853298	50'	0.34%	$17,556
2853299	50'	0.34%	$17,556
2853300	50'	0.34%	$17,556
2853301	50'	0.34%	$17,556
2853302	50'	0.34%	$17,556
2853303	50'	0.34%	$17,556
2853304	50'	0.34%	$17,556
2853305	50'	0.34%	$17,556
2853306	50'	0.34%	$17,556
2853307	60'	0.38%	$19,506
2853308	60'	0.38%	$19,506
2853309	60'	0.38%	$19,506
2853310	60'	0.38%	$19,506
2853311	60'	0.38%	$19,506
2853312	60'	0.38%	$19,506
2853313	60'	0.38%	$19,506
2853314	50'	0.34%	$17,556
2853315	50'	0.34%	$17,556
2853316	50'	0.34%	$17,556
2853317	50'	0.34%	$17,556
2853318	50'	0.34%	$17,556
2853319	50'	0.34%	$17,556
2853320	50'	0.34%	$17,556
2853321	50'	0.34%	$17,556
2853322	50'	0.34%	$17,556
2853323	50'	0.34%	$17,556
2853324	50'	0.34%	$17,556
2853325	50'	0.34%	$17,556
2853326	50'	0.34%	$17,556
2853327	50'	0.34%	$17,556
2853328	50'	0.34%	$17,556
2853329	50'	0.34%	$17,556
2853330	50'	0.34%	$17,556
2853331	50'	0.34%	$17,556
2853332	50'	0.34%	$17,556
2853333	50'	0.34%	$17,556
2853334	60'	0.38%	$19,506
2853335	60'	0.38%	$19,506
2853336	60'	0.38%	$19,506
2853337	60'	0.38%	$19,506
2853338	60'	0.38%	$19,506
2853339	60'	0.38%	$19,506
2853340	60'	0.38%	$19,506
2853341	60'	0.38%	$19,506
2853342	60'	0.38%	$19,506
2853343	60'	0.38%	$19,506
2853344	50'	0.34%	$17,556
2853345	50'	0.34%	$17,556
2853346	50'	0.34%	$17,556

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment
2853347	50'	0.34%	$17,556
2853348	50'	0.34%	$17,556
2853349	50'	0.34%	$17,556
2853350	50'	0.34%	$17,556
2853351	50'	0.34%	$17,556
2853352	50'	0.34%	$17,556
2853353	50'	0.34%	$17,556
2853354	50'	0.34%	$17,556
2853355	50'	0.34%	$17,556
2853356	50'	0.34%	$17,556
2853357	50'	0.34%	$17,556
2853358	70'	0.42%	$21,457
2853359	70'	0.42%	$21,457
2853360	70'	0.42%	$21,457
2853361	70'	0.42%	$21,457
2853362	70'	0.42%	$21,457
2853363	70'	0.42%	$21,457
2853364	70'	0.42%	$21,457
2853365	70'	0.42%	$21,457
2853366	60'	0.38%	$19,506
2853367	50'	0.34%	$17,556
2853368	50'	0.34%	$17,556
2853369	50'	0.34%	$17,556
2853370	50'	0.34%	$17,556
2853371	50'	0.34%	$17,556
2853372	50'	0.34%	$17,556
2853373	50'	0.34%	$17,556
2853374	50'	0.34%	$17,556
2853375	50'	0.34%	$17,556
2853376	50'	0.34%	$17,556
2853377	OPEN	0.00%	$0
2853378	HOA	PREPAID	PREPAID
2853379	60'	0.38%	$19,506
2853380	60'	0.38%	$19,506
2853381	60'	0.38%	$19,506
2853382	60'	0.38%	$19,506
2853383	60'	0.38%	$19,506
2853384	60'	0.38%	$19,506
2853385	50'	0.34%	$17,556
2853386	50'	0.34%	$17,556
2853387	50'	0.34%	$17,556
2853388	50'	0.34%	$17,556
2853389	50'	0.34%	$17,556
2853390	50'	0.34%	$17,556
2853391	50'	0.34%	$17,556
2853392	50'	0.34%	$17,556
2853393	50'	0.34%	$17,556
2853394	50'	0.34%	$17,556
2853395	50'	0.34%	$17,556
2853396	50'	0.34%	$17,556
2853397	50'	0.34%	$17,556
2853398	50'	0.34%	$17,556
2853399	60'	0.38%	$19,506
2853400	60'	0.38%	$19,506
2853401	60'	0.38%	$19,506
2853402	60'	0.38%	$19,506
2853403	60'	0.38%	$19,506
2853404	60'	0.38%	$19,506

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment
2853405	60'	0.38%	$19,506
2853406	60'	0.38%	$19,506
2853407	60'	0.38%	$19,506
2853408	60'	0.38%	$19,506
2853409	60'	0.38%	$19,506
2853410	60'	0.38%	$19,506
2853411	60'	0.38%	$19,506
2853412	60'	0.38%	$19,506
2853413	50'	0.34%	$17,556
2853414	50'	0.34%	$17,556
2853415	50'	0.34%	$17,556
2853416	50'	0.34%	$17,556
2853417	50'	0.34%	$17,556
2853418	50'	0.34%	$17,556
2853419	50'	0.34%	$17,556
2853420	50'	0.34%	$17,556
2853421	50'	0.34%	$17,556
2853422	60'	0.38%	$19,506
2853423	60'	0.38%	$19,506
2853424	50'	0.34%	$17,556
2853425	50'	0.34%	$17,556
2853426	50'	0.34%	$17,556
2853427	50'	0.34%	$17,556
2853428	50'	0.34%	$17,556
2853429	50'	0.34%	$17,556
2853430	50'	0.34%	$17,556
2853431	50'	0.34%	$17,556
2853432	50'	0.34%	$17,556
2853433	60'	0.38%	$19,506
2853434	60'	0.38%	$19,506
2853435	60'	0.38%	$19,506
2853436	60'	0.38%	$19,506
2853437	60'	0.38%	$19,506
2853438	60'	0.38%	$19,506
2853439	60'	0.38%	$19,506
2853440	60'	0.38%	$19,506
2853441	60'	0.38%	$19,506
2853442	50'	0.34%	$17,556
2853443	50'	0.34%	$17,556
2853444	50'	0.34%	$17,556
2853445	50'	0.34%	$17,556
2853446	50'	0.34%	$17,556
2853447	50'	0.34%	$17,556
2853448	50'	0.34%	$17,556
2853449	50'	0.34%	$17,556
2853450	50'	0.34%	$17,556
2853451	50'	0.34%	$17,556
2853452	50'	0.34%	$17,556
2853453	50'	0.34%	$17,556
2853454	60'	0.38%	$19,506
2853455	60'	0.38%	$19,506
2853456	60'	0.38%	$19,506
2853457	60'	0.38%	$19,506
2853458	60'	0.38%	$19,506
2853459	60'	0.38%	$19,506
2853460	50'	0.34%	$17,556
2853461	50'	0.34%	$17,556
2853462	50'	0.34%	$17,556

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment
2853463	50'	0.34%	$17,556
2853464	60'	0.38%	$19,506
2853465	60'	0.38%	$19,506
2853466	60'	0.38%	$19,506
2853467	60'	0.38%	$19,506
2853468	60'	0.38%	$19,506
2853469	60'	0.38%	$19,506
2853470	60'	0.38%	$19,506
2853471	60'	0.38%	$19,506
2853472	60'	0.38%	$19,506
2853473	60'	0.38%	$19,506
2853474	60'	0.38%	$19,506
2853475	60'	0.38%	$19,506
2853476	60'	0.38%	$19,506
2853477	50'	0.34%	$17,556
2853478	50'	0.34%	$17,556
2853479	50'	0.34%	$17,556
2853480	60'	0.38%	$19,506
2853481	60'	0.38%	$19,506
2853482	60'	0.38%	$19,506
2853483	60'	0.38%	$19,506
2853484	60'	0.38%	$19,506
2853485	60'	0.38%	$19,506
2853486	60'	0.38%	$19,506
2853487	60'	0.38%	$19,506
2853488	50'	0.34%	$17,556
2853489	50'	0.34%	$17,556
2853490	50'	0.34%	$17,556
2853491	50'	0.34%	$17,556
2853492	50'	0.34%	$17,556
2853493	60'	0.38%	$19,506
2853494	60'	0.38%	$19,506
2853495	60'	0.38%	$19,506
2853496	60'	0.38%	$19,506
2853497	60'	0.38%	$19,506
2853498	50'	0.34%	$17,556
2853499	50'	0.34%	$17,556
2853500	60'	0.38%	$19,506
2853501	50'	0.34%	$17,556
2853502	60'	0.38%	$19,506
2853503	60'	0.38%	$19,506
2853504	60'	0.38%	$19,506
2853505	60'	0.38%	$19,506
2853506	60'	0.38%	$19,506
2853507	60'	0.38%	$19,506
2853508	60'	0.38%	$19,506
2853509	50'	0.34%	$17,556
2853510	50'	0.34%	$17,556
2853511	50'	0.34%	$17,556
2853512	50'	0.34%	$17,556
2853513	OPEN	0.00%	$0
2853514	OPEN	0.00%	$0
Total		**100.00%**	**$5,118,450**

APPENDIX J
NEIGHBORHOOD IMPROVEMENT AREA #5 ASSESSMENT ROLL

Appendix J
Neighborhood Improvement Area #5 Assessment Roll

Parcel	**All Parcels**
Units	**207**
Assessment	**$6,463,000**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest Reserve	Capitalized Interest/Other Credits	Total Annual Installment
9/1/2023	$0	$320,611	$0	$0	($320,611)	$0
9/1/2024	$80,000	$354,049	$40,800	$32,315	$0	$507,164
9/1/2025	$83,000	$350,449	$41,616	$31,915	$0	$506,980
9/1/2026	$86,000	$346,714	$42,448	$31,500	$0	$506,662
9/1/2027	$90,000	$342,844	$43,297	$31,070	$0	$507,211
9/1/2028	$93,000	$338,794	$44,163	$30,620	$0	$506,577
9/1/2029	$97,000	$334,260	$45,046	$30,155	$0	$506,461
9/1/2030	$102,000	$329,531	$45,947	$29,670	$0	$507,149
9/1/2031	$107,000	$324,559	$46,866	$29,160	$0	$507,585
9/1/2032	$111,000	$319,343	$47,804	$28,625	$0	$506,771
9/1/2033	$117,000	$313,931	$48,760	$28,070	$0	$507,761
9/1/2034	$123,000	$307,496	$49,735	$27,485	$0	$507,716
9/1/2035	$129,000	$300,731	$50,730	$26,870	$0	$507,331
9/1/2036	$136,000	$293,636	$51,744	$26,225	$0	$507,606
9/1/2037	$143,000	$286,156	$52,779	$25,545	$0	$507,480
9/1/2038	$150,000	$278,291	$53,835	$24,830	$0	$506,956
9/1/2039	$159,000	$270,041	$54,911	$24,080	$0	$508,033
9/1/2040	$167,000	$261,296	$56,010	$23,285	$0	$507,591
9/1/2041	$176,000	$252,111	$57,130	$22,450	$0	$507,691
9/1/2042	$185,000	$242,431	$58,272	$21,570	$0	$507,274
9/1/2043	$196,000	$232,256	$59,438	$20,645	$0	$508,339
9/1/2044	$205,000	$221,231	$60,627	$19,665	$0	$506,523
9/1/2045	$218,000	$209,700	$61,839	$18,640	$0	$508,179
9/1/2046	$420,000	$197,438	$63,076	$17,550	$0	$698,063
9/1/2047	$445,000	$173,813	$64,337	$15,450	$0	$698,600
9/1/2048	$471,000	$148,781	$65,624	$13,225	$0	$698,630
9/1/2049	$498,000	$122,288	$66,937	$10,870	$0	$698,094
9/1/2050	$527,000	$94,275	$68,275	$8,380	$0	$697,930
9/1/2051	$558,000	$64,631	$69,641	$5,745	$0	$698,017
9/1/2052	$591,000	$33,244	$71,034	$2,955	$0	$698,233
Total	**$6,463,000**	**$7,664,931**	**$1,582,723**	**$658,565**	**($320,611)**	**$16,048,608**

[1]The 9/1/XX dates represent the assessment (bond) year end for the Neighborhood Improvement Area #5 Bonds.

[2] Principal and interest amounts are calculated using an interest rate of 4.50% in years 1 through 5 (2023-2027), 4.875% in years 6 through 10 (2028-2032), 5.50% in years 11 through 20 (2033-2042), and 5.625% in years 21 through 30 (2043-2052) on the Neighborhood Improvement Area #5 Bonds.

[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are funded with Bond proceeds.

Appendix H

NIA #5 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #5 Assessment
2867237	60'	0.54%	$34,805
2867238	50'	0.45%	$29,004
2867239	50'	0.45%	$29,004
2867240	50'	0.45%	$29,004
2867241	50'	0.45%	$29,004
2867242	50'	0.45%	$29,004
2867243	50'	0.45%	$29,004
2867244	50'	0.45%	$29,004
2867245	50'	0.45%	$29,004
2867246	50'	0.45%	$29,004
2867247	50'	0.45%	$29,004
2867248	50'	0.45%	$29,004
2867249	60'	0.54%	$34,805
2867250	60'	0.54%	$34,805
2867251	60'	0.54%	$34,805
2867252	50'	0.45%	$29,004
2867253	50'	0.45%	$29,004
2867254	50'	0.45%	$29,004
2867255	50'	0.45%	$29,004
2867256	50'	0.45%	$29,004
2867257	50'	0.45%	$29,004
2867258	50'	0.45%	$29,004
2867259	50'	0.45%	$29,004
2867260	50'	0.45%	$29,004
2867261	50'	0.45%	$29,004
2867262	50'	0.45%	$29,004
2867263	50'	0.45%	$29,004
2867264	50'	0.45%	$29,004
2867265	60'	0.54%	$34,805
2867266	60'	0.54%	$34,805
2867267	60'	0.54%	$34,805
2867268	60'	0.54%	$34,805
2867269	60'	0.54%	$34,805
2867270	50'	0.45%	$29,004
2867271	50'	0.45%	$29,004
2867272	50'	0.45%	$29,004
2867273	50'	0.45%	$29,004
2867274	50'	0.45%	$29,004
2867275	50'	0.45%	$29,004
2867276	50'	0.45%	$29,004
2867277	50'	0.45%	$29,004
2867278	50'	0.45%	$29,004
2867279	50'	0.45%	$29,004
2867280	50'	0.45%	$29,004
2867281	50'	0.45%	$29,004
2867282	50'	0.45%	$29,004
2867283	50'	0.45%	$29,004
2867284	50'	0.45%	$29,004
2867285	50'	0.45%	$29,004
2867286	50'	0.45%	$29,004
2867287	50'	0.45%	$29,004
2867288	50'	0.45%	$29,004

Parcel	Lot Type	Percentage of Special Assessments	NIA #5 Assessment
2867289	50'	0.45%	$29,004
2867290	50'	0.45%	$29,004
2867291	50'	0.45%	$29,004
2867292	50'	0.45%	$29,004
2867293	50'	0.45%	$29,004
2867294	50'	0.45%	$29,004
2867295	50'	0.45%	$29,004
2867296	50'	0.45%	$29,004
2867297	60'	0.54%	$34,805
2867298	60'	0.54%	$34,805
2867299	60'	0.54%	$34,805
2867300	60'	0.54%	$34,805
2867301	60'	0.54%	$34,805
2867302	50'	0.45%	$29,004
2867303	50'	0.45%	$29,004
2867304	50'	0.45%	$29,004
2867305	50'	0.45%	$29,004
2867306	50'	0.45%	$29,004
2867307	50'	0.45%	$29,004
2867308	50'	0.45%	$29,004
2867309	50'	0.45%	$29,004
2867310	60'	0.54%	$34,805
2867311	60'	0.54%	$34,805
2867312	50'	0.45%	$29,004
2867313	50'	0.45%	$29,004
2867314	50'	0.45%	$29,004
2867315	50'	0.45%	$29,004
2867316	50'	0.45%	$29,004
2867317	50'	0.45%	$29,004
2867318	50'	0.45%	$29,004
2867319	50'	0.45%	$29,004
2867320	50'	0.45%	$29,004
2867321	50'	0.45%	$29,004
2867322	50'	0.45%	$29,004
2867323	50'	0.45%	$29,004
2867324	50'	0.45%	$29,004
2867325	50'	0.45%	$29,004
2867326	50'	0.45%	$29,004
2867327	60'	0.54%	$34,805
2867328	60'	0.54%	$34,805
2867329	50'	0.45%	$29,004
2867330	50'	0.45%	$29,004
2867331	50'	0.45%	$29,004
2867332	50'	0.45%	$29,004
2867333	50'	0.45%	$29,004
2867334	50'	0.45%	$29,004
2867335	50'	0.45%	$29,004
2867336	50'	0.45%	$29,004
2867337	50'	0.45%	$29,004
2867338	60'	0.54%	$34,805
2867339	60'	0.54%	$34,805
2867340	50'	0.45%	$29,004
2867341	50'	0.45%	$29,004
2867342	50'	0.45%	$29,004
2867343	50'	0.45%	$29,004
2867344	50'	0.45%	$29,004

Parcel	Lot Type	Percentage of Special Assessments	NIA #5 Assessment
2867345	50'	0.45%	$29,004
2867346	50'	0.45%	$29,004
2867347	50'	0.45%	$29,004
2867348	50'	0.45%	$29,004
2867349	50'	0.45%	$29,004
2867350	50'	0.45%	$29,004
2867351	50'	0.45%	$29,004
2867352	50'	0.45%	$29,004
2867353	50'	0.45%	$29,004
2867354	50'	0.45%	$29,004
2867355	50'	0.45%	$29,004
2867356	50'	0.45%	$29,004
2867357	50'	0.45%	$29,004
2867358	50'	0.45%	$29,004
2867359	50'	0.45%	$29,004
2867360	50'	0.45%	$29,004
2867361	50'	0.45%	$29,004
2867362	50'	0.45%	$29,004
2867363	50'	0.45%	$29,004
2867364	50'	0.45%	$29,004
2867365	60'	0.54%	$34,805
2867366	60'	0.54%	$34,805
2867367	60'	0.54%	$34,805
2867368	60'	0.54%	$34,805
2867369	60'	0.54%	$34,805
2867370	60'	0.54%	$34,805
2867371	60'	0.54%	$34,805
2867372	60'	0.54%	$34,805
2867373	60'	0.54%	$34,805
2867374	50'	0.45%	$29,004
2867375	50'	0.45%	$29,004
2867376	50'	0.45%	$29,004
2867377	50'	0.45%	$29,004
2867378	50'	0.45%	$29,004
2867379	50'	0.45%	$29,004
2867380	50'	0.45%	$29,004
2867381	50'	0.45%	$29,004
2867382	50'	0.45%	$29,004
2867383	50'	0.45%	$29,004
2867384	50'	0.45%	$29,004
2867385	50'	0.45%	$29,004
2867386	50'	0.45%	$29,004
2867387	60'	0.54%	$34,805
2867388	60'	0.54%	$34,805
2867389	60'	0.54%	$34,805
2867390	60'	0.54%	$34,805
2867391	50'	0.45%	$29,004
2867392	50'	0.45%	$29,004
2867393	50'	0.45%	$29,004
2867394	50'	0.45%	$29,004
2867395	50'	0.45%	$29,004
2867396	50'	0.45%	$29,004
2867397	50'	0.45%	$29,004
2867398	50'	0.45%	$29,004
2867399	50'	0.45%	$29,004
2867400	50'	0.45%	$29,004

Parcel	Lot Type	Percentage of Special Assessments	NIA #5 Assessment
2867401	50'	0.45%	$29,004
2867402	50'	0.45%	$29,004
2867403	50'	0.45%	$29,004
2867404	50'	0.45%	$29,004
2867405	50'	0.45%	$29,004
2867406	60'	0.54%	$34,805
2867407	60'	0.54%	$34,805
2867408	60'	0.54%	$34,805
2867409	60'	0.54%	$34,805
2867410	60'	0.54%	$34,805
2867411	60'	0.54%	$34,805
2867412	60'	0.54%	$34,805
2867413	60'	0.54%	$34,805
2867414	60'	0.54%	$34,805
2867415	60'	0.54%	$34,805
2867416	60'	0.54%	$34,805
2867417	60'	0.54%	$34,805
2867418	60'	0.54%	$34,805
2867419	60'	0.54%	$34,805
2867420	60'	0.54%	$34,805
2867421	60'	0.54%	$34,805
2867422	60'	0.54%	$34,805
2867423	60'	0.54%	$34,805
2867424	60'	0.54%	$34,805
2867425	60'	0.54%	$34,805
2867426	60'	0.54%	$34,805
2867427	60'	0.54%	$34,805
2867428	60'	0.54%	$34,805
2867429	60'	0.54%	$34,805
2867430	60'	0.54%	$34,805
2867431	60'	0.54%	$34,805
2867432	60'	0.54%	$34,805
2867433	60'	0.54%	$34,805
2867434	60'	0.54%	$34,805
2867435	60'	0.54%	$34,805
2867436	60'	0.54%	$34,805
2867437	50'	0.45%	$29,004
2867438	50'	0.45%	$29,004
2867439	50'	0.45%	$29,004
2867440	60'	0.54%	$34,805
2867441	60'	0.54%	$34,805
2867442	60'	0.54%	$34,805
2867443	60'	0.54%	$34,805
2867444	OPEN	0.00%	$0
2867445	OPEN	0.00%	$0
2867446	OPEN	0.00%	$0
2867447	OPEN	0.00%	$0
2867448	HOA	1.00%	$64,630
2867449	OPEN	0.00%	$0
2867451	OPEN	0.00%	$0
Total		**100.00%**	**$6,463,000**

APPENDIX K
NEIGHBORHOOD IMPROVEMENT AREA #6 ASSESSMENT ROLL

Appendix K
Neighborhood Improvement Area #6 Assessment Roll

Parcel	**All Parcels**
Units	**100**
Assessment	**$2,785,000**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest Reserve	Capitalized Interest/Other Credits	Total Annual Installment
9/1/2024	$0	$48,949	$0	$0	($48,949)	$0
9/1/2025	$16,000	$157,338	$68,000	$13,925	$0	$255,263
9/1/2026	$16,000	$156,598	$69,360	$13,845	$0	$255,803
9/1/2027	$15,000	$155,858	$70,747	$13,765	$0	$255,370
9/1/2028	$14,000	$155,164	$72,162	$13,690	$0	$255,016
9/1/2029	$14,000	$154,516	$73,605	$13,620	$0	$255,742
9/1/2030	$13,000	$153,869	$75,077	$13,550	$0	$255,496
9/1/2031	$12,000	$153,268	$76,579	$13,485	$0	$255,332
9/1/2032	$11,000	$152,713	$78,111	$13,425	$0	$255,248
9/1/2033	$40,000	$152,108	$50,000	$13,370	$0	$255,478
9/1/2034	$43,000	$149,908	$50,250	$13,170	$0	$256,328
9/1/2035	$45,000	$147,543	$50,501	$12,955	$0	$255,999
9/1/2036	$47,000	$145,068	$50,754	$12,730	$0	$255,551
9/1/2037	$50,000	$142,483	$51,008	$12,495	$0	$255,985
9/1/2038	$52,000	$139,733	$51,263	$12,245	$0	$255,240
9/1/2039	$56,000	$136,873	$51,519	$11,985	$0	$256,376
9/1/2040	$58,000	$133,793	$51,776	$11,705	$0	$255,274
9/1/2041	$62,000	$130,603	$52,035	$11,415	$0	$256,053
9/1/2042	$65,000	$127,193	$52,296	$11,105	$0	$255,593
9/1/2043	$69,000	$123,618	$52,557	$10,780	$0	$255,955
9/1/2044	$72,000	$119,823	$52,820	$10,435	$0	$255,077
9/1/2045	$88,000	$115,863	$53,084	$10,075	$0	$267,021
9/1/2046	$167,000	$110,803	$53,349	$9,635	$0	$340,787
9/1/2047	$177,000	$101,200	$53,616	$8,800	$0	$340,616
9/1/2048	$188,000	$91,023	$53,884	$7,915	$0	$340,822
9/1/2049	$199,000	$80,213	$54,154	$6,975	$0	$340,341
9/1/2050	$212,000	$68,770	$54,424	$5,980	$0	$341,174
9/1/2051	$225,000	$56,580	$54,696	$4,920	$0	$341,196
9/1/2052	$238,000	$43,643	$54,970	$3,795	$0	$340,407
9/1/2053	$253,000	$29,958	$55,245	$2,605	$0	$340,807
9/1/2054	$268,000	$15,410	$55,521	$1,340	$0	$340,271
Total	**$2,785,000**	**$3,650,471**	**$1,743,363**	**$315,735**	**($48,949)**	**$8,445,620**

[1]The 9/1/XX dates represent the assessment (bond) year end for the Neighborhood Improvement Areas #6-7 Bonds.

[2]Principal and interest amounts are calculated using an interest rate of 4.625% in years 1 through 8 (2024-2031), 5.500% in years 9 through 20 (2032-2044), and 5.750% in years 21 through 31 (2045-2054) on the Neighborhood Improvement Areas #6-7 Bonds.

[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year for years 2024 through 2032, and a 0.5% increase per year thereafter. Administrative Expenses in year 2024 were partially funded at the time the Neighborhood Improvement Area #6 Assessments were levied, and the remaining amount is being funded with Bond proceeds.

APPENDIX L
NEIGHBORHOOD IMPROVEMENT AREA #7 ASSESSMENT ROLL

Appendix L
Neighborhood Improvement Area #7 Assessment Roll

Parcel	**All Parcels**
Units	**152**
Assessment	**$4,895,000**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest Reserve	Capitalized Interest/Other Credits	Total Annual Installment
9/1/2024	$0	$85,791	$0	$0	($85,791)	$0
9/1/2025	$34,000	$275,756	$69,360	$24,475	$0	$403,591
9/1/2026	$35,000	$274,184	$70,747	$24,305	$0	$404,236
9/1/2027	$35,000	$272,565	$72,162	$24,130	$0	$403,857
9/1/2028	$30,000	$270,946	$73,605	$23,955	$0	$398,507
9/1/2029	$29,000	$269,559	$75,077	$23,805	$0	$397,441
9/1/2030	$36,000	$268,218	$76,579	$23,660	$0	$404,457
9/1/2031	$36,000	$266,553	$78,111	$23,480	$0	$404,143
9/1/2032	$66,000	$264,888	$50,000	$23,300	$0	$404,188
9/1/2033	$70,000	$261,258	$50,250	$22,970	$0	$404,478
9/1/2034	$74,000	$257,408	$50,501	$22,620	$0	$404,529
9/1/2035	$78,000	$253,338	$50,754	$22,250	$0	$404,341
9/1/2036	$83,000	$249,048	$51,008	$21,860	$0	$404,915
9/1/2037	$87,000	$244,483	$51,263	$21,445	$0	$404,190
9/1/2038	$92,000	$239,698	$51,519	$21,010	$0	$404,226
9/1/2039	$98,000	$234,638	$51,776	$20,550	$0	$404,964
9/1/2040	$103,000	$229,248	$52,035	$20,060	$0	$404,343
9/1/2041	$109,000	$223,583	$52,296	$19,545	$0	$404,423
9/1/2042	$115,000	$217,588	$52,557	$19,000	$0	$404,145
9/1/2043	$122,000	$211,263	$52,820	$18,425	$0	$404,507
9/1/2044	$128,000	$204,553	$53,084	$17,815	$0	$403,451
9/1/2045	$154,000	$197,513	$53,349	$17,175	$0	$422,037
9/1/2046	$284,000	$188,658	$53,616	$16,405	$0	$542,679
9/1/2047	$301,000	$172,328	$53,884	$14,985	$0	$542,197
9/1/2048	$320,000	$155,020	$54,154	$13,480	$0	$542,654
9/1/2049	$339,000	$136,620	$54,424	$11,880	$0	$541,924
9/1/2050	$360,000	$117,128	$54,696	$10,185	$0	$542,009
9/1/2051	$382,000	$96,428	$54,970	$8,385	$0	$541,782
9/1/2052	$406,000	$74,463	$55,245	$6,475	$0	$542,182
9/1/2053	$431,000	$51,118	$55,521	$4,445	$0	$542,084
9/1/2054	$458,000	$26,335	$55,799	$2,290	$0	$542,424
Total	**$4,895,000**	**$6,290,166**	**$1,731,162**	**$544,365**	**($85,791)**	**$13,374,902**

[1]The 9/1/XX dates represent the assessment (bond) year end for the Neighborhood Improvement Areas #6-7 Bonds.

[2]Principal and interest amounts are calculated using an interest rate of 4.625% in years 1 through 8 (2024-2031), 5.500% in years 9 through 20 (2032-2044), and 5.750% in years 21 through 31 (2045-2054) on the Neighborhood Improvement Areas #6-7 Bonds.

[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year for years 2024 through 2032, and a 0.5% increase per year thereafter. Administrative Expenses in year 2024 are being funded with Bond proceeds.

EXHIBIT E

FORM OF NOTICE OF REDEMPTION

CONDITIONAL NOTICE OF REDEMPTION

CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2015
(WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA PROJECT)

Dated: December 1, 2015

CONDITIONAL NOTICE IS HEREBY GIVEN that the bonds of the above series maturing on September 1 in each of the year(s) listed below and aggregating in the principal amount $7,335,000 have been called for redemption on September 1, 2024 (the "Redemption Date") at the redemption price of the par thereof plus accrued interest to the date of redemption (the "Redemption Price"), such bonds being identified as follows:

Year of Maturity	Principal Amount ($)	CUSIP Number
2045*	7,335,000	15114CAR5

*term bond

THIS CONDITIONAL NOTICE OF REDEMPTION, and the payment of the Redemption Price on the Redemption Date, is subject to the receipt of an amount sufficient to pay in full the Redemption Price on the Redemption Date.

IN THE EVENT funds for the payment of the Redemption Price are not received by the Redemption Date, this notice shall be null and void and of no force and effect. Any bonds theretofore delivered for redemption shall be returned to the respective owners thereof, and said bonds shall remain outstanding as though this Conditional Notice of Redemption had not been given. Notice of failure to receive funds sufficent to pay the Redemption Price and the rescission of this redemption shall be given by the Trustee by first-class mail to the registered holders of the bonds.

PROVIDED such funds are received by the Redemption Date, such bonds shall become due and payable on the Redemption Date, and interest thereon shall cease to accrue from and after said Redemption Date and payment of the Redemption Price of said bonds shall be paid to the registered owners thereof only upon presentation and surrender of such obligations to U.S. Bank Trust Company, National Association, at its designated offices at the following address:

By Hand or Overnight Mail
U.S. Bank Trust Company, National Association
Attn: Bond Operations
111 Fillmore Avenue East
St. Paul, Minnesota 55107-1402

NOTICE: Federal law requires the Trustee to withhold taxes at the applicable rate from the payment if an IRS Form W-9 or applicable IRS Form W-8 is not provided. Please visit www.irs.gov for additional information on the tax forms and instructions.

THIS NOTICE is issued and given pursuant to the terms and conditions prescribed for the redemption of said bonds in the indenture of trust authorizing the issuance of such bonds, and pursuant to a written letter of instructions from the City Council of the City of Celina, Texas.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION
13737 Noel Road, Suite 800
Dallas, Texas 75240

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Sutton Fields II Neighborhood Improvement Area a ("NIA1") Bond Refunding

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project); calling for redemption certain currently outstanding bonds; approving and authorizing related agreements and an updated service and assessment plan; and providing an effective date. (Stovall)

Background Information:
In 2015, the City issued $11,560,000 Sutton Fields II Neighborhood Improvement Area 1 ("NIA1") Bonds for the Sutton Fields II Public Improvement District ("SF PID"). Due to favorable market conditions and improved credit metrics of the SF PID, the City can refund ("refinance") the previously issued NIA1 bonds for debt service savings that will be realized by the residents residing in this area.

NIA1 has 515 lots with 492 completed homes (as of March 2024), representing 96% of the entire NIA1 development. Sutton Fields II NIA1 has an approximate 99% PID assessment collection rate.

The NIA1 bonds are currently outstanding at an 7.25% interest rate, and the 2024 NIA1 refunding has a projected average interest rate of 5.00%, based on current market conditions. The 2024 NIA1 refunding is projected to produce approximately $4.2 million of total debt service savings, or approximately $200,000, on average, from 2025-2045.

The Sutton Fields II NIA refunding will not extend the final maturity of the original bonds, and

the par amount of the new debt is expected to be slightly less than the current outstanding bonds, which reduces the lien on each parcel. Pricing for the refunding is currently scheduled to occur on Tuesday, August 13th. Final pricing will be presented to the Council on that evening for their consideration. An updated Ordinance will also be provided after the pricing is completed.

Legal Review:
This item has been reviewed by bond counsel.

Supporting Documents:
1. Sutton Fields II PID - Bond Refunding Powerpoint
2. Sutton Fields II PID (2024 NIA #1 Ref Bonds) - DRAFT Bond Ordinance (w Exhibits) w/o final pricing

Financial Consideration:
The refunding reduces the debt obligation of homeowners in the PID.

Staff Recommendation:
Staff Recommends Approval

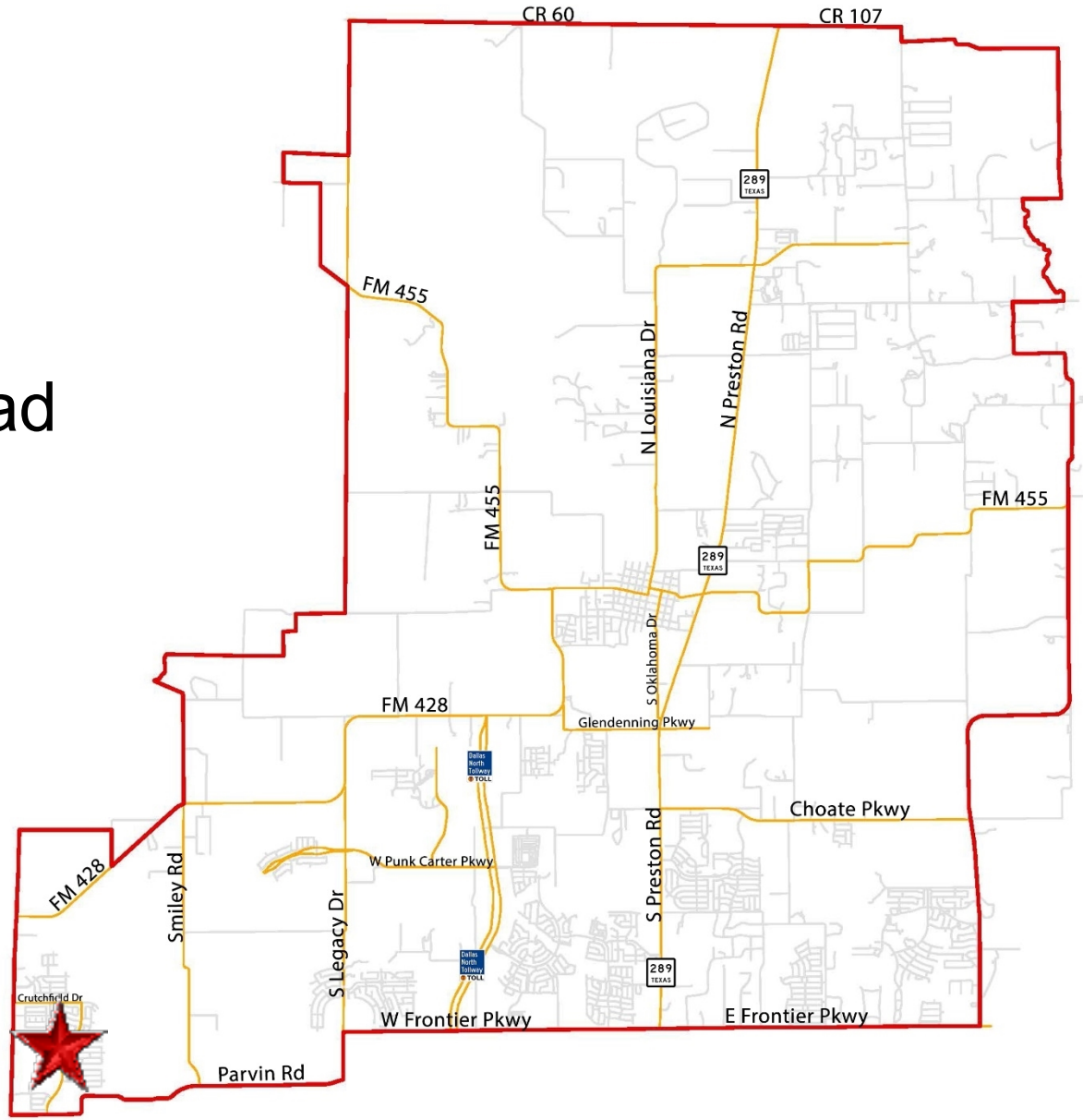
Sutton Fields II Neighborhood Improvement Area a ("NIA1") Bond Refunding

City Council Meeting
August 13, 2024



SUTTON FIELDS II

- Generally located East of FM 1385 and North of Parvin Road



BACKGROUND ON SUTTON FIELDS II NIA1

- In 2015, the City issued $11,560,000 Sutton Fields II Neighborhood Improvement Area 1 (“NIA1”) Bonds for the Sutton Fields II Public Improvement District (“SF PID”).

- Due to favorable market conditions and improved credit metrics of the SF PID, the City can refund (“refinance”) the previously issued NIA1 bonds for debt service savings that will be realized by the residents residing in this area.

- The NIA1 bonds are currently outstanding at an 7.25% interest rate.

- The Sutton Fields II NIA refunding will not extend the final maturity of the original bonds, and the par amount of the new debt is expected to be slightly less than the current outstanding bonds, which reduces the lien on each parcel.

CITY TEAM

- Hilltop Securities – Financial Advisor
  - Fiduciary responsibility to the City
  - Advises on all capital-related matters for the City and related PIDs
  - Structure overall finance plans
- Norton Rose Fulbright – Bond Counsel
  - Opines on legal matters related to bond issuances and development districts
  - Ensure City is in compliance with State law and Federal tax law
  - Interfaces with the Texas AG

FINAL PRICING RESULTS

Results provided on August 13th

QUESTIONS?

ORDINANCE NO. 2024-_

AN ORDINANCE APPROVING AND AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF CELINA, TEXAS, SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024 (SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT NEIGHBORHOOD IMPROVEMENT AREA #1 PROJECT); CALLING FOR REDEMPTION CERTAIN CURRENTLY OUTSTANDING BONDS; AND APPROVING AND AUTHORIZING AN UPDATED SERVICE AND ASSESSMENT PLAN AND RELATED AGREEMENTS

WHEREAS, the City of Celina, Texas (the "City"), pursuant to and in accordance with the terms, provisions and requirements of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (the "PID Act"), has previously established the Sutton Fields II Public Improvement District (the "District"), pursuant to Resolution No. 2015-51R adopted by the City Council of the City (the "City Council") on October 13, 2015; and

WHEREAS, pursuant to the PID Act, the City Council published and mailed notice of and convened a public hearing on November 5, 2015, regarding the levy of special assessments against benefitted property located inside the initial construction phase of the District ("Improvement Area #1"), and, after hearing testimony at such public hearing, the City Council recessed such public hearing until November 10, 2015; and

WHEREAS, on November 10, 2015, the City Council reconvened the public hearing first opened on November 5, 2015, regarding the levy of special assessments against benefitted property located within Improvement Area #1 of the District, and, after hearing testimony at such public hearing, the City Council closed the public hearing and adopted Ordinance No. 2015-54 (the "Improvement Area #1 Assessment Ordinance"); and

WHEREAS, the City has previously issued its "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project)" (the "Refunded Bonds") secured by the Assessments levied on the Assessed Property within Neighborhood Improvement Area #1 of the District for the purpose of financing a portion of the Actual Costs of Neighborhood Improvement Area #1 Projects that benefit Assessed Property within Neighborhood Improvement Area #1 of the District, pursuant to that certain Indenture of Trust, dated as of December 1, 2015 by and between City and U.S. Bank National Association (the "2015 Indenture"); and

WHEREAS, Chapter 1207, Texas Government Code, as amended, and the PID Act, provide that the City is authorized to issue refunding bonds for the purpose of refunding the Refunded Bonds and restructuring the City's debt service requirements, and to accomplish such refunding by depositing directly with the trustee under the 2015 Indenture, the proceeds of such refunding bonds, together with other available funds, in an amount sufficient to provide for the payment or redemption of such Refunded Bonds, and that such deposit shall constitute the making of firm banking and financial arrangements for the discharge and final payment or redemption of the Refunded Bonds;

WHEREAS, the City Council hereby finds and determines that it is in the best interests of the City to issue its bonds to be designated "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project)" (the "Bonds"), such series to be payable from and secured by the Trust Estate (as defined in the Indenture); and

WHEREAS, the City Council has found and determined that: (i) the issuance of the Bonds is beneficial to the homeowners in Neighborhood Improvement Area #1 of the District and is in the best interests of the City and (ii) the refunding of the Refunded Bonds will result in a net present value debt service savings of approximately $___,___.__; and

WHEREAS, the City Council hereby finds and determines to (i) approve the issuance of the Bonds to refund the Refunded Bonds, fund a reserve fund for the payment of principal of and interest on the Bonds, and pay the costs of issuing the Bonds, (ii) approve the form, terms, and provisions of the Indenture (defined below) securing the Bonds authorized hereby, (iii) approve the form, terms and provisions of a Bond Purchase Agreement (defined below) between the City and the purchaser of the Bonds, (iv) approve a Preliminary Official Statement and an Official Statement (defined below), (v) approve the form, terms and provisions of a Continuing Disclosure Agreement (defined below), (vi) approve the form, terms, and provisions of the Amended and Restated Service and Assessment Plan (defined below), as updated for the Bonds, and (vii) authorize the refunding of the Refunded Bonds on their redemption date; and

WHEREAS, capitalized terms used in this Ordinance and not otherwise defined herein shall have the meanings assigned to them in the Indenture; and

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and the public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code; now, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1. Approval of Issuance of Bonds and Indenture of Trust.

(a) The issuance of the Bonds in the principal amount of $__,___,__ for the purpose of providing funds for (i) refunding the Refunded Bonds, (ii) funding a reserve fund for payment of principal and interest on the Bonds, and (iii) paying the costs of issuing the Bonds, is hereby authorized and approved.

(b) The Bonds shall be issued and secured under that certain Indenture of Trust (the "Indenture") dated as of August 1, 2024, between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), which Indenture is hereby approved in substantially the form attached hereto as **Exhibit A,** which is incorporated herein as a part hereof for all purposes, with such changes or additions thereto as may be approved by the Mayor or Mayor Pro Tem of the City (upon the advice of the City Manager) as evidenced by the execution and delivery thereof. The Mayor or Mayor Pro Tem of the City is hereby authorized and directed to execute the Indenture and the City Secretary is hereby authorized and directed to attest such signature of the Mayor or Mayor Pro Tem and such officials are hereby authorized to deliver the Indenture.

(c) The Bonds shall be dated, shall mature on the date or dates and in the principal amounts, shall bear interest, shall be subject to redemption and shall have such other terms and provisions as set forth in the Indenture. The Bonds shall be in substantially the form set forth in the Indenture with such insertions, omissions and modifications as may be required to conform the form of bond to the actual terms of the Bonds. The Bonds shall be payable from and secured by the Trust Estate (as defined in the Indenture) and other assets of the Trust Estate pledged to such series, and shall never be payable from ad valorem taxes.

SECTION 2. Sale of Bonds; Approval of Bond Purchase Agreement. The Bonds shall be sold to FMSbonds, Inc. (the "Purchaser") under that certain Bond Purchase Agreement (the "Bond Purchase Agreement"), dated the date hereof, between the City and the Purchaser,

substantially in the form attached hereto as **Exhibit B** which is incorporated herein as a part hereof for all purposes, which terms of sale are declared to be in the best interests of the City at the price and on the terms and provisions set forth in the Bond Purchase Agreement. The form, terms and provisions of the Bond Purchase Agreement are hereby authorized and approved with such changes as may be necessary or desirable to carry out the intent of this Ordinance and as approved by the City Manager, such approval to be evidenced by the execution and delivery of the Bond Purchase Agreement by the Mayor, Mayor Pro Tem, or City Manager of the City. The Mayor, Mayor Pro Tem, and City Manager of the City is hereby authorized and directed to execute and deliver the Bond Purchase Agreement.

SECTION 3. Official Statement. The form and substance of the Preliminary Official Statement for the Bonds (the "Preliminary Official Statement") and any addenda, supplement or amendment thereto and the final Official Statement (the "Official Statement") are hereby in all respects approved and adopted. The Official Statement as thus approved and delivered, with such appropriate variations as shall be approved by the Mayor or Mayor Pro Tem of the City and the Underwriter, may be used by the Underwriter in the offering and sale of the Bonds. The City Secretary is hereby authorized and directed to include and maintain a copy of the Preliminary Official Statement and Official Statement and any addenda, supplement or amendment thereto thus approved among the permanent records of this meeting. The use and distribution of the Preliminary Official Statement in the offering of the Bonds is hereby ratified, approved and confirmed and the Preliminary Official Statement is hereby deemed "final" as of its date, within the meaning of Rule 15c2-12 of the Securities and Exchange Commission. Notwithstanding the approval and delivery of such Preliminary Official Statement and Official Statement by the Mayor or Mayor Pro Tem, this City Council, including the Mayor and Mayor Pro Tem, are not responsible for and proclaim no specific knowledge of the information contained in the Preliminary Official Statement and Official Statement pertaining to the Development (as defined in the Official Statement), or the financial ability of any developers, any builders, any landowners, or the appraisal of the property in the District.

SECTION 4. Continuing Disclosure Agreement. That certain “City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project) Continuing Disclosure Agreement of the Issuer” (the “Continuing Disclosure Agreement”) between the City and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc. is hereby authorized and approved in substantially the form attached hereto as **Exhibit C** which is incorporated herein as a part hereof for all purposes and the City Manager, Mayor and Mayor Pro Tem of the City is authorized and directed to execute and deliver such Continuing Disclosure Agreement with such changes as may be required to carry out the purpose of this Ordinance and as approved by the City Manager, Mayor or Mayor Pro Tem, such approval to be evidenced by the execution thereof.

SECTION 5. Amended and Restated Service and Assessment Plan. That certain “Sutton Fields II Public Improvement District Amended and Restated Service and Assessment Plan” as updated and as dated August 13, 2024 (as updated, the "Amended and Restated Service and Assessment Plan"), is hereby authorized and approved in substantially the form attached hereto as **Exhibit D** which is incorporated herein as a part hereof for all purposes with such changes as may be required to carry out the purposes of this Ordinance. The Amended and Restated Service and Assessment Plan, including the method of assessment, is approved and adopted as the service and assessment plan for the District, including Neighborhood Improvement Area #1 of the District and the “Neighborhood Improvement Area #1 Assessment Roll” attached thereto as Appendix E sets forth the Assessments previously levied against the Assessed Property within Neighborhood Improvement Area #1 of the District, including the Annual

Installments expected to be collected in connection with the Bonds, and which are hereby approved as an act and deed of the City Council. The City Secretary is directed to cause a copy of this Ordinance, including the Amended and Restated Service and Assessment Plan and the Neighborhood Improvement Area #1 Assessment Roll, to be recorded in the real property records of Denton County, not later than the seventh day after the date the City Council adopts this Ordinance approving the Amended and Restated Service and Assessment Plan. The City Secretary is further directed to similarly file each Annual Service Plan Update (as defined in the Amended and Restated Service and Assessment Plan) approved by the City Council not later than the seventh day after the date that the City Council approves each Annual Service Plan Update.

SECTION 6. Redemption of Refunded Bonds. The Refunded Bonds described in the form of notice of redemption attached as **Exhibit E** hereto are hereby called for redemption on September 1, 2024 (or the earliest business day thereafter in accordance with the terms of the 2015 Indenture). U.S. Bank Trust Company, National Association, in its capacity as the successor trustee for the Refunded Bonds (the "Trustee"), is hereby authorized to issue all required notices of redemption (or obtain or confirm the sufficiency of the waivers and consents of the bondholders to effect such redemption), and to effect payment and redemption of the Refunded Bonds in full and to pay all fees and expenses of the Trustee through such final payment and redemption of the Refunded Bonds; and any notices of redemption given by the Trustee to effect the redemption of the Refunded Bonds on September 1, 2024 (or the earliest business day thereafter in accordance with the terms of the 2015 Indenture) are hereby ratified and confirmed as of the date such actions were taken.

SECTION 7. Additional Actions. The Mayor, Mayor Pro Tem, the City Manager, the Assistant City Manager, and the City Secretary are each hereby authorized and directed to take any and all actions on behalf of the City necessary or desirable to carry out the intent and purposes of this Ordinance and to issue the Bonds in accordance with the terms of this Ordinance, including entering into any agreement associated with securing a policy of insurance and/or surety policy which would insure the timely payment of the principal of and interest on the Bonds. The Mayor, Mayor Pro Tem, the City Manager, the Assistant City Manager, and the City Secretary are each hereby authorized and directed to execute and deliver any and all certificates, agreements, notices, instruction letters, requisitions, and other documents which may be necessary or advisable in connection with the sale, issuance and delivery of the Bonds and the carrying out of the purposes and intent of this Ordinance or any other certificates, agreements, or other documents subsequent to the delivery of the Bonds which may be necessary or appropriate to carry out or fulfill the purpose and intent of the Amended and Restated Service and Assessment Plan and the refunding of the Refunded Bonds.

SECTION 8. Governing Law. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 9. Effect of Headings. The Section headings herein are for convenience only and shall not affect the construction hereof.

SECTION 10. Severability. If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance or the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 11. Construction of Terms. If appropriate in the context of this Ordinance, words of the singular number shall be considered to include the plural, words of the plural number shall be considered to include the singular, and words of the masculine, feminine or neuter gender shall be considered to include the other genders.

SECTION 12. Incorporation of Findings and Determinations. The findings and determinations of the City Council contained in the preamble of this Ordinance are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section.

SECTION 13. Effective Date. This Ordinance shall take effect and be in force immediately from and after its adoption on the date shown below in accordance with Texas Government Code, Section 1201.028, as amended.

PASSED AND ADOPTED, this August 13, 2024.

CITY OF CELINA, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the _____ day of _____, 2024 by Ryan Tubbs, Mayor of the City of Celina, Texas on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

EXHIBIT A

INDENTURE OF TRUST

INDENTURE OF TRUST

By and Between

CITY OF CELINA, TEXAS

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

DATED AS OF AUGUST 1, 2024

SECURING

$_____
CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT
NEIGHBORHOOD IMPROVEMENT AREA #1 PROJECT)

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INDENTURE OF TRUST

THIS INDENTURE of Trust (the "Indenture"), dated as of August 1, 2024 is by and between the CITY OF CELINA, TEXAS (the "City"), and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as trustee (together with its successors, the "Trustee"). Capitalized terms used in the preambles, recitals and granting clauses and not otherwise defined shall have the meanings assigned thereto in Article I.

WHEREAS, a petition was submitted and filed with the City Secretary of the City (the "City Secretary") pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "PID Act"), requesting the creation of a public improvement district within the corporate limits and in the extraterritorial jurisdiction of the City to be known as the Sutton Fields II Public Improvement District (the "District"); and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the District, as determined by the then current ad valorem tax rolls of the Denton Central Appraisal District, and the signatures of property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the District; and

WHEREAS, on October 13, 2015, after due notice, the City Council of the City (the "City Council") held the public hearing in the manner required by law on the advisability of the improvement projects and services described in the petition as required by Section 372.009 of the PID Act and on October 13, 2015, the City Council made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 2015-51R, adopted by a majority of the members of the City Council, authorized the District in accordance with its finding as to the advisability of the improvement projects and services; and

WHEREAS, on October 15, 2015, the City published notice of its authorization of the District in the *Dallas Morning News*, a newspaper of general circulation in the City and in the part of the extraterritorial jurisdiction of the City in which the District is located and where the improvements were undertaken; and

WHEREAS, no written protests of the District from any owners of record of property within the District were filed with the City Secretary within 20 days after October 15, 2015; and

WHEREAS, the District is now located entirely within the corporate limits of the City; and

WHEREAS, on October 20, 2015, the City Council by Resolution 2015-54R made findings and determinations relating to the Actual Costs of certain Authorized Improvements (the "Neighborhood Improvement Area #1 Projects") benefitting Neighborhood Improvement Area #1 of the District (as hereinafter defined) and directed City staff to (i) prepare a proposed assessment roll as required by Section 372.016(a) of the PID Act, (ii) file said proposed assessment roll with the City Secretary and to make it available for public inspection as required by Section 372.016(b) of the PID Act, (iii) publish and mail such notice as required by Sections 372.016(b) and 372.016(c) of the PID Act, and (iv) prepare a service and assessment plan in accordance with Sections 372.13 and 372.14 of the PID Act; and

WHEREAS, on October 23, 2015, the City Council, pursuant to Section 372.016(b) of the PID Act, published notice of a public hearing in the *Celina Record*, a newspaper of general circulation in the City and in the part of the extraterritorial jurisdiction of the City in which the District is located and where the improvements were undertaken, to consider the proposed Assessment Roll and the Service and Assessment Plan and the levy of the Assessments on property in the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the PID Act, mailed notice of the public hearing to consider the proposed Assessment Roll and the Service and Assessment Plan and the levy of Assessments on property in the District to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council convened the hearing on November 5, 2015, and at such public hearing all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the proposed Assessment Roll and the Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessment, the allocation of Actual Costs, the purposes of the Assessment, the special benefits of the Assessment, and the penalties and interest on annual installments and on delinquent annual installments of the Assessment, and then the City Council recessed such public hearing until November 10, 2015; and

WHEREAS, on November 10, 2015, the City Council reconvened the public hearing first opened on November 5, 2015 as referenced above, and all persons who appeared, or requested to appear, in person or by their attorney, were also given the opportunity to contend for or contest the proposed Assessment Roll and the Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessment, the allocation of Actual Costs, the purposes of the Assessment, the special benefits of the Assessment, and the penalties and interest on annual installments and on delinquent annual installments of the Assessment, and there were no written objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of Costs, the Assessment Roll, and the levy of the Assessments; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, and

WHEREAS, on November 10, 2015, the City approved and accepted the Service and Assessment Plan in conformity with the requirements of the PID Act and adopted the Assessment Ordinance and therein levied the Assessments; and

WHEREAS, the City has previously issued its City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project), (the "Refunded Bonds") (the "Neighborhood Improvement Area #1 Bonds") secured by the Assessments levied against property located within the first construction phase of the District ("Neighborhood Improvement Area #1") for the purpose of financing a portion of the Actual Costs of the Neighborhood Improvement Area #1 Projects that benefit assessed property within Neighborhood Improvement Area #1 of the District; and

WHEREAS, the City has issued its "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (Sutton Fields II Public Improvement District Neighborhood Areas #2-5 Major

Improvement Project)" secured by certain assessments levied on the assessed property with the portion of the District outside of Neighborhood Improvement Area #1 (the "Major Improvement Area"); and

WHEREAS, the City has previously issued its City of Celina, Texas, Special Assessment Revenue Bonds, Series 2019 (Sutton Fields II Public Improvement District Neighborhood Improvement Areas #2-3 Projects) (the "Neighborhood Improvement Areas #2-3 Bonds") secured by certain assessments levied against property located within the second and third construction phases of the District; and

WHEREAS, the City has previously issued its City of Celina, Texas, Special Assessment Revenue Bonds, Series 2020 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #4 Project) (the "Neighborhood Improvement Area #4 Bonds") secured by certain assessments levied against property located within the fourth construction phase of the District; and

WHEREAS, the City has previously issued its City of Celina, Texas, Special Assessment Revenue Bonds, Series 2022 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #5 Project) (the "Neighborhood Improvement Area #5 Bonds") secured by certain assessments levied against property located within the fifth construction phase of the District; and

WHEREAS, in the indentures authorizing the Major Improvement Area Bonds, the Neighborhood Improvement Areas #2-3 Bonds, the Neighborhood Improvement Area #4 Bonds and the Neighborhood Improvement Area #5 Bonds, the City reserved the right to an additional series of bonds as "Additional Obligations" pursuant to other indentures, assessment ordinances, or similar agreements, which do not constitute or create a lien on the trust estate securing each series of bonds and are not payable from pledged revenues which secure the Major Improvement Area Bonds, the Neighborhood Improvement Areas #2-3 Bonds, the Neighborhood Improvement Area #4 Bonds and the Neighborhood Improvement Area #5 Bonds, respectively; and

WHEREAS, Chapter 1207, Texas Government Code, as amended, and Section 372.027 of the PID Act, provide that the City is authorized to issue refunding bonds for the purpose of refunding the Refunded Bonds and restructuring the City's debt service requirements, and to accomplish such refunding by depositing directly with the paying agent for the Refunded Bonds, the trustee under a trust indenture, or an escrow agent, the proceeds of such refunding bonds, together with other available funds, in an amount sufficient to provide for the payment or redemption of such Refunded Bonds, and that such deposit shall constitute the making of firm banking and financial arrangements for the discharge and final payment or redemption of the Refunded Bonds;

WHEREAS, the City Council is authorized by the PID Act to issue its revenue bonds payable from the Assessments for the purpose of (i) refunding the Refunded Bonds, (ii) funding a reserve fund for payment of principal and interest on the Bonds, and (iii) paying the costs of issuing the Bonds; and

WHEREAS, the City Council now desires to issue revenue bonds, in accordance with the PID Act and Chapter 1207, Texas Government Code, as amended, to refund the Refunded Bonds, such bonds to be entitled "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project)" (the "Bonds"), such Bonds being payable solely from the Trust Estate; and

WHEREAS, the City Council has found and determined that: (i) the issuance of the Bonds and restructuring of the debt service requirements for the Refunded Bonds is beneficial to the homeowners in the District and is in the best interests of the City and (ii) the refunding of the Refunded Bonds will result in a present value debt service savings for the City; and

WHEREAS, concurrently with the issuance of the Bonds, the City anticipates issuing a separate series of bonds (the "Major Improvement Area Refunding Bonds") which will refund, in full, the outstanding Major Improvement Area Bonds and authorizing a separate indenture which will authorize the issuance of and set forth additional limitations related to the issuance of Additional Obligations; and

WHEREAS, the Bonds are expected to be issued as Additional Obligations under the indentures authorizing the Major Improvement Area Refunding Bonds, the Neighborhood Improvement Areas #2-3 Bonds, the Neighborhood Improvement Area #4 Bonds and the Neighborhood Improvement Area #5 Bonds, respectively, and will not constitute or create a lien on the trust estate securing each such series of bonds and are not payable from pledged revenues which secure the Major Improvement Area Refunding Bonds, the Neighborhood Improvement Areas #2-3 Bonds, the Neighborhood Improvement Area #4 Bonds or the Neighborhood Improvement Area #5 Bonds, respectively; and

WHEREAS, the Trustee has agreed to accept the trusts herein created upon the terms set forth in this Indenture; and

THIS INDENTURE FURTHER WITNESSETH, and it is expressly declared, that all Bonds issued and secured hereunder are to be issued, authenticated, and delivered and the Trust Estate hereby created, assigned, and pledged is to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses, and purposes as hereinafter expressed, and the City has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners from time to time of the Bonds as follows:

ARTICLE I

DEFINITIONS, FINDINGS AND INTERPRETATION

Section 1.1. Definitions.

Unless otherwise expressly provided or unless the context clearly requires otherwise in this Indenture, the following terms shall have the meanings specified below:

"Account" means any of the accounts established pursuant to Section 6.1 of this Indenture.

"Actual Costs" means, with respect to a Neighborhood Improvement Area #1 Project, the demonstrated, reasonable, allocable, and allowable costs of constructing such Neighborhood Improvement Area #1 Project, as specified in a Certification for Payment that has been reviewed and approved by the City. Actual Cost may include (a) the costs incurred for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Neighborhood Improvement Area #1 Project, (b) the costs incurred in preparing the construction plans for such Neighborhood Improvement Area #1 Project, (c) the

fees paid for obtaining permits, licenses or other governmental approvals for such Neighborhood Improvement Area #1 Project, (d) the costs incurred for external professional costs associated with such Neighborhood Improvement Area #1 Project, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services and taxes, (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and materialmen in connection with the acquisition, construction or implementation of such Neighborhood Improvement Area #1 Project, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, County permit fees, and development fees), insurance premiums, and miscellaneous expenses, and all advances and payments for Administrative Expenses. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

"Additional Interest" means the amount collected by application of the Additional Interest Rate.

"Additional Interest Rate" means the up to 0.50% additional interest rate charged on the Assessments pursuant to Section 372.018 of the PID Act.

"Additional Interest Reserve Account" means the reserve account administered by the City and segregated from other funds of the City in accordance with the provisions of Section 6.7 of this Indenture.

"Additional Interest Reserve Requirement" means an amount equal to $_____ (or such lesser amount that may be identified in a City Certificate pursuant to Section 6.7(b) hereof), which will initially be funded in full at the Closing Date pursuant to Section 6.2 hereof, and, if necessary, will thereafter be funded from Additional Interest, if collected, to be deposited to the Pledged Revenue Fund and transferred to the Additional Interest Reserve Account in accordance with provisions of Section 6.7(b) hereof.

"Additional Obligations" means any bonds or obligations, including specifically, any installment contracts, reimbursement agreements, temporary note or time warrant secured in whole or in part by an assessment, other than the Assessments securing the Bonds, levied against property within the Neighborhood Improvement Area #1 of the District in accordance with the PID Act.

"Administrative Expenses" means the administrative, organization, maintenance and operation costs and expenses associated with, or incident to, the administration, organization, maintenance and operation of the District, including, but not limited to, the costs of (i) creating and organizing the District, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operations costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the District, (iii) computing, levying, billing and collecting the Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of Assessments and the system of registration and transfer of the Bonds, (v) issuing, paying, and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and codes with respect to the Bonds, (viii) the Trustee fees and expenses relating to the Bonds, including other reasonable fees, (ix) legal counsel, engineers,

accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Neighborhood Improvement Area #1 Projects. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"Administrative Fund" means that Fund established by Section 6.1 and administered pursuant to Section 6.9 hereof.

"Administrator" means an employee of the City or third-party designee of the City who shall have the responsibilities provided in the Service and Assessment Plan, this Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is MuniCap, Inc.

"Annual Debt Service" means, for each Bond Year, the sum of (i) the interest due on the Outstanding Bonds in such Bond Year, assuming that the Outstanding Bonds are retired as scheduled (including by reason of Sinking Fund Installments), and (ii) the principal amount of the Outstanding Bonds due in such Bond Year (including any Sinking Fund Installments due in such Bond Year).

"Annual Installment" means, with respect to each Assessed Parcel, each annual payment of the Assessments (including principal and interest due on the Assessments) as shown on the Assessment Roll attached to the Service and Assessment Plan as Appendix E and related to the Bonds; which annual payment includes the Administrative Expenses and the Additional Interest, if any, collected on each annual payment of the Assessments as described in Section 6.7 herein and as defined and calculated in the Service and Assessment Plan or in any Annual Service Plan Update.

"Annual Service Plan Update" means the annual review and update of the Service and Assessment Plan required by the PID Act and the Service and Assessment Plan.

"Applicable Laws" means the PID Act, and all other laws or statutes, rules, or regulations, and any amendments thereto, of the State of Texas or of the United States, by which the City and its powers, securities, operations, and procedures are, or may be, governed or from which its powers may be derived.

"Assessed Parcel" means each respective parcel of land located within Neighborhood Improvement Area #1 of the District against which an Assessment has been levied by the Assessment Ordinance in accordance with the Service and Assessment Plan.

"Assessed Property" means collectively, all the Assessed Parcels.

"Assessment Ordinance" means Ordinance No. 2015-54 adopted by the City Council on November 10, 2015, that levied the Assessments on the Assessed Property located within Neighborhood Improvement Area #1 of the District.

"Assessment Revenue" means monies collected by or on behalf of the City from any one or more of the following: (i) an Assessment levied against an Assessed Parcel, or Annual

Installment payment thereof, including any interest on such Assessment or Annual Installment thereof during any period of delinquency, (ii) a Prepayment, and (iii) Foreclosure Proceeds.

"Assessment Roll" means the assessment roll attached as Appendix E to the Service and Assessment Plan or any other assessment roll in an amendment or supplement to the Service and Assessment Plan or in an Annual Service Plan Update, showing the total amount of the Assessment against each Assessed Parcel related to the Neighborhood Improvement Area #1 Projects, as updated, modified, or amended from time to time in accordance with the terms of the Service and Assessment Plan and the PID Act.

"Assessments" means the aggregate assessments shown on the Assessment Roll. The singular of such term means the assessment levied against an Assessed Parcel as shown on the Assessment Roll, subject to reallocation upon the subdivision of an Assessed Parcel or reduction according to the provisions of the Service and Assessment Plan and the PID Act.

"Authorized Denomination" means $5,000 and any integral multiple of $1,000 in excess thereof; provided, however, that if the total principal amount of any Outstanding Bond is less than $5,000, then the Authorized Denomination of such Outstanding Bond shall be the amount of such Outstanding Bond.

"Authorized Improvements" means improvements authorized by Section 372.003 of the PID Act, including but not limited to Neighborhood Improvement Area #1 Projects constructed and installed in accordance with the Service and Assessment Plan or an Annual Service Plan Update which will benefit the property within the District.

"Bond" means any of the Bonds.

"Bond Counsel" means Norton Rose Fulbright US LLP or any other attorney or firm of attorneys designated by the City that are nationally recognized for expertise in rendering opinions as to the legality and tax-exempt status of securities issued by public entities.

"Bond Date" means the date designated as the initial date of the Bonds by Section 3.2(a) of this Indenture.

"Bond Fund" means the Fund established pursuant to Section 6.1 and administered as provided in Section 6.4.

"Bond Ordinance" means Ordinance No. 2024-_____ adopted by the City Council on August 13, 2024, authorizing the issuance of the Bonds pursuant to this Indenture.

"Bond Pledged Revenue Account" means the Account of such name established pursuant to Section 6.1.

"Bond Proceeds Account" means the Account of such name established pursuant to Section 6.1.

"Bond Year" means the one-year period beginning on September 1 in each year and ending on August 31 in the following year.

"Bonds" means the City's bonds authorized to be issued by Section 3.1 of this Indenture entitled "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project)".

"Business Day" means any day other than a Saturday, Sunday or legal holiday in the State of Texas observed as such by the City or the Trustee.

"Certification for Payment" means a certificate executed by an engineer, construction manager or other person or entity acceptable to the City, as evidenced by the signature of a City Representative, specifying the amount of work performed and the cost thereof, presented to the Trustee to request funding for Actual Costs from money on deposit in the Project Fund.

"City Certificate" means a certificate signed by a City Representative and delivered to the Trustee.

"City Representative" means any official or agent of the City authorized by the City Council to undertake the action referenced herein.

"Closing Date" means the date of the initial delivery of and payment for the Bonds.

"Code" means the Internal Revenue Code of 1986, as amended, including applicable regulations, published rulings and court decisions.

"Costs of Issuance Account" means the Account of such name established pursuant to Section 6.1.

"CPA Certificate" means a report prepared by an independent certified public accountant selected by the City verifying the sufficiency of the moneys or Defeasance Securities deposited with the Trustee to pay when due the principal of and interest on the Refunded Bonds being refunded with the proceeds of the Bonds.

"Defeasance Securities" means Investment Securities then authorized by Applicable Law for the investment of funds to defease public securities.

"Delinquent Collection Costs" means the costs related to the foreclosure on an Assessed Parcel and the costs of collection of a delinquent Assessment, including penalties and reasonable attorney's fees actually paid, but excluding amounts representing interest and penalty interest.

"Designated Payment/Transfer Office" means (i) with respect to the initial Paying Agent/Registrar named in this Indenture, the transfer/payment office located in St. Paul, Minnesota, or such other location designated by the Paying Agent/Registrar and (ii) with respect to any successor Paying Agent/Registrar, the office of such successor designated and located as may be agreed upon by the City and such successor.

"DTC" shall mean the Depository Trust Company located in New York, New York, or any successor securities depository.

"DTC Participant" shall mean brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations on whose behalf DTC was created to hold securities to facilitate the clearance and settlement of securities transactions among such Persons.

"Foreclosure Proceeds" means the proceeds, including interest and penalty interest, received by the City from the enforcement of the Assessments against any Assessed Parcel or Assessed Parcels, whether by foreclosure of lien or otherwise, but excluding and net of all Delinquent Collection Costs.

"Fund" means any of the funds established pursuant to Section 6.1 of this Indenture.

"Indenture" means this Indenture of Trust as originally executed or as it may be from time to time supplemented or amended by one or more indentures supplemental hereto and entered into pursuant to the applicable provisions hereof.

"Independent Financial Consultant" means any consultant or firm of such consultants appointed by the City who, or each of whom: (i) is judged by the City, as the case may be, to have experience in matters relating to the issuance and/or administration of the Bonds; (ii) is in fact independent and not under the domination of the City; (iii) does not have any substantial interest, direct or indirect, with or in the City, or any owner of real property in the District, or any real property in the District; and (iv) is not connected with the City as an officer or employee of the City, but who may be regularly retained to make reports to the City.

"Initial Bond" means the Initial Bond in the form set forth in Exhibit A to this Indenture.

"Interest Payment Date" means the date or dates upon which interest on the Bonds is scheduled to be paid until their respective dates of maturity or prior redemption, such dates being on March 1 and September 1 of each year, commencing March 1, 2025.

"Investment Securities" means those authorized investments described in the Public Funds Investment Act, Texas Government Code, Chapter 2256, as amended; provided that such investments are, at the time made, included in and authorized by the City's official investment policy as approved by the City Council from time to time.

"Major Improvements" mean the Authorized Improvements which benefit all assessed property within the District and are described in Section III.B of the Service and Assessment Plan.

"Maximum Annual Debt Service" means the largest Annual Debt Service for any Bond Year after the calculation is made through the final maturity date of any Outstanding Bonds; provided, however for purposes of calculating the Maximum Annual Debt Service, the Annual Debt Service due on September 1, 2025, shall be excluded.

"Minor Amount Redemption" means a redemption, pursuant to Section 4.4 of this Indenture, of a principal amount of Bonds that is less than 10% of the Outstanding principal amount of the Bonds.

"Neighborhood Improvement Area #1" means the property located within the first construction phase of the District and further identified and depicted in Appendix A of the Service and Assessment Plan or in any Annual Service Plan Update.

"Neighborhood Improvement Area #1 Improvements" means the Authorized Improvements which confer a special benefit solely to the property located within Neighborhood Improvement Area #1 of the District and are described in Section III.B of the Service and Assessment Plan.

"Neighborhood Improvement Area #1 Projects" means collectively, (i) the pro rata portion of the Major Improvements allocable to Neighborhood Improvement Area #1 and (ii) the Neighborhood Improvement Area #1 Improvements.

"Outstanding" means, as of any particular date when used with reference to Bonds, all Bonds authenticated and delivered under this Indenture except (i) any Bond that has been canceled by the Trustee (or has been delivered to the Trustee for cancellation) at or before such date, (ii) any Bond for which the payment of the principal or Redemption Price of and interest on such Bond shall have been made as provided in Article IV, and (iii) any Bond in lieu of or in substitution for which a new Bond shall have been authenticated and delivered pursuant to Section 3.10 herein.

"Owner" means the Person who is the registered owner of a Bond or Bonds, as shown in the Register, which shall be Cede & Co., as nominee for DTC, so long as the Bonds are in book-entry only form and held by DTC as securities depository in accordance with Section 3.11 herein.

"Paying Agent/Registrar" means initially the Trustee, or any successor thereto as provided in this Indenture.

"Person" or "Persons" means any individual, corporation, partnership, limited liability company, joint venture, association, joint-stock company, trust, unincorporated organization or government or any agency or political subdivision thereof.

"PID Act" means Texas Local Government Code, Chapter 372, as amended.

"Pledged Funds" means the Pledged Revenue Fund, the Bond Fund, the Project Fund, the Reserve Fund, and the Redemption Fund.

"Pledged Revenue Fund" means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.3 herein.

"Pledged Revenues" means the sum of (i) Assessment Revenue less the Administrative Expenses and (ii) any additional revenues that the City may pledge to the payment of Bonds.

"Prepayment" means the payment of all or a portion of an Assessment before the due date thereof.

"Principal and Interest Account" means the Account of such name established pursuant to Section 6.1.

"Project Fund" means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.5 herein.

"Purchaser" means the initial purchaser of the Bonds.

"Rating Agency" means any nationally recognized securities rating agency.

"Rebate Amount" has the meaning set forth in section 1.148-1(b) of the Regulations.

"Rebate Fund" means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.8 herein.

"Record Date" means the close of business on the 15th calendar day of the month (whether or not a Business Day) next preceding an Interest Payment Date.

"Redemption Fund" means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.6 herein.

"Redemption Price" means, when used with respect to any Bond or portion thereof, the amount of par plus accrued and unpaid interest to the date of redemption.

"Refunded Bonds" means the Outstanding City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project) being refunded with the proceeds of the Bonds.

"Register" means the register specified in Article III of this Indenture.

"Reserve Account" means the Account of such name established pursuant to Section 6.1.

["Reserve Account Obligation" means, to the extent permitted by law, (i) a policy of an insurance or a surety bond, issued by an issuer of policies of insurance insuring the timely payment of debt service on governmental obligations, provided that a Rating Agency, at the time of the delivery of such credit facility, would rate the Bonds fully insured by a standard policy issued by the City of such credit facility in any one of its three highest generic rating categories for such obligations; and/or (ii) a line of credit issued by any financial institution, provided that a Rating Agency, at the time of delivery of such letter or line of credit, would rate the Bonds in any one of its three highest generic rating categories for such obligations if the letter or line of credit proposed to be issued by such financial institution secured the timely payment of the entire principal amount of the Bonds and the interest thereon.

"Reserve Account Obligation Payment" means any payment the City is obligated to make from Pledged Revenues deposited in the Reserve Account with respect to a Reserve Account Obligation.]

"Reserve Account Requirement" means 50% of the Maximum Annual Debt Service of the Bonds as of the date of issuance; provided, however, that such amount shall be reduced by the amount of any transfers made pursuant to subsection (d) of Section 6.7; and provided further that as a result of an optional redemption pursuant to Section 4.3 or an extraordinary optional redemption pursuant to Section 4.4, the Reserve Account Requirement shall be reduced by a percentage equal to the pro rata principal amount of Bonds redeemed by such redemption compared to the total principal amount of the Outstanding Bonds prior to such redemption or as otherwise provided in a City Certificate delivered in connection with the redemption of such Bonds. As of the date of delivery of the Bonds, the Reserve Account Requirement is [$_____].

"Reserve Fund" means that fund established pursuant to Section 6.1 and administered in Section 6.7 herein.

"Service and Assessment Plan" means the document, including the Assessment Roll, as amended, which is attached as Exhibit D to the Bond Ordinance, and which replaces any previously approved Service and Assessment Plan in connection with the Refunded Bonds, including any annual updates thereto.

"Sinking Fund Installment" means the amount of money to redeem or pay at maturity the portion of the principal of Bonds payable from such installments at the times and in the amounts provided in Section 4.2 herein.

"Stated Maturity" means the date the Bonds, or any portion of the Bonds, as applicable are scheduled to mature without regard to any redemption or prepayment.

"Substantial Amount Redemption" means a redemption, pursuant to Section 4.4 of this Indenture, of a principal amount of the Bonds that is greater than or equal to 10% of the Outstanding principal amount of such Bonds.

"Supplemental Indenture" means an indenture which has been duly executed by the City Representative pursuant to an ordinance adopted by the City Council and which indenture amends or supplements this Indenture, but only if and to the extent that such indenture is specifically authorized or permitted hereunder.

"Tax Certificate" means the Certificate as to Tax Exemption delivered by the City on the Closing Date for the Bonds setting forth the facts, estimates and circumstances in existence on the Closing Date which establish that it is not expected that the proceeds of the Bonds will be used in a manner that would cause the interest on such Bonds to be included in the gross income of the Owners thereof for Federal income tax purposes.

"Trust Estate" means the Trust Estate described in the granting clauses of this Indenture.

"Trustee" means U.S. Bank Trust Company, National Association, and its successors, and any other corporation or association that may at any time be substituted in its place, as provided in Article IX, such entity to serve as Trustee and Paying Agent/Registrar for the Bonds.

Section 1.2. Findings.

The declarations, determinations and findings declared, made and found in the preamble to this Indenture are hereby adopted, restated and made a part of the operative provisions hereof.

Section 1.3. Table of Contents, Titles and Headings.

The table of contents, titles, and headings of the Articles and Sections of this Indenture have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof and shall never be considered or given any effect in construing this Indenture or any provision hereof or in ascertaining intent, if any question of intent should arise.

Section 1.4. Interpretation.

(a) Unless the context requires otherwise, words of the masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa.

(b) Words importing persons include any individual, corporation, limited liability company, partnership, joint venture, association, joint stock company, trust, unincorporated organization or government or agency or political subdivision thereof.

(c) Any reference to a particular Article or Section shall be to such Article or Section of this Indenture unless the context shall require otherwise.

(d) This Indenture and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein to sustain the validity of this Indenture.

ARTICLE II

THE BONDS

Section 2.1. Granting Clauses

(a) In order to secure the payment of debt service on all Bonds, and the performance and observance by the City of all the covenants expressed or implied herein, the City does hereby grant to the Trustee, as good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, a security interest in, mortgage, create a first lien on, and pledge to the Trustee, all of its right, title, and interest, whether now owned or hereafter acquired, in, to, and under the following (the "Trust Estate"):

(i) All Pledged Revenues and all moneys and investments held in the Pledged Funds, including any contract or any evidence of indebtedness related thereto or other rights of the City to receive any of such moneys or investments, whether now existing or hereafter coming into existence, and whether now or hereafter acquired; and

(ii) Any and all other property or money of every name and nature which is, from time to time hereafter by delivery or by writing of any kind, conveyed, pledged, assigned or transferred, to the Trustee as additional security hereunder by the City or by anyone on its behalf or with its written consent, and the Trustee is hereby authorized to receive any and all such property or money at any and all times and to hold and apply the same subject to the terms thereof.

(b) The Trustee shall have and hold the Trust Estate, whether now owned or hereafter acquired or received by the Trustee and its successors or assigns, in trust upon the terms and trusts herein set forth for the benefit of all present and future Owners of the Bonds from time to time issued under and secured by this Indenture, and for enforcement of the payment of the Bonds in accordance with their terms, and for the performance of and compliance with the obligations, covenants, and conditions of this Indenture. Provided, however, if the City or its assigns shall well and truly pay, or cause to be paid, the principal or redemption price of and the interest on all the Bonds at the times and in the manner stated in the Bonds, according to the true

intent and meaning thereof, then this Indenture and the rights hereby granted shall cease, terminate and be void; otherwise this Indenture is to be and shall remain in full force and effect.

(c) Except as otherwise provided in the remaining provisions of this Indenture, nothing in this Section 2.1 shall prohibit the Trustee from bringing any actions or proceedings for the enforcement of the obligation of the City hereunder except that nothing in this Section shall prejudice the rights of the Trustee under Articles IX and XI hereof; provided further that the priority of payment and the source for the repayment of the debt service on the Bonds shall be subject to the terms as set forth herein, including without limitation Article VI herein; provided further that the right to direct remedies following an Event of Default shall be limited to the Owners of the Bonds to the extent provided as set forth in Articles XI and XV herein.

(d) The Bonds are to be issued, registered, authenticated, and delivered, and the Trust Estate is to be held, dealt with and disposed of by the Trustee, upon and subject to the terms, covenants, conditions, uses, agreements and trusts set forth in this Indenture.

Section 2.2. Security for the Bonds.

The Bonds, as to both principal and interest, are and shall be equally and ratably secured by and payable from a first lien on and pledge of the Trust Estate.

The lien on and pledge of the Trust Estate shall be valid and binding and fully perfected from and after the Closing Date, without physical delivery or transfer of control of the Trust Estate, the filing of this Indenture or any other act; all as provided in Texas Government Code, Chapter 1208, as amended, which applies to the issuance of the Bonds and the pledge of the Trust Estate granted by the City under this Indenture, and such pledge is therefore valid, effective and perfected from and after the Closing Date. If Texas law is amended at any time while the Bonds are Outstanding such that the pledge of the Trust Estate granted by the City under this Indenture is to be subject to the filing requirements of Texas Business and Commerce Code, Chapter 9, as amended, then in order to preserve to the registered owners of the Bonds the perfection of the security interest in said pledge, the City agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Texas Business and Commerce Code, Chapter 9, as amended, and enable a filing to perfect the security interest in said pledge to occur.

Section 2.3. Limited Obligations.

The Bonds are special and limited obligations of the City, payable solely from and secured solely by the Trust Estate, including the Pledged Revenues and the Pledged Funds; and the Bonds shall never be payable out of funds raised or to be raised by taxation or from any other revenues, properties or income of the City.

Section 2.4. Authorization for Indenture.

The terms and provisions of this Indenture and the execution and delivery hereof by the City to the Trustee have been duly authorized by official action of the City Council of the City. The City has ascertained and it is hereby determined and declared that the execution and delivery of this Indenture is necessary to carry out and effectuate the purposes set forth in the preambles of this Indenture and that each and every covenant or agreement herein contained and made is

necessary, useful or convenient in order to better secure the Bonds and is a contract or agreement necessary, useful and convenient to carry out and effectuate the purposes herein described.

Section 2.5. Purpose.

(a) The purposes of this Indenture are to establish a lien and the security for, and to prescribe the minimum standards for the authorization, issuance, execution and delivery of, the Bonds and to prescribe the rights of the Owners, and the rights and duties of the City and the Trustee.

(b) In consideration of the purchase and acceptance of any or all of the Bonds by those who shall purchase and hold the same from time to time, the provisions of this Indenture shall be a part of the contract of the City with the Owner, and shall be deemed to be and shall constitute a contract among the City, the Owners, and the Trustee.

ARTICLE III

AUTHORIZATION; GENERAL TERMS AND PROVISIONS REGARDING THE BONDS

Section 3.1. Authorization.

The Bonds are hereby authorized to be issued and delivered in accordance with the Constitution and laws of the State of Texas, including particularly the PID Act, as amended, and Chapter 1207, Texas Government Code, as amended. The Bonds shall be issued in the aggregate principal amount of $_____ for the purpose of (i) refunding the Refunded Bonds, (ii) funding a reserve fund for payment of principal and interest on the Bonds, and (iii) paying the costs of issuing the Bonds.

Section 3.2. Date, Denomination, Maturities, Numbers and Interest.

(a) The Bonds shall be dated August 30, 2024 (the "Bond Date") and shall be issued in Authorized Denominations. The Bonds shall be in fully registered form, without coupons. The Bonds shall be numbered separately from R-1 upward, except the Initial Bond, which shall be numbered T-1.

(b) Interest shall accrue and be paid on each Bond from the later of the Closing Date or the most recent Interest Payment Date to which interest has been paid or provided for, at the rate per annum set forth below until the principal thereof has been paid on the maturity date specified below or otherwise provided for. Such interest shall be payable semiannually on March 1 and September 1 of each year, commencing March 1, 2025 computed on the basis of a 360-day year of twelve 30-day months.

(c) The Bonds shall mature on September 1, in the years and in the principal amounts and shall bear interest as set forth below:

Year	Principal Amount ($)	Interest Rate (%)

Year	Principal Amount ($)	Interest Rate (%)

(d) The Bonds shall be subject to mandatory sinking fund redemption, optional redemption, and extraordinary optional redemption prior to maturity as provided in Article IV herein, and shall otherwise have the terms, tenor, denominations, details, and specifications as set forth in the form of Bond set forth in **Exhibit A** to this Indenture.

Section 3.3. Conditions Precedent to Delivery of Bonds.

The Bonds shall be executed by the City and delivered to the Trustee, whereupon the Trustee shall authenticate the Bonds and, upon payment of the purchase price of the Bonds, shall deliver the Bonds upon the order of the City, but only upon delivery to the Trustee of:

(a) a certified copy of the Assessment Ordinance;

(b) a certified copy of the Bond Ordinance;

(c) a copy of this Indenture executed by the Trustee and the City;

(f) an executed CPA Certificate; and

(g) a City Certificate directing the authentication and delivery of the Bonds, describing the Bonds to be authenticated and delivered, designating the Purchaser to whom the Bonds are to be delivered, stating the purchase price of the Bonds and stating that all items required by this Section are therewith delivered to the Trustee in form and substance satisfactory to the City.

Section 3.4. Medium, Method and Place of Payment.

(a) Principal of and interest on the Bonds shall be paid in lawful money of the United States of America, as provided in this Section.

(b) Interest on the Bonds shall be payable to the Owners thereof as shown in the Register at the close of business on the relevant Record Date; provided, however, that in the event of nonpayment of interest on a scheduled Interest Payment Date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Trustee, if and when funds for the payment of such interest have been received from or on behalf of the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be 15 days after the Special Record Date) shall be sent at least five Business Days prior to the Special Record Date by United States mail, first-class, postage prepaid, to the address of each Owner of a Bond appearing on the books of the Trustee at the close of business on the last Business Day preceding the date of mailing such notice.

(c) Interest on the Bonds shall be paid by check, dated as of the Interest Payment Date, and sent, United States mail, first-class, postage prepaid, by the Paying Agent/Registrar to each Owner at the address of each Owner as such appears in the Register or by such other

customary banking arrangement acceptable to the Paying Agent/Registrar and the Owner; provided, however, the Owner shall bear all risk and expense of such other banking arrangement.

(d) The principal of each Bond shall be paid to the Owner of such Bond on the due date thereof, whether at the maturity date or the date of prior redemption thereof, upon presentation and surrender of such Bond at the Designated Payment/Transfer Office of the Paying Agent/Registrar

(e) If the date for the payment of the principal of or interest on the Bonds shall be a Saturday, Sunday, legal holiday, or day on which banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are required or authorized by law or executive order to close, the date for such payment shall be the next succeeding day that is not a Saturday, Sunday, legal holiday, or day on which such banking institutions are required or authorized to close, and payment on such date shall for all purposes be deemed to have been made on the due date thereof as specified in Section 3.2 of this Indenture.

(f) Unclaimed payments of amounts due hereunder shall be segregated in a special account and held in trust, uninvested by the Paying Agent/Registrar, for the account of the Owner of the Bonds to which such unclaimed payments pertain. Subject to any escheat, abandoned property, or similar law of the State of Texas, any such payments remaining unclaimed by the Owners entitled thereto for two (2) years after the applicable payment or redemption date shall be applied to the next payment or payments on such Bonds thereafter coming due and, to the extent any such money remains after the retirement of all Outstanding Bonds, shall be paid to the City to be used for any lawful purpose. Thereafter, none of the City, the Paying Agent/Registrar, or any other Person shall be liable or responsible to any Owners of such Bonds for any further payment of such unclaimed moneys or on account of any such Bonds, subject to any applicable escheat law or similar law of the State of Texas.

Section 3.5. Execution and Registration of Bonds.

(a) The Bonds shall be executed on behalf of the City by the Mayor or Mayor Pro Tem and City Secretary, by their manual or facsimile signatures, and the official seal of the City shall be impressed or placed in facsimile thereon. Such facsimile signatures on the Bonds shall have the same effect as if each of the Bonds had been signed manually and in person by each of said officers, and such facsimile seal on the Bonds shall have the same effect as if the official seal of the City had been manually impressed upon each of the Bonds.

(b) In the event that any officer of the City whose manual or facsimile signature appears on the Bonds no longer holds such office before the authentication of such Bonds or before the delivery thereof, such manual or facsimile signature nevertheless shall be valid and sufficient for all purposes as if such officer had remained in such office.

(c) Except as provided below, no Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Indenture unless and until there appears thereon the Certificate of Trustee substantially in the form provided herein, included in the form of Bond attached hereto as Exhibit A, duly authenticated by manual or electronic execution by an officer or duly authorized signatory of the Trustee. It shall not be required that the same officer or authorized signatory of the Trustee sign the Certificate of Trustee on all of the Bonds. In lieu of the executed Certificate of Trustee described above, the Initial Bond delivered at the Closing Date

shall have attached thereto the Comptroller's Registration Certificate substantially in the form provided herein, included in the form of Bond attached hereto as Exhibit A, manually or electronically executed by the Comptroller of Public Accounts of the State of Texas, or by his or her duly authorized agent, which certificate shall be evidence that such Initial Bond has been duly approved by the Attorney General of the State of Texas, is a valid and binding obligation of the City, and has been registered by the Comptroller of Public Accounts of the State of Texas.

(d) On the Closing Date, one Initial Bond representing the entire principal amount of all Bonds, payable in stated installments to the Purchaser, or its designee, executed with the manual or facsimile signatures of the Mayor or Mayor Pro Tem and the City Secretary, approved by the Attorney General, and registered and manually signed by the Comptroller of Public Accounts, will be delivered to the Purchaser or its designee. Upon payment for the Initial Bond, the Trustee shall cancel the Initial Bond and deliver to DTC on behalf of the Purchaser one registered definitive Bond for each year of maturity of the Bonds, in the aggregate principal amount of all Bonds for such maturity, registered in the name of Cede & CO., as nominee of DTC.

Section 3.6. Ownership.

(a) The City, the Trustee, the Paying Agent/Registrar and any other Person may treat the Person in whose name any Bond is registered as the absolute owner of such Bond for the purpose of making and receiving payment as provided herein (except interest shall be paid to the Person in whose name such Bond is registered on the relevant Record Date) and for all other purposes, whether or not such Bond is overdue, and neither the City nor the Trustee, nor the Paying Agent/Registrar, shall be bound by any notice or knowledge to the contrary.

(b) All payments made to the Owner of any Bond shall be valid and effectual and shall discharge the liability of the City, the Trustee and the Paying Agent/Registrar upon such Bond to the extent of the sums paid.

Section 3.7. Registration, Transfer and Exchange.

(a) So long as any Bond remains Outstanding, the City shall cause the Paying Agent/Registrar to keep at the Designated Payment/Transfer Office a Register in which, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Bonds in accordance with this Indenture. The Paying Agent/Registrar represents and warrants that it will file and maintain a copy of the Register with the City, and shall cause the Register to be current with all registration and transfer information as from time to time may be applicable.

(b) A Bond shall be transferable only upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar with such endorsement or other evidence of transfer as is acceptable to the Paying Agent/Registrar. No transfer of any Bond shall be effective until entered in the Register.

(c) The Bonds shall be exchangeable upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar for a Bond or Bonds of the same maturity and interest rate and in any Authorized Denomination and in an aggregate principal amount equal to the unpaid principal amount of the Bond presented for exchange.

(d) The Trustee is hereby authorized to authenticate and deliver Bonds transferred or exchanged in accordance with this Section. A new Bond or Bonds will be delivered by the Paying Agent/Registrar, in lieu of the Bond being transferred or exchanged, at the Designated Payment/Transfer Office, or sent by United States mail, first-class, postage prepaid, to the Owner or his designee. Each transferred Bond delivered by the Paying Agent/Registrar in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such transferred Bond is delivered.

(e) Each exchange Bond delivered in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such exchange Bond is delivered.

(f) No service charge shall be made to the Owner for the initial registration, subsequent transfer, or exchange for a different Authorized Denomination of any of the Bonds. The Paying Agent/Registrar, however, may require the Owner to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection with the registration, transfer, or exchange of a Bond.

(g) Neither the City nor the Paying Agent/Registrar shall be required to issue, transfer, or exchange any Bond or portion thereof called for redemption prior to maturity within forty-five (45) days prior to the date fixed for redemption; provided, however, such limitation shall not be applicable to an exchange by the Owner of the uncalled principal balance of a Bond redeemed in part.

Section 3.8. Cancellation.

All Bonds paid or redeemed before scheduled maturity in accordance with this Indenture, and all Bonds in lieu of which exchange Bonds or replacement Bonds are authenticated and delivered in accordance with this Indenture, shall be cancelled, and proper records shall be made regarding such payment, redemption, exchange, or replacement. The Paying Agent/Registrar shall dispose of cancelled Bonds in accordance with the records retention requirements of the Trustee.

Section 3.9. Temporary Bonds.

(a) Following the delivery and registration of the Initial Bond and pending the preparation of definitive Bonds, the proper officers of the City may execute and, upon the City's request, the Trustee shall authenticate and deliver, one or more temporary Bonds that are printed, lithographed, typewritten, mimeographed or otherwise produced, in any denomination, substantially of the tenor of the definitive Bonds in lieu of which they are delivered, without coupons, and with such appropriate insertions, omissions, substitutions and other variations as the officers of the City executing such temporary Bonds may determine, as evidenced by their signing of such temporary Bonds.

(b) Until exchanged for Bonds in definitive form, such Bonds in temporary form shall be entitled to the benefit and security of this Indenture.

(c) The City, without unreasonable delay, shall prepare, execute and deliver to the Trustee the Bonds in definitive form; thereupon, upon the presentation and surrender of the Bond or Bonds in temporary form to the Paying Agent/Registrar, the Paying Agent/Registrar shall cancel the Bonds in temporary form and the Trustee shall authenticate and deliver in exchange therefor a Bond or Bonds of the same maturity and series, in definitive form, in the Authorized Denomination, and in the same aggregate principal amount, as the Bond or Bonds in temporary form surrendered. Such exchange shall be made without the making of any charge therefor to any Owner.

Section 3.10. Replacement Bonds.

(a) Upon the presentation and surrender to the Paying Agent/Registrar of a mutilated Bond, the Trustee shall authenticate and deliver in exchange therefor a replacement Bond of like tenor and principal amount, bearing a number not contemporaneously outstanding. The City or the Paying Agent/Registrar may require the Owner of such Bond to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection therewith and any other expenses connected therewith.

(b) In the event that any Bond is lost, apparently destroyed or wrongfully taken, the Trustee, pursuant to the Applicable Laws of the State of Texas and in the absence of notice or knowledge that such Bond has been acquired by a bona fide purchaser, shall authenticate and deliver a replacement Bond of like tenor and principal amount bearing a number not contemporaneously outstanding, provided that the Owner first complies with the following requirements:

(i) furnishes to the Paying Agent/Registrar satisfactory evidence of his or her ownership of and the circumstances of the loss, destruction or theft of such Bond;

(ii) furnishes such security or indemnity as may be required by the Paying Agent/Registrar and the Trustee to save them and the City harmless;

(iii) pays all expenses and charges in connection therewith, including, but not limited to, printing costs, legal fees, fees of the Trustee and the Paying Agent/Registrar and any tax or other governmental charge that is authorized to be imposed; and

(iv) satisfies any other reasonable requirements imposed by the City and the Trustee.

(c) After the delivery of such replacement Bond, if a bona fide purchaser of the original Bond in lieu of which such replacement Bond was issued presents for payment such original Bond, the City and the Paying Agent/Registrar shall be entitled to recover such replacement Bond from the Person to whom it was delivered or any Person taking therefrom, except a bona fide purchaser, and shall be entitled to recover upon the security or indemnity provided therefor to the extent of any loss, damage, cost, or expense incurred by the City, the Paying Agent/Registrar or the Trustee in connection therewith.

(d) In the event that any such mutilated, lost, apparently destroyed or wrongfully taken Bond has become or is about to become due and payable, the Paying Agent/Registrar, in

its discretion, instead of issuing a replacement Bond, may pay such Bond if it has become due and payable or may pay such Bond when it becomes due and payable.

(e) Each replacement Bond delivered in accordance with this Section shall constitute an original additional contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such replacement Bond is delivered.

Section 3.11. Book-Entry Only System.

The Bonds shall initially be issued in book-entry-only form and shall be deposited with DTC, which is hereby appointed to act as the securities depository therefor, in accordance with the letter of representations from the City to DTC. On the Closing Date the definitive Bonds shall be issued in the form of a single typewritten certificate for each maturity thereof registered in the name of Cede & Co., as nominee for DTC.

With respect to Bonds registered in the name of Cede & Co., as nominee of DTC, the City, the Trustee and the Paying Agent/Registrar shall have no responsibility or obligation to any DTC Participant or to any Person on behalf of whom such a DTC Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the City, the Trustee and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant or any other Person, other than an Owner, as shown on the Register, of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any DTC Participant or any other Person, other than an Owner, as shown in the Register of any amount with respect to principal of, premium, if any, or interest on the Bonds. Notwithstanding any other provision of this Indenture to the contrary, the City, the Trustee and the Paying Agent/Registrar shall be entitled to treat and consider the Person in whose name each Bond is registered in the Register as the absolute owner of such Bond for the purpose of payment of principal of, premium, if any, and interest on Bonds, for the purpose of giving notices of redemption and other matters with respect to such Bond, for the purpose of registering transfer with respect to such Bond, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of, premium, if any, and interest on the Bonds only to or upon the order of the respective Owners as shown in the Register, as provided in this Indenture, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of principal of, premium, if any, and interest on the Bonds to the extent of the sum or sums so paid. No Person other than an Owner, as shown in the Register, shall receive a Bond certificate evidencing the obligation of the City to make payments of amounts due pursuant to this Indenture. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Indenture with respect to interest checks or drafts being mailed to the registered owner at the close of business on the relevant Record Date, the word "Cede & Co." in this Indenture shall refer to such new nominee of DTC.

Section 3.12. Successor Securities Depository: Transfer Outside Book-Entry-Only System.

In the event that the City determines that DTC is incapable of discharging its responsibilities described herein and in the letter of representations from the City to DTC, the City shall (i) appoint a successor securities depository, qualified to act as such under Section 17(a) of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the

appointment of such successor securities depository and transfer one or more separate Bonds to such successor securities depository; or (ii) notify DTC and DTC Participants of the availability through DTC of certificated Bonds and cause the Paying Agent/Registrar to transfer one or more separate registered Bonds to DTC Participants having Bonds credited to their DTC accounts. In such event, the Bonds shall no longer be restricted to being registered in the Register in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Owners transferring or exchanging Bonds shall designate, in accordance with the provisions of this Indenture.

Section 3.13. Payments to Cede & Co.

Notwithstanding any other provision of this Indenture to the contrary, so long as any Bonds are registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, premium, if any, and interest on such Bonds, and all notices with respect to such Bonds shall be made and given, respectively, in the manner provided in the rules and procedures of DTC or in the blanket letter of representations from the City to DTC.

ARTICLE IV

REDEMPTION OF BONDS BEFORE MATURITY

Section 4.1. Limitation on Redemption.

The Bonds shall be subject to redemption before their scheduled maturity only as provided in this Article IV.

Section 4.2. Mandatory Sinking Fund Redemption.

(a) The Bonds are subject to mandatory sinking fund redemption prior to their Stated Maturity and will be redeemed by the City in part at the Redemption Price from moneys available for such purpose in the Bond Fund pursuant to Article VI, on the dates and in the respective Sinking Fund Installments as set forth in the following schedule:

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__ *

*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__ *	

*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__ *

*Stated Maturity

(b) At least 45 days prior to each mandatory sinking fund redemption date, and subject to any prior reduction authorized by subparagraphs (c) and (d) of this Section, the Trustee shall select a principal amount of Bonds of such maturity equal to the Sinking Fund Installment amount of such Bonds to be redeemed, in accordance with Section 4.5(b), shall call such Bonds for redemption on such scheduled mandatory sinking fund redemption date, and shall give notice of such redemption, as provided in Section 4.6.

(c) The principal amount of Bonds of a Stated Maturity required to be redeemed on any mandatory sinking fund redemption date pursuant to subparagraph (a) of this Section 4.2 shall be reduced, at the option of the City, by the principal amount of any Bonds of such maturity which, at least 45 days prior to the mandatory sinking fund redemption date shall have been acquired by the City at a price not exceeding the principal amount of such Bonds plus accrued and unpaid interest to the date of purchase thereof, and delivered to the Trustee for cancellation.

(d) The principal amount of Bonds required to be redeemed on any mandatory sinking fund redemption date pursuant to subparagraph (a) of this Section 4.2 shall be reduced on a pro rata basis among Sinking Fund Installments by the principal amount of any Bonds which, at least 45 days prior to the mandatory sinking fund redemption date, shall have been redeemed pursuant to the optional redemption or extraordinary optional redemption provisions hereof and not previously credited to a mandatory sinking fund redemption.

Section 4.3. Optional Redemption.

The City reserves the right and option to redeem the Bonds maturing on or after September 1, 20___, before their respective scheduled maturity dates, in whole or in part, on any

date on or after September 1, 20___, such redemption date or dates to be fixed by the City, at the Redemption Price.

Section 4.4. Extraordinary Optional Redemption.

Notwithstanding any provision in this Indenture to the contrary, the City reserves the right and option to redeem Bonds before their respective scheduled maturity dates, in whole or in part and in an amount and on any date specified in a City Certificate, at the Redemption Price of such Bonds, or portions thereof, to be redeemed plus accrued interest to the date of redemption from amounts on deposit in the Redemption Fund as a result of Prepayments (including related transfers to the Redemption Fund made pursuant to the terms of this Indenture) or any other transfers to the Redemption Fund under the terms of this Indenture.

Section 4.5. Partial Redemption.

(a) If less than all of the Bonds are to be redeemed pursuant to Sections 4.2, 4.3, or 4.4, Bonds shall be redeemed in minimum principal amounts of $1,000 or any integral multiple thereof. Each Bond shall be treated as representing the number of Bonds that is obtained by dividing the principal amount of such Bond by $1,000. No redemption shall result in a Bond in a denomination of less than the Authorized Denomination in effect at that time; provided, however, if the amount of the Outstanding Bond is less than an Authorized Denomination after giving effect to such partial redemption, a Bond in the principal amount equal to the unredeemed portion may be issued.

(b) In selecting the Bonds to be redeemed pursuant to Section 4.2, the Trustee may select Bonds in any method that results in a random selection.

(c) In selecting the Bonds to be redeemed pursuant to Section 4.3, the Trustee may rely on the directions provided in a City Certificate.

(d) If less than all of the Bonds are called for extraordinary optional redemption pursuant to Section 4.4 hereof, the Bonds or portion of a Bond, as applicable, to be redeemed shall be selected in the following manner:

(i) with respect to a Substantial Amount Redemption, the principal amount called for redemption shall be allocated on a pro-rata basis among all Outstanding Bonds; and

(ii) with respect to a Minor Amount Redemption, the Outstanding Bonds or Bond, as applicable, shall be redeemed in the inverse order of maturity.

(e) Upon surrender of any Bond for redemption in part, the Trustee in accordance with Section 3.7 of this Indenture, shall authenticate and deliver an exchange Bond or Bonds in an aggregate principal amount equal to the unredeemed portion of the Bond so surrendered, such exchange being without charge.

Section 4.6. Notice of Redemption to Owners.

(a) The Trustee shall give notice of any redemption of Bonds by sending notice by United States mail, first-class, postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Bond or portion thereof to be redeemed, at the address shown in the Register. So long as the Bonds are in book-entry-only form and held by DTC as the securities depository, Owner means Cede & Co., as nominee for DTC.

(b) The notice shall state the redemption date, the Redemption Price, the place at which the Bonds are to be surrendered for payment, and, if less than all the Bonds Outstanding are to be redeemed, and subject to Section 4.5 hereof, an identification of the Bonds or portions thereof to be redeemed, any conditions to such redemption and that on the redemption date, if all conditions, if any, to such redemption have been satisfied, such Bond shall become due and payable.

(c) Any notice given as provided in this Section shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

(d) The City has the right to rescind any optional redemption or extraordinary optional redemption described in Section 4.3 or 4.4 by written notice to the Trustee on or prior to the date fixed for redemption. Any notice of redemption shall be cancelled and annulled if for any reason funds are not available on the date fixed for redemption for the payment in full of the Bonds then called for redemption, and such cancellation shall not constitute an Event of Default under the Indenture. The Trustee shall mail notice of rescission of redemption in the same manner notice of redemption was originally provided.

(e) With respect to any optional redemption or extraordinary optional redemption of the Bonds, unless the Trustee has received funds sufficient to pay the Redemption Price of the Bonds to be redeemed before giving of a notice of redemption, the notice may state that the City may condition redemption on the receipt of such funds by the Trustee on or before the date fixed for the redemption, or on the satisfaction of any other prerequisites set forth in the notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not satisfied and sufficient funds are not received, the notice shall be of no force and effect, the City shall not redeem the Bonds and the Trustee shall give notice, in the manner in which the notice of redemption was given, that the Bonds have not been redeemed.

Section 4.7. Payment Upon Redemption.

(a) The Trustee shall make provision for the payment of the Bonds to be redeemed on such date by setting aside and holding in trust an amount from the Redemption Fund or otherwise received by the Trustee from the City and shall use such funds solely for the purpose of paying the Redemption Price on the Bonds being redeemed.

(b) Upon presentation and surrender of any Bond called for redemption at the Designated Payment/Transfer Office on or after the date fixed for redemption, the Paying Agent/Registrar shall pay the Redemption Price on such Bond to the date of redemption from the moneys set aside for such purpose.

Section 4.8. Effect of Redemption.

Notice of redemption having been given as provided in Section 4.6 of this Indenture, the Bonds or portions thereof called for redemption shall become due and payable on the date fixed for redemption provided that funds for the payment of the Redemption Price are on deposit with the Trustee; thereafter, such Bonds or portions thereof shall cease to bear interest from and after the date fixed for redemption, whether or not such Bonds are presented and surrendered for payment on such date.

ARTICLE V

FORM OF THE BONDS

Section 5.1. Form Generally.

(a) The Bonds, including the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the Certificate of the Trustee, and the Assignment to appear on each of the Bonds, (i) shall be substantially in the form set forth in Exhibit A to this Indenture with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Indenture, and (ii) may have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including any reproduction of an opinion of counsel or evidence of insurance) thereon as, consistently herewith, may be determined by the City or by the officers executing such Bonds, as evidenced by their execution thereof.

(b) Any portion of the text of any Bonds may be set forth on the reverse side thereof, with an appropriate reference thereto on the face of the Bonds.

(c) The definitive Bonds shall be typewritten, printed, lithographed, or engraved, and may be produced by any combination of these methods or produced in any other similar manner, all as determined by the officers executing such Bonds, as evidenced by their execution thereof.

(d) The Initial Bond submitted to the Attorney General of the State of Texas may be typewritten and photocopied or otherwise reproduced.

(e) A statement relating to a municipal bond insurance policy or surety policy, if any, to be issued for the Bonds may be printed on or attached to each Bond.

Section 5.2. CUSIP Registration.

The City may secure identification numbers through the CUSIP Services managed by S&P Global Market Intelligence on behalf of The American Bankers Association, New York, New York, and may authorize the printing of such numbers on the face of the Bonds. It is expressly provided, however, that the presence or absence of CUSIP numbers on the Bonds shall be of no significance or effect as regards the legality thereof and neither the City, the Trustee or the attorneys approving said Bonds as to legality are to be held responsible for CUSIP numbers incorrectly printed on the Bonds. The Trustee may include in any redemption notice a statement to the effect that the CUSIP numbers on the Bonds have been assigned by an independent

service and are included in such notice solely for the convenience of the Owners of the Bonds and that neither the City nor the Trustee shall be liable for any inaccuracies of such numbers.

Section 5.3. Legal Opinion.

The approving legal opinion of Bond Counsel may be printed on or attached to each Bond over the certification of the City Secretary of the City, which may be executed in facsimile.

ARTICLE VI

FUNDS AND ACCOUNTS

Section 6.1. Establishment of Funds and Accounts.

(a) Creation of Funds. The following Funds are hereby created and established under this Indenture:

(i) Pledged Revenue Fund;

(ii) Bond Fund;

(iii) Project Fund;

(iv) Reserve Fund;

(v) Redemption Fund;

(vi) Rebate Fund; and

(vii) Administrative Fund.

(b) Creation of Accounts.

(i) The following Accounts are hereby created and established under the Reserve Fund:

(A) Reserve Account; and

(B) Additional Interest Reserve Account.

(ii) The following Accounts are hereby created and established under the Project Fund:

(A) Bond Proceeds Account; and

(B) Costs of Issuance Account.

(iii) The following Account is hereby created and established under the Pledged Revenue Fund:

(A) Bond Pledged Revenue Account.

(iv) The following Account is hereby created and established under the Bond Fund:

(A) Principal and Interest Account.

(c) Each Fund and Account created within such Fund shall be maintained by the Trustee separate and apart from all other funds and accounts of the City. The Pledged Funds shall constitute trust funds which shall be held in trust by the Trustee as part of the Trust Estate solely for the benefit of the Owners of the Bonds.

(d) Except as provided in Section 6.10(f) hereof, interest earnings and profit on each respective Fund and Account established by this Indenture shall be applied or withdrawn for the purposes of such Fund or Account as specified below.

(e) The Trustee may, from time to time, upon written direction from the City pursuant to a City Certificate, create additional Funds or Accounts hereunder as may be necessary for the receipt and application of the Assessment Revenues, to facilitate the payment or redemption of the Bonds.

Section 6.2. Initial Deposits to Funds and Accounts.

(a) The proceeds from the sale of the Bonds in the amount of $_____, and moneys transferred from accounts previously created in the indenture authorizing the Refunded Bonds in an amount of $_____ shall be paid to the Trustee and deposited or transferred by the Trustee as follows:

(i) to the Costs of Issuance Account of the Project Fund: $_____;

(ii) to the Bond Proceeds Account of the Project Fund: $_____;

(iii) to the Principal and Interest Account of the Bond Fund: $_____;

(iv) to the Reserve Account of the Reserve Fund: $_____; and

(v) to the Additional Interest Reserve Account of the Reserve Fund: $_____.

Section 6.3. Pledged Revenue Fund.

(a) On or before February 15 of each year while the Bonds are Outstanding and beginning February 15, 2025, the City shall deposit or cause to be deposited the Pledged Revenues into the Pledged Revenue Fund. From amounts deposited to the Pledged Revenue Fund, the City shall deposit or cause to be deposited the Pledged Revenues as follows: (i) first, to the Bond Pledged Revenue Account of the Pledged Revenue Fund in an amount sufficient to

pay debt service on the Bonds next coming due in such calendar year, (ii) second, to the Reserve Account of the Reserve Fund in an amount to cause the amount in the Reserve Account to equal the Reserve Account Requirement in accordance with Section 6.7 hereof, (iii) third, to the Additional Interest Reserve Account in an amount equal to the Additional Interest collected, if any, in accordance with Section 6.7(b) hereof, and (iv) fourth, to pay other costs permitted by the PID Act.

(b) From time to time as needed to pay the obligations relating to the Bonds, but no later than five (5) Business Days before each Interest Payment Date, the Trustee shall withdraw from the Bond Pledged Revenue Account of the Pledged Revenue Fund and transfer to the Bond Fund, an amount, taking into account any amounts then on deposit in the Bond Fund, such that the amount on deposit in the Bond Fund equals the principal (including any Sinking Fund Installments) and interest due on the Bonds on the next Interest Payment Date.

(c) If, after the foregoing transfers and any transfer from an Account within the Reserve Fund as provided in Section 6.7 herein, there are insufficient funds to make the payments provided in paragraph (b) above, the Trustee shall apply the available funds in the Bond Fund first to the payment of interest, and, then to the payment of principal (including any Sinking Fund Installments) on the Bonds.

(d) Notwithstanding Section 6.3(a) hereof, the Trustee shall deposit Prepayments to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer such Prepayments to the Redemption Fund.

(e) Notwithstanding Section 6.3(a) hereof, the Trustee shall deposit Foreclosure Proceeds to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer Foreclosure Proceeds first, to the Reserve Account to restore any transfers from the Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, second, to the Additional Interest Reserve Account to restore any transfers from the Additional Interest Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, and third, to the Redemption Fund.

(f) After satisfaction of the requirement to provide for the payment of the principal and interest on the Bonds and to fund any deficiency that may exist in an Account of the Reserve Fund, the Trustee, at the direction of the City by City Certificate, may apply Assessments for any lawful purposes permitted by the PID Act for which Assessments may be paid, including making transfers to the Redemption Fund to redeem Bonds in accordance with the terms hereof.

(g) Any Pledged Revenues remaining after satisfying the foregoing payments shall be applied by the Trustee, as instructed by the City pursuant to a City Certificate, for any lawful purpose permitted by the PID Act for which such additional Pledged Revenues may be used, including transfers to other Funds and Accounts created pursuant to this Indenture.

Section 6.4. Bond Fund.

(a) On each Interest Payment Date, the Trustee shall withdraw from the Bond Fund and transfer to the Paying Agent/Registrar the principal (including any Sinking Fund Installments) and/or interest then due and payable on the Bonds.

(b) If amounts in the Bond Fund are insufficient for the purposes set forth in paragraph (a) above, the Trustee shall withdraw from the Reserve Fund amounts to cover the amount of such insufficiency in accordance with Section 6.7(f) hereof. Amounts so withdrawn from the Reserve Fund shall be deposited in the Bond Fund and transferred to the Paying Agent/Registrar.

Section 6.5. Project Fund.

(a) Money on deposit in the Project Fund shall be used for the purposes specified in Section 3.1 hereof.

(b) On the Closing Date, the proceeds in the Bond Proceeds Account shall be immediately transferred by the Trustee to the paying agent/registrar for the Refunded Bonds to be applied towards the defeasance of the Refunded Bonds, as set forth in the indenture authorizing the Refunded Bonds. Once all of the funds deposited into the Bond Proceeds Account have been transferred to the paying agent/registrar for the Refunded Bonds, the Bond Proceeds Account of the Project Fund shall be closed.

(c) Disbursements from the Costs of Issuance Account of the Project Fund shall be made by the Trustee to pay costs of issuance of the Bonds pursuant to one or more City Certificates.

(d) Not later than six months following the Closing Date or upon an earlier determination by the City Representative that all costs of issuance of the Bonds have been paid, any amounts remaining in the Costs of Issuance Account shall be transferred to the Bond Fund and used to pay interest on the Bonds, as directed by the City in a City Certificate filed with the Trustee, and the Costs of Issuance Account shall be closed.

(e) In making the determination pursuant to subsection (d) of this Section, the City Representative may conclusively rely upon a certificate of an Independent Financial Consultant.

Section 6.6. Redemption Fund.

(a) The Trustee shall cause to be deposited to the Redemption Fund from the Pledged Revenue Fund an amount sufficient to redeem Bonds as provided in Sections 4.3 and 4.4 on the dates specified for redemption as provided in Sections 4.3 and 4.4. Amounts on deposit in the Redemption Fund shall be used and withdrawn by the Trustee to redeem Bonds as provided in Article IV.

Section 6.7. Reserve Fund.

(a) At the Closing Date, the Reserve Account shall be funded as set forth in Section 6.2 above. The City agrees with the Owners of the Bonds to accumulate, and when accumulated maintain in the Reserve Account of the Reserve Fund, an amount equal to not less than the Reserve Account Requirement, which amount may be funded with cash, Investment Securities, and/or a Reserve Account Obligation, except to the extent such deficiency is due to the application of Section 6.7(d) hereof. All amounts deposited in the Reserve Account of the Reserve Fund shall be used and withdrawn by the Trustee for the purpose of making transfers to the Bond Fund or the Redemption Fund as provided in this Indenture.

(b) At the Closing Date, the Additional Interest Reserve Account shall be funded as set forth in Section 6.2 above. If the amount on deposit in the Additional Interest Reserve Account shall at any time, be less than the Additional Interest Reserve Requirement, the Trustee shall notify the City, in writing, of the amount of such shortfall, and the City shall file a City Certificate with the Trustee instructing the Trustee to transfer from the Bond Pledged Revenue Account to the Additional Interest Reserve Account on March 1 and September 1 of each year, an amount equal to the Additional Interest collected, if any, until the Additional Interest Reserve Requirement has been accumulated in the Additional Interest Reserve Account. If, after such deposits, there is surplus Additional Interest remaining in excess of the Additional Interest Reserve Requirement, the Trustee shall transfer such surplus Additional Interest to the Redemption Fund, and shall notify the City of such transfer in writing. Notwithstanding the foregoing, the City shall not be required to replenish the Additional Interest Reserve Account in the event funds are transferred from the Additional Interest Reserve Account to the Redemption Fund as a result of an extraordinary optional redemption of Bonds from the proceeds of a Prepayment pursuant to Section 4.4 of this Indenture, and the Additional Interest Reserve Requirement shall be reduced, accordingly. In the event the Additional Interest Reserve Requirement is reduced in accordance with the above provisions, the City will notify the Trustee, by a City Certificate, of the new Additional Interest Reserve Requirement. In calculating the amounts to be transferred pursuant to this Section, the Trustee may conclusively rely on the Annual Installments as shown on the Assessment Roll in the Service and Assessment Plan or an Annual Service Plan Update, unless and until it receives a City Certificate directing that a different amount be used.

(c) Whenever a transfer is made from an Account of the Reserve Fund to the Bond Fund due to a deficiency in the Bond Fund, the Trustee shall provide written notice thereof to the City, specifying the amount withdrawn and the source of said funds.

(d) Whenever Bonds are to be redeemed with the proceeds of Prepayments pursuant to Section 4.4, the Trustee shall transfer, on the Business Day prior to the redemption date (or on such other date as agreed to by the City and the Trustee), from the Reserve Account of the Reserve Fund to the Redemption Fund, an amount specified in a City Certificate to be applied to the redemption of the Bonds. The amount so transferred from the Reserve Account of the Reserve Fund shall be equal to the principal amount of the Bonds to be redeemed with such Prepayments multiplied by the lesser of: (i) the amount required to be in the Reserve Account of the Reserve Fund divided by the principal amount of Outstanding Bonds prior to the redemption, and (ii) the amount actually in the Reserve Account of the Reserve Fund divided by the principal amount of Outstanding Bonds prior to the redemption. If after such transfer, and after applying investment earnings on the Prepayment toward payment of accrued interest, there are insufficient funds in the Redemption Fund to pay the principal amount plus accrued and unpaid interest to the date fixed for redemption of the Bonds to be redeemed, as identified in a City Certificate, as a result of such Prepayment and as a result of the transfer from the Reserve Account under this Section 6.7(d), the Trustee shall transfer an amount equal to the shortfall, and/or any additional amounts necessary to permit the Bonds to be redeemed in minimum principal amounts of $1,000, from the Additional Interest Reserve Account to the Redemption Fund to be applied to the redemption of the Bonds.

(e) Whenever, on any Interest Payment Date, or on any other date at the written request of a City Representative, the amount in the Reserve Account (including the value of the cash together with the value of any Reserve Account Obligation and/or Investment Securities then on deposit in the Reserve Account) exceeds the Reserve Account Requirement, the Trustee shall

provide written notice to the City Representative of the amount of the excess. Such excess shall be transferred to the Bond Fund to be used for the payment of debt service on the Bonds on the next Interest Payment Date in accordance with Section 6.4 hereof, unless within 30 days of such notice to the City Representative, the Trustee receives a City Certificate instructing the Trustee to apply such excess: (i) to pay amounts due under Section 6.8 hereof, or (ii) for such other use specified in a City Certificate (including reducing the face amount of any Reserve Account Obligation) if the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that such alternate use will not adversely affect the exemption from federal income tax of the interest on the Bond.

(f) Whenever, on any Interest Payment Date, the amount on deposit in the Bond Fund is insufficient to pay the debt service on the Bonds due on such date, the Trustee shall transfer first, from the Additional Interest Reserve Account of the Reserve Fund to the Bond Fund and, second, from the Reserve Account of the Reserve Fund to the Bond Fund the amounts necessary to cure such deficiency. . If the City is required to make a withdrawal from the Reserve Account, the City shall promptly notify the provider of any Reserve Account Obligation of the necessity for such withdrawal, and shall make such withdrawal first from available cash or Investment Securities then on deposit in the Reserve Account and next from a drawing under any Reserve Account Obligation to the extent of such deficiency. In the event there is a draw upon the Reserve Account Obligation, the City shall reimburse the provider of such Reserve Account Obligation for such draw from Pledged Revenues available for such purpose and in accordance with the terms of any agreement or commitment pursuant to which the Reserve Account Obligation is used; provided, however, that such reimbursement from the available Pledged Revenues shall be subordinate and junior in right to the Owners' right to the payment of principal of and interest on the then Outstanding Bonds.

(g) At the final maturity of the Bonds, the amount on deposit in the Reserve Account and the Additional Interest Reserve Account shall be transferred to the Bond Fund and applied to the payment of the principal of the Bonds.

(h) If, after a Reserve Account withdrawal pursuant to Section 6.7(f), the amount on deposit in the Reserve Account of the Reserve Fund is less than the Reserve Account Requirement, the Trustee shall transfer from the Pledged Revenue Fund to the Reserve Account of the Reserve Fund the amount of such deficiency, in accordance with Section 6.3.

(i) If the amount held in the Reserve Fund together with the amount held in the Bond Fund and Redemption Fund is sufficient to pay the principal amount of all Outstanding Bonds on the next Interest Payment Date, together with the unpaid interest accrued on such Outstanding Bonds as of such Interest Payment Date, the moneys shall be transferred to the Redemption Fund and thereafter used to redeem all Outstanding Bonds as of such Interest Payment Date.

(j) In the event the City is required to make a Reserve Account Obligation payment, funds on deposit in the Reserve Account may be used for such purpose. Reimbursements to the provider, if any, of a Reserve Account Obligation shall constitute the payment for a deficiency in the Reserve Account to the extent that such reimbursements result in the reinstatement, in whole or in part, as the case may be of the amount of the Reserve Account Obligation.

(k) The City may at any time deposit, supplement, replace or substitute a Reserve Account Obligation for cash or Investment Securities on deposit in the Reserve Account or in substitution for or replacement of any existing Reserve Account Obligation, provided that the deposit, supplement, replacement or substitution of the Reserve Account Obligation will not, in and of itself, cause any ratings then assigned to the Bonds by any Rating Agency to be lowered.

Section 6.8. Rebate Fund: Rebate Amount.

(a) There is hereby established a special fund of the City to be designated "City of Celina, Texas, Rebate Fund" (the "Rebate Fund") to be held by the Trustee in accordance with the terms and provisions of this Indenture. Amounts on deposit in the Rebate Fund shall be used solely for the purpose of paying amounts due the United States Government relating to the Bonds, in accordance with the Code.

(b) In order to assure that Rebate Amount is paid to the United States rather than to a third party, investments of funds on deposit in the Rebate Fund shall be made in accordance with the Code and the Tax Certificate.

(c) The Trustee conclusively shall be deemed to have complied with the provisions of this Section and Section 7.5(h) and shall not be liable or responsible if it follows the instructions of the City and shall not be required to take any action under this Section (including investment of amounts in the Rebate Fund) and Section 7.5(h) in the absence of written instructions from the City.

(d) If, on the date of each annual calculation, the amount on deposit in the Rebate Fund exceeds the Rebate Amount, the City may direct the Trustee, pursuant to a City Certificate, to transfer the amount in excess of the Rebate Amount to the Bond Fund.

Section 6.9. Administrative Fund.

(a) The City shall deposit or cause to be deposited to the Administrative Fund the amounts collected each year to pay the Administrative Expenses and Delinquent Collection Costs.

(b) Moneys in the Administrative Fund shall be held by the Trustee separate and apart from the other Funds created and administered hereunder and used as directed by a City Certificate solely for the purposes set forth in the Service and Assessment Plan.

(c) The Administrative Fund shall not be part of the Trust Estate and shall not be security for the Bonds.

Section 6.10. Investment of Funds.

(a) Money in any Fund or Account established pursuant to this Indenture shall be invested by the Trustee as directed by the City pursuant to a City Certificate filed with the Trustee at least two (2) days in advance of the making of such investment. The money in any Fund or Account shall be invested (i) in time deposits or certificates of deposit secured in the manner required by law for public funds, (ii) in direct obligations of, including obligations the principal and interest on which are unconditionally guaranteed by, the United States of America, (iii) in

obligations of any agencies or instrumentalities thereof, or (iv) in such other investments as are permitted under the Public Funds Investment Act, Texas Government Code, Chapter 2256, as amended, or any successor law, as in effect from time to time; provided that all such deposits and investments shall be directed by the City to be made in such manner (which may include repurchase agreements for such investment with any primary dealer of such agreements) that the money required to be expended from any Fund will be available at the proper time or times. Such investments shall be valued each year in terms of current market value as of September 30. Notwithstanding the preceding sentences, amounts in the Additional Interest Reserve Account may not be invested above the Yield (as defined in Section 7.5(a) hereof) on the Bonds, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that such investment and/or the failure to comply with such yield restriction will not adversely affect the exemption from federal income tax of the interest on any Bond. For purposes of maximizing investment returns, to the extent permitted by law, money in such Funds or Accounts may be invested in common investments of the kind described above, or in a common pool of such investment which shall be kept and held at an official depository bank, which shall not be deemed to be or constitute a commingling of such money or funds provided that safekeeping receipts or certificates of participation clearly evidencing the investment or investment pool in which such money is invested and the share thereof purchased with such money or owned by such Fund or Account are held by or on behalf of each such Fund or Account. If necessary, upon written direction by the City to the Trustee, such investments shall be promptly sold to prevent any default.

(b) Obligations purchased as an investment of moneys in any Fund or Account shall be deemed to be part of such Fund or Account, subject, however, to the requirements of this Indenture for transfer of interest earnings and profits resulting from investment of amounts in Funds and Accounts. Whenever in this Indenture any moneys are required to be transferred by the City to the Trustee, such transfer may be accomplished by transferring a like amount of Investment Securities.

(c) The Trustee and its affiliates may act as sponsor, advisor, depository, principal or agent in the acquisition or disposition of any investment. The Trustee shall have no investment discretion and the Trustee's only responsibility for investments shall be to follow the written instructions contained in any City Certificate and to ensure that an investment it is directed to purchase is a permitted investment pursuant to the terms of this Indenture. The Trustee shall not incur any liability for losses arising from any investments made pursuant to this Section. The Trustee shall not be required to determine the suitability or legality of any investments.

(d) Investments in any and all Funds and Accounts may be commingled in a separate fund or funds for purposes of making, holding and disposing of investments, notwithstanding provisions herein for transfer to or holding in or to the credit of particular Funds or Accounts of amounts received or held by the Trustee hereunder, provided that the Trustee shall at all times account for such investments strictly in accordance with the Funds and Accounts to which they are credited and otherwise as provided in this Indenture.

(e) The Trustee will furnish the City and the Administrator monthly cash transaction statements for such month which include detail for all investment transactions made by the Trustee hereunder; and, unless the Trustee receives a written request, the Trustee is not required to provide brokerage confirmations so long as the Trustee is providing such monthly cash transaction statements.

(f) If, following an annual calculation of the Rebate Amount in accordance with Sections 6.8 and 7.5(h) hereof, it is determined that a Rebate Amount is owed with respect to the Bonds, the City shall direct the Trustee, pursuant to a City Certificate, to transfer to the Rebate Fund an amount equal to the Rebate Amount owed by the City from investment earnings derived from the investment of the amount on deposit in Pledged Funds. The City Certificate shall specify the amount to be transferred and identify the Pledged Fund or Pledged Funds from which the investment earnings shall be transferred.

Section 6.11. Security of Funds.

All Funds or Accounts heretofore created, to the extent not invested as herein permitted, shall be secured in the manner and to the fullest extent required by law for the security of public funds, and such Funds or Accounts shall be used only for the purposes and in the manner permitted or required by this Indenture.

ARTICLE VII

COVENANTS

Section 7.1. Confirmation of Assessments.

The City hereby confirms, covenants, and agrees that the Assessments to be collected from the Assessed Property are as so reflected in the Service and Assessment Plan (as it may be updated from time to time) and, in accordance with the Assessment Ordinance, it has levied the Assessments against the respective Assessed Parcels from which the Pledged Revenues will be collected and received.

Section 7.2. Collection and Enforcement of Assessments.

(a) For so long as any Bonds are Outstanding, the City covenants, agrees and warrants that it will take and pursue all actions permissible under Applicable Laws to cause the Assessments to be collected and the liens thereof enforced continuously, in the manner and to the maximum extent permitted by Applicable Laws, and, to the extent permitted by Applicable Laws, to cause no reduction, abatement or exemption in the Assessments.

(b) The City will determine or cause to be determined, no later than February 15 of each year, whether or not any Annual Installment is delinquent and, if such delinquencies exist, the City will order and cause to be commenced as soon as practicable any and all appropriate and legally permissible actions to obtain such Annual Installment, and any delinquent charges and interest thereon, including diligently prosecuting an action in district court to foreclose the currently delinquent Annual Installment. Notwithstanding the foregoing, the City shall not be required under any circumstances to purchase or make payment for the purchase of the delinquent Assessment or the corresponding Assessed Parcel. Furthermore, nothing shall obligate the City, the City Attorney, or any appropriate designee to undertake collection or foreclosure actions against delinquent accounts in violation of applicable state law, court order, or existing contractual provisions between the City and its appropriate collections enforcement designees.

Section 7.3. Against Encumbrances.

(a) Other than bonds issued to refund all or a portion of the Bonds, the City shall not create and, to the extent Pledged Revenues are received, shall not suffer to remain, any lien, encumbrance or charge upon the Trust Estate, other than that specified in Section 9.6 of this Indenture, or upon any other property pledged under this Indenture, except the pledge created for the security of the Bonds, and other than a lien or pledge subordinate to the lien and pledge of such property related to the Bonds.

(b) So long as Bonds are Outstanding hereunder, and except as set forth in Section 13.2 hereof, the City shall not issue any bonds, notes or other evidences of indebtedness other than the Bonds and bonds issued to refund all or a portion of the Bonds secured by any pledge of or other lien or charge on the Trust Estate or other property pledged under this Indenture, other than a lien or pledge subordinate to the lien and pledge of such property related to the Bonds.

Section 7.4. Records, Accounts, Accounting Reports.

The City hereby covenants and agrees that so long as any of the Bonds or any interest thereon remain Outstanding and unpaid, it will keep and maintain a proper and complete system of records and accounts pertaining to the Assessments. The Trustee and Owner or Owners of any Bonds or any duly authorized agent or agents of such Owners shall have the right at all reasonable times to inspect all such records, accounts, and data relating thereto, upon written request to the City by the Trustee, such Owner or duly authorized representative, as applicable. The City shall provide the Trustee, such Owner or duly authorized representative, as applicable, an opportunity to inspect such books and records relating to the Bonds during the City's regular business hours and on a mutually agreeable date not later than thirty days after the City receives such request.

Section 7.5. Covenants to Maintain Tax-Exempt Status.

(a) Definitions. When used in this Section, the following terms shall have the following meanings:

> "*Closing Date*" means the date on which the Bonds are first authenticated and delivered to the Purchaser against payment therefor.
>
> *"Code"* means the Internal Revenue Code of 1986, as amended by all legislation, if any, effective on or before the Closing Date.
>
> *"Computation Date"* has the meaning set forth in section 1.148-1(b) of the Regulations.
>
> *"Gross Proceeds"* means any proceeds as defined in section 1.148-1(b) of the Regulations, and any replacement proceeds as defined in section 1.148-1(c) of the Regulations, of the Bonds.

"Investment" has the meaning set forth in section 1.148-1(b) of the Regulations.

"Nonpurpose Investment" means any investment property, as defined in section 148(b) of the Code, in which Gross Proceeds of the Bonds are invested and which is not acquired to carry out the governmental purposes of the Bonds.

"Regulations" means any proposed, temporary or final Income Tax Regulations issued pursuant to sections 103 and 141 through 150 of the Code, and 103 of the Internal Revenue Code of 1954, which are applicable to the Bonds. Any reference to any specific Regulation shall also mean, as appropriate, any proposed, temporary or final Income Tax Regulation designed to supplement, amend or replace the specific Regulation referenced.

"Yield" of (1) any Investment has the meaning set forth in section 1.148-5 of the Regulations; and (2) the Bonds has the meaning set forth in section 1.148-4 of the Regulations.

(b) Not to Cause Interest to Become Taxable. The City shall not use, permit the use of, or omit to use Gross Proceeds or any other amounts (or any property the acquisition, construction or improvement of which is to be financed directly or indirectly with Gross Proceeds) in a manner which if made or omitted, respectively, would cause the interest on any Bond to become includable in the gross income, as defined in section 61 of the Code, of the owner thereof for federal income tax purposes. Without limiting the generality of the foregoing, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that failure to comply with such covenant will not adversely affect the exemption from federal income tax of the interest on any Bond, the City shall comply with each of the specific covenants in this Section.

(c) No Private Use or Private Payments. Except as permitted by section 141 of the Code and the Regulations and rulings thereunder, the City shall at all times prior to the last Stated Maturity of Bonds:

(i) exclusively own, operate and possess all property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with Gross Proceeds of the Bonds (including property financed with Gross Proceeds of the Refunded Bonds), and not use or permit the use of such Gross Proceeds (including all contractual arrangements with terms different than those applicable to the general public) or any property acquired, constructed or improved with such Gross Proceeds in any activity carried on by any person or entity (including the United States or any agency, department and instrumentality thereof) other than a state or local government, unless such use is solely as a member of the general public; and

(ii) not directly or indirectly impose or accept any charge or other payment by any person or entity who is treated as using Gross Proceeds of the Bonds or any property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with such Gross Proceeds (including property financed with Gross Proceeds of the Refunded Bonds), other than taxes of general application within the City

or interest earned on investments acquired with such Gross Proceeds pending application for their intended purposes.

(d) No Private Loan.

(i) Except to the extent permitted by section 141 of the Code and the Regulations and rulings thereunder, the City shall not use Gross Proceeds of the Bonds to make or finance loans to any person or entity other than a state or local government. For purposes of the foregoing covenant, such Gross Proceeds are considered to be "loaned" to a person or entity if: (1) property acquired, constructed or improved with such Gross Proceeds is sold or leased to such person or entity in a transaction which creates a debt for federal income tax purposes; (2) capacity in or service from such property is committed to such person or entity under a take-or-pay, output or similar contract or arrangement; or (3) indirect benefits, or burdens and benefits of ownership, of such Gross Proceeds or any property acquired, constructed or improved with such Gross Proceeds are otherwise transferred in a transaction which is the economic equivalent of a loan.

(ii) The City covenants and agrees that the levied Assessments will meet the requirements of the "tax assessment loan exception" within the meaning of section 1.141-5(d) of the Regulations on the date the Bonds are delivered and will ensure that the Assessments continue to meet such requirements for so long as the Bonds are outstanding hereunder.

(e) Not to Invest at Higher Yield. Except to the extent permitted by section 148 of the Code and the Regulations and rulings thereunder, the City shall not at any time prior to the final Stated Maturity of the Bonds directly or indirectly invest Gross Proceeds in any Investment (or use Gross Proceeds to replace money so invested) if, as a result of such investment, the Yield from the Closing Date of all Investments acquired with Gross Proceeds (or with money replaced thereby), whether then held or previously disposed of, exceeds the Yield of the Bonds.

(f) Not Federally Guaranteed. Except to the extent permitted by section 149(b) of the Code and the Regulations and rulings thereunder, the City shall not take or omit to take any action which would cause the Bonds to be federally guaranteed within the meaning of section 149(b) of the Code and the Regulations and rulings thereunder.

(g) Information Report. The City shall timely file the information required by section 149(e) of the Code with the Secretary of the Treasury on Form 8038-G or such other form and in such place as the Secretary may prescribe.

(h) Rebate of Arbitrage Profits. Except to the extent otherwise provided in section 148(f) of the Code and the Regulations and rulings thereunder:

(i) The City shall account for all Gross Proceeds (including all receipts, expenditures and investments thereof) on its books of account separately and apart from all other funds (and receipts, expenditures and investments thereof) and shall retain all records of accounting for at least six years after the day on which the last outstanding Bond is discharged. However, to the extent permitted by law, the City may commingle Gross Proceeds of the Bonds with other money of the City, provided that the City separately accounts for each receipt and expenditure of Gross Proceeds and the obligations acquired therewith.

(ii) Not less frequently than each Computation Date, the City shall calculate the Rebate Amount in accordance with rules set forth in section 148(f) of the Code and the Regulations and rulings thereunder. The City shall maintain such calculations with its official transcript of proceedings relating to the issuance of the Bonds until six years after the final Computation Date.

(iii) As additional consideration for the purchase of the Bonds by the Purchaser and the loan of the money represented thereby and in order to induce such purchase by measures designed to insure the excludability of the interest thereon from the gross income of the owners thereof for federal income tax purposes, the City shall, pursuant to a City Certificate, direct the Trustee to transfer to the Rebate Fund from the funds or subaccounts designated in such City Certificate and direct the Trustee to pay to the United States from the Rebate Fund the amount that when added to the future value of previous rebate payments made for the Bonds equals (i) in the case of a Final Computation Date as defined in Section 1.148-3(e)(2) of the Regulations, 100% of the Rebate Amount on such date; and (ii) in the case of any other Computation Date, 90% of the Rebate Amount on such date. In all cases, the rebate payments shall be made at the times, in the installments, to the place and in the manner as is or may be required by section 148(f) of the Code and the Regulations and rulings thereunder, and shall be accompanied by Form 8038-T or such other forms and information as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder.

(iv) The City shall exercise reasonable diligence to assure that no errors are made in the calculations and payments required by paragraphs (ii) and (iii), and if an error is made, to discover and promptly correct such error within a reasonable amount of time thereafter (and in all events within 180 days after discovery of the error), including payment to the United States of any additional Rebate Amount owed to it, interest thereon, and any penalty imposed under Section 1.148-3(h) of the Regulations.

(i) Not to Divert Arbitrage Profits. Except to the extent permitted by section 148 of the Code and the Regulations and rulings thereunder, the City shall not, at any time prior to the earlier of the Stated Maturity or final payment of the Bonds, enter into any transaction that reduces the amount required to be paid to the United States pursuant to Subsection (h) of this Section because such transaction results in a smaller profit or a larger loss than would have resulted if the transaction had been at arm's length and had the Yield of the Bonds not been relevant to either party.

(j) Elections. The City hereby directs and authorizes the Mayor, Mayor Pro Tem, City Manager, Assistant City Manager, Finance Director, or City Secretary, individually or jointly, to make elections permitted or required pursuant to the provisions of the Code or the Regulations, as they deem necessary or appropriate in connection with the Bonds, in the Tax Certificate or similar or other appropriate certificate, form or document.

(k) Bonds Not Hedge Bonds.

(i) At the time the Refunded Bonds were issued, the City reasonably expected to spend at least 85% of the spendable proceeds of the Refunded Bonds within three years after the Refunded Bonds were issued.

(ii) Not more than 50% of the proceeds of the Refunded Bonds were invested in Nonpurpose Investments having a substantially guaranteed Yield for a period of four (4) years or more.

ARTICLE VIII

LIABILITY OF CITY

The City shall not incur any responsibility in respect of the Bonds or this Indenture other than in connection with the duties or obligations explicitly herein or in the Bonds assigned to or imposed upon it. The City shall not be liable in connection with the performance of its duties hereunder, except for its own willful default or act of bad faith. The City shall not be bound to ascertain or inquire as to the performance or observance of any of the terms, conditions covenants or agreements of the Trustee herein or of any of the documents executed by the Trustee in connection with the Bonds, or as to the existence of a default or event of default thereunder.

In the absence of bad faith, the City may conclusively rely, as to the truth of the statements and the correctness of the opinions expressed therein, upon certificates or opinions furnished to the City and conforming to the requirements of this Indenture. The City shall not be liable for any error of judgment made in good faith unless it shall be proved that it was negligent in ascertaining the pertinent facts.

No provision of this Indenture, the Bonds, the Assessment Ordinance, the Bond Ordinance, or any agreement, document, instrument, or certificate executed, delivered or approved in connection with the issuance, sale, delivery, or administration of the Bonds (the "Bond Documents"), shall require the City to expend or risk its own general funds or otherwise incur any financial liability (other than with respect to the Trust Estate and the Administrative Expenses) in the performance of any of its obligations hereunder, or in the exercise of any of its rights or powers, if in the judgment of the City there are reasonable grounds for believing that the repayment of such funds or liability is not reasonably assured to it.

Neither the Owners nor any other Person shall have any claim against the City or any of its officers, officials, agents, or employees for damages suffered as a result of the City's failure to perform in any respect any covenant, undertaking, or obligation under any Bond Documents or as a result of the incorrectness of any representation in, or omission from, any of the Bond Documents, except to the extent that any such claim relates to an obligation, undertaking, representation, or covenant of the City, in accordance with the Bond Documents and the PID Act. Any such claim shall be payable only from the Pledged Revenues or the amounts collected to pay Administrative Expenses on deposit in the Administrative Fund. Nothing contained in any of the Bond Documents shall be construed to preclude any action or proceeding in any court or before any governmental body, agency, or instrumentality against the City or any of its officers, officials, agents, or employees to enforce the provisions of any of the Bond Documents or to enforce all rights of the Owners of the Bonds by mandamus or other proceeding at law or in equity.

The City may rely on and shall be protected in acting or refraining from acting upon any notice, resolution, request, consent, order, certificate, report, warrant, bond, or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or proper parties. The City may consult with counsel with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith and in accordance therewith.

Whenever in the administration of its duties under this Indenture the City shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may, in the absence of willful misconduct on the part of the City, be deemed to be conclusively proved and established by a certificate of the Trustee, an Independent Financial Consultant, an independent inspector or City Manager or other person designated by the City Council to so act on behalf of the City, and such certificate shall be full warrant to the City for any action taken or suffered under the provisions of this Indenture upon the faith thereof, but in its discretion the City may, in lieu thereof, accept other evidence of such matter or may require such additional evidence as to it may seem reasonable.

In order to perform its duties and obligations hereunder, the City may employ such persons or entities as it deems necessary or advisable. The City shall not be liable for any of the acts or omissions of such persons or entities employed by it in good faith hereunder, and shall be entitled to rely, and shall be fully protected in doing so, upon the opinions, calculations, determinations, and directions of such persons or entities.

ARTICLE IX

THE TRUSTEE

Section 9.1. Trustee as Paying Agent/Registrar.

The Trustee is hereby designated and agrees to act as Paying Agent/Registrar for and in respect to the Bonds.

Section 9.2. Trustee Entitled to Indemnity.

The Trustee shall be under no obligation to spend its own funds, to institute any suit, or to undertake any proceeding under this Indenture, or to enter any appearance or in any way defend in any suit in which it may be made defendant, or to take any steps in the execution of the trusts hereby created or in the enforcement of any rights and powers hereunder, until it shall be indemnified, to the extent permitted by law, to its satisfaction against any and all costs and expenses, outlays, and counsel fees and other reasonable disbursements, and against all liability except as a consequence of its own negligence or willful misconduct; provided, however, the Trustee may not request or require indemnification as a condition to making any deposits, payments, or transfers when required hereunder, or delivering any notice when required hereunder. Nevertheless, the Trustee may begin suit, or appear in and defend suit, or do anything else in its judgment proper to be done by it as the Trustee, without indemnity, and in such case the Trustee may make transfers from the District Administration Account of the Administrative Fund, and to the extent money in the District Administration Account is insufficient, from the Pledged Revenue Fund to pay all costs and expenses, outlays, and counsel fees and other reasonable disbursements properly incurred in connection therewith and shall, to the extent permitted by law, be entitled to a preference therefor over any Bonds Outstanding hereunder.

Section 9.3. Responsibilities of the Trustee.

The recitals contained in this Indenture and in the Bonds shall be taken as the statements of the City and the Trustee assumes no responsibility for the correctness of the same. The Trustee makes no representations as to the validity or sufficiency of any offering documents, this Indenture, or the Bonds or with respect to the security afforded by this Indenture, and the Trustee

shall incur no liability with respect thereto. Except as otherwise expressly provided in this Indenture, the Trustee shall have no responsibility or duty with respect to: (i) the issuance of Bonds for value; (ii) the application of the proceeds thereof, except to the extent that such proceeds are received by it in its capacity as Trustee; (iii) the application of any moneys paid to the City or others in accordance with this Indenture, except as to the application of any moneys paid to it in its capacity as Trustee; or (iv) any calculation of arbitrage or rebate under the Code. The Trustee has the right to act through agents and attorneys and shall have no liability for the negligence or willful misconduct of the agents and attorneys appointed with due care.

The duties and obligations of the Trustee shall be determined by the express provisions of this Indenture, and the Trustee shall not be liable except for the performance of such duties and obligations as are specifically set forth in this Indenture. No implied covenants or obligations shall be read into this Indenture against the Trustee.

The Trustee shall not be liable for any action taken or omitted by it in the performance of its duties under this Indenture, except for its own negligence or willful misconduct, both before and after default by the City. In no event shall the Trustee be liable for incidental, indirect, special or consequential damages in connection with or arising from this Indenture for the existence, furnishing or use of the Neighborhood Improvement Area #1 Projects.

The Trustee shall not be required to take notice, and shall not be deemed to have notice, of any default or Event of Default hereunder, unless the Trustee shall be notified specifically of the default or Event of Default in a written instrument or document delivered to it by the City or by the holders of at least a majority of the aggregate principal amount of Bonds then Outstanding. In the absence of delivery of a notice satisfying those requirements, the Trustee may assume conclusively that there is no default or Event of Default.

In case a default or an Event of Default has occurred and is continuing hereunder (of which the Trustee has been notified), the Trustee shall exercise those rights and powers vested in it by this Indenture and shall use the same degree of care and skill in its exercise, as a prudent person would exercise or use under the circumstances in the conduct of his own affairs.

Section 9.4. Property Held in Trust.

All moneys and securities held by the Trustee at any time pursuant to the terms of this Indenture shall be held by the Trustee in trust for the purposes and under the terms and conditions of this Indenture.

Section 9.5. Trustee Protected in Relying on Certain Documents.

The Trustee may rely upon any order, notice, request, consent, waiver, certificate, statement, affidavit, requisition, bond, or other document provided to the Trustee in accordance with the terms of this Indenture that it shall in good faith reasonably believe to be genuine and to have been adopted or signed by the proper board or Person or to have been prepared and furnished pursuant to any of the provisions of this Indenture, or upon the written opinion of any counsel, architect, engineer, insurance consultant, management consultant, or accountant believed by the Trustee to be qualified in relation to the subject matter, and the Trustee shall be under no duty to make any investigation or inquiry into any statements contained or matters referred to in any such instrument. The Trustee may consult with counsel, who may or may not be Bond Counsel, and the opinion of such counsel shall be full and complete authorization and

protection in respect of any action taken, suffered, or omitted to be taken by it in good faith and in accordance therewith.

Whenever the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action under this Indenture, such matter may be deemed to be conclusively proved and established by a City Certificate, unless other evidence in respect thereof be hereby specifically prescribed. Such City Certificate shall be full warrant for any action taken or suffered in good faith under the provisions hereof, but in its sole discretion the Trustee may in lieu thereof accept other evidence of such fact or matter or may require such further or additional evidence as it may deem reasonable. Except as otherwise expressly provided herein, any request, order, notice, or other direction required or permitted to be furnished pursuant to any provision hereof by the City to the Trustee shall be sufficiently executed if executed in the name of the City by the City Representative.

The Trustee shall not be under any obligation to see to the recording or filing of this Indenture, or otherwise to the giving to any Person of notice of the provisions hereof except as expressly required in Section 9.13 herein.

Section 9.6. Compensation.

Unless otherwise provided by contract with the Trustee, the Trustee shall transfer from the District Administration Account of the Administrative Fund, from time to time, reasonable compensation for all services rendered by it hereunder, including its services as Paying Agent/Registrar, together with all its reasonable expenses, charges, and other disbursements and those of its counsel, agents and employees, incurred in and about the administration and execution of the trusts hereby created and the exercise of its powers and the performance of its duties hereunder, subject to any limit on the amount of such compensation or recovery of expenses or other charges as shall be prescribed by specific agreement, and the Trustee shall have a lien therefor on any and all funds at any time held by it in the Administrative Fund. None of the provisions contained in this Indenture shall require the Trustee to expend or risk its own funds or otherwise incur financial liability in the performance of any of its duties or in the exercise of any of its rights or powers, if in the judgment of the Trustee there are reasonable grounds for believing that the repayment of such funds or liability is not reasonably assured to it. If the City shall fail to make any payment required by this Section, the Trustee may make such payment from any moneys in its possession in the Administrative Fund.

Section 9.7. Permitted Acts.

The Trustee and its directors, officers, employees, or agents may become the owner of or may in good faith buy, sell, own, hold and deal in Bonds and may join in any action that any Owner of Bonds may be entitled to take as fully and with the same rights as if it were not the Trustee. The Trustee may act as depository, and permit any of its officers or directors to act as a member of, or in any other capacity with respect to, the City or any committee formed to protect the rights of Owners or to effect or aid in any reorganization growing out of the enforcement of the Bonds or this Indenture, whether or not such committee shall represent the Owners of a majority in aggregate outstanding principal amount of the Bonds.

Section 9.8. Resignation of Trustee.

The Trustee may at any time resign and be discharged of its duties and obligations hereunder by giving not fewer than 30 days' written notice, specifying the date when such

resignation shall take effect, to the City and each Owner of any Outstanding Bond. Such resignation shall take effect upon the appointment of a successor as provided in Section 9.10 and the acceptance of such appointment by such successor.

Section 9.9. Removal of Trustee.

The Trustee may be removed at any time by (i) the Owners of at least a majority of the aggregate Outstanding principal of the Bonds by an instrument or concurrent instruments in writing signed and acknowledged by such Owners or by their attorneys-in-fact, duly authorized and delivered to the City, or (ii) the City, so long as the City is not in default under this Indenture. Copies of each such instrument shall be delivered by the City to the Trustee and any successor thereof. The Trustee may also be removed at any time for any breach of trust or for acting or proceeding in violation of, or for failing to act or proceed in accordance with, any provision of this Indenture with respect to the duties and obligations of the Trustee by any court of competent jurisdiction upon the application of the City or the Owners of not less than 10% of the aggregate Outstanding principal of the Bonds.

Section 9.10. Successor Trustee.

If the Trustee shall resign, be removed, be dissolved, or become incapable of acting, or shall be adjudged as bankrupt or insolvent, or if a receiver, liquidator, or conservator of the Trustee or of its property shall be appointed, or if any public officer shall take charge or control of the Trustee or of its property or affairs, the position of the Trustee hereunder shall thereupon become vacant.

If the position of Trustee shall become vacant for any of the foregoing reasons or for any other reason, a successor Trustee may be appointed within one year after any such vacancy shall have occurred by the Owners of at least 25% of the aggregate outstanding principal of the Bonds by an instrument or concurrent instruments in writing signed and acknowledged by such Owners or their attorneys-in-fact, duly authorized and delivered to such successor Trustee, with notification thereof being given to the predecessor Trustee and the City.

Unless such successor Trustee shall have been appointed by the Owners of the Bonds, the City shall forthwith appoint a Trustee to act hereunder. Copies of any instrument of the City providing for any such appointment shall be delivered by the City to the Trustee so appointed. The City shall mail notice of any such appointment to each Owner of any Outstanding Bonds within 30 days after such appointment. Any appointment of a successor Trustee made by the City immediately and without further act shall be superseded and revoked by an appointment subsequently made by the Owners of Bonds, in accordance with the immediately preceding paragraph.

If in a proper case no appointment of a successor Trustee shall be made within 45 days after the giving by any Trustee of any notice of resignation in accordance with Section 9.8 herein or after the occurrence of any other event requiring or authorizing such appointment, the Trustee or any Owner of Bonds may apply to any court of competent jurisdiction for the appointment of such a successor, and the court may thereupon, after such notice, if any, as the court may deem proper, appoint such successor and the City shall be responsible for the costs of such appointment process.

Any successor Trustee appointed under the provisions of this Section shall be a commercial bank or trust company or national banking association (i) having a capital and surplus

and undivided profits aggregating at least $50,000,000, if there be such a commercial bank or trust company or national banking association willing and able to accept the appointment on reasonable and customary terms, and (ii) authorized by law to perform all the duties of the Trustee required by this Indenture.

Each successor Trustee shall mail, in accordance with the provisions of the Bonds, notice of its appointment to the Trustee, any rating agency which, at the time of such appointment, is providing a rating on the Bonds and each of the Owners of the Bonds.

Section 9.11. Transfer of Rights and Property to Successor Trustee.

Any successor Trustee appointed under the provisions of Section 9.10 shall execute, acknowledge, and deliver to its predecessor and the City an instrument in writing accepting such appointment, and thereupon such successor, without any further act, deed, or conveyance, shall become fully vested with all moneys, estates, properties, rights, immunities, powers, duties, obligations, and trusts of its predecessor hereunder, with like effect as if originally appointed as Trustee. However, the Trustee then ceasing to act shall nevertheless, on request of the City or of such successor, execute, acknowledge, and deliver such instruments of conveyance and further assurance and do such other things as may reasonably be required for more fully and certainly vesting and confirming in such successor all the rights, immunities, powers, and trusts of such Trustee and all the right, title, and interest of such Trustee in and to the Trust Estate, and shall pay over, assign, and deliver to such successor any moneys or other properties subject to the trusts and conditions herein set forth. Should any deed, conveyance, or instrument in writing from the City be required by such successor for more fully and certainly vesting in and confirming to it any such moneys, estates, properties, rights, powers, duties, or obligations, any and all such deeds, conveyances, and instruments in writing, on request and so far as may be authorized by law, shall be executed, acknowledged, and delivered by the City.

Section 9.12. Merger, Conversion or Consolidation of Trustee.

Any corporation or association into which the Trustee may be merged or with which it may be consolidated or any corporation or association resulting from any merger, conversion or consolidation to which it shall be a party or any corporation or association to which the Trustee may sell or transfer all or substantially all of its corporate trust business shall be the successor to such Trustee hereunder, without any further act, deed or conveyance, provided that such corporation or association shall be a commercial bank or trust company or national banking association qualified to be a successor to such Trustee under the provisions of Section 9.10, or a trust company that is a wholly-owned subsidiary of any of the foregoing.

Section 9.13. Trustee to File Continuation Statements.

If necessary, the Trustee shall file or cause to be filed, such continuation statements as are delivered to the Trustee by the City, or on behalf of the City, and which may be required by the Texas Uniform Commercial Code, as from time to time in effect (the “UCC”), in order to continue perfection of the security interest of the Trustee in such items of tangible or intangible personal property and any fixtures as may have been granted to the Trustee pursuant to this Indenture in the time, place and manner required by the UCC.

Section 9.14. Accounts, Periodic Reports and Certificates.

The Trustee shall keep or cause to be kept proper books of record and account (separate from all other records and accounts) in which complete and correct entries shall be made of its transactions relating to the Funds and Accounts established by this Indenture and which shall at all times be subject to inspection by the City, and the Owner or Owners of not less than 10% in principal amount of any Bonds then Outstanding or their representatives duly authorized in writing.

Section 9.15. Construction of Indenture.

The Trustee may construe any of the provisions of this Indenture insofar as the same may appear to be ambiguous or inconsistent with any other provision hereof, and any construction of any such provisions hereof by the Trustee in good faith shall be binding upon the Owners of the Bonds. Permissive rights of the Trustee are not to be construed as duties.

ARTICLE X

MODIFICATION OR AMENDMENT OF THIS INDENTURE

Section 10.1. Amendments Permitted.

(a) This Indenture and the rights and obligations of the City and of the Owners of the Bonds may be modified or amended at any time by a Supplemental Indenture, except as provided below, pursuant to the affirmative vote at a meeting of Owners of the Bonds, or with the written consent without a meeting, of the Owners of at least fifty-one percent (51%) of the aggregate principal amount of the Bonds then Outstanding. No such modification or amendment shall (i) extend the maturity of any Bond or reduce the interest rate thereon, or otherwise alter or impair the obligation of the City to pay the principal of or the interest and any premium on, any Bond, without the express consent of the Owner of such Bond, (ii) permit the creation by the City of any pledge or lien upon the Trust Estate superior to or on a parity with the pledge and lien created for the benefit of the Bonds (except as otherwise permitted by Applicable Laws or this Indenture), or (iii) reduce the percentage of the Owners of Bonds required for the amendment hereof. Any such amendment may not modify any of the rights or obligations of the Trustee without its written consent.

(b) This Indenture and the rights and obligations of the City and of the Owners may also be modified or amended at any time by a Supplemental Indenture, without the consent of any Owners, only to the extent permitted by law and only for any one or more of the following purposes:

(i) to add to the covenants and agreements of the City in this Indenture contained, other covenants and agreements thereafter to be observed, or to limit or surrender any right or power herein reserved to or conferred upon the City;

(ii) to make modifications not adversely affecting any Outstanding Bonds in any material respect;

(iii) to make such provisions for the purpose of curing any ambiguity, or of curing, correcting or supplementing any defective provision contained in this Indenture, or in regard to questions arising under this Indenture, as the City and the Trustee may deem

necessary or desirable and not inconsistent with this Indenture, and that shall not adversely affect the rights of the Owners of the Bonds; and

(iv) to provide for the issuance of bonds issued to refund all or a portion of the Bonds, as set forth in Section 13.2; and

(v) to make such additions, deletions or modifications as may be necessary or desirable to assure exemption from federal income taxation of interest on the Bonds.

(c) Any such modification or amendment made pursuant to Section 10.1(b) shall not be subject to the notice procedures specified in Section 10.3 below.

(d) Notwithstanding the above, no Supplemental Indenture under this Section shall be effective unless the City first delivers to the Trustee an opinion of Bond Counsel to the effect that such amendment or supplement (i) is permitted under Applicable Laws and the provisions of this Indenture in effect after taking into account the proposed amendment or supplement; (ii) will not adversely affect the interests of the Owners in any material respect; provided, however, that issuance of Refunding Bonds in accordance with the provisions of Section 13.2 hereof is deemed to not be a material adverse effect for purposes of such opinion; and (iii) will not adversely affect the exclusion of interest on any Bond from gross income for purposes of federal income taxation.

Section 10.2. Owners' Meetings.

The City may at any time call a meeting of the Owners of the Bonds. In such event the City is authorized to fix the time and place of said meeting and to provide for the giving of notice thereof, and to fix and adopt rules and regulations for the conduct of said meeting.

Section 10.3. Procedure for Amendment with Written Consent of Owners.

The City and the Trustee may at any time adopt a Supplemental Indenture amending the provisions of the Bonds or of this Indenture, to the extent that such amendment is permitted by Section 10.1 herein, to take effect when and as provided in this Section. A copy of such Supplemental Indenture, together with a request to Owners for their consent thereto, which Supplemental Indenture shall be mailed by first-class mail, by the Trustee to each Owner of Bonds from whom consent is required under this Indenture, but failure to mail copies of such Supplemental Indenture and request shall not affect the validity of the Supplemental Indenture when assented to as in this Section provided.

Such Supplemental Indenture shall not become effective unless there shall be filed with the Trustee the written consents of the Owners as required by this Indenture and a notice shall have been mailed as hereinafter in this Section provided. Each such consent shall be effective only if accompanied by proof of ownership of the Bonds for which such consent is given, which proof shall be such as is permitted by Section 11.6 herein. Any such consent shall be binding upon the Owner of the Bonds giving such consent and on any subsequent Owner (whether or not such subsequent Owner has notice thereof), unless such consent is revoked in writing by the Owner giving such consent or a subsequent Owner by filing such revocation with the Trustee prior to the date when the notice hereinafter in this Section provided for has been mailed.

After the Owners of the required percentage of Bonds shall have filed their consents to the Supplemental Indenture, the City shall mail a notice to the Owners in the manner hereinbefore provided in this Section for the mailing of the Supplemental Indenture, stating in substance that the Supplemental Indenture has been consented to by the Owners of the required percentage of Bonds and will be effective as provided in this Section (but failure to mail copies of said notice shall not affect the validity of the Supplemental Indenture or consents thereto). Proof of the mailing of such notice shall be filed with the Trustee. A record, consisting of the papers required by this Section 10.3 to be filed with the Trustee, shall be proof of the matters therein stated until the contrary is proved. The Supplemental Indenture shall become effective upon the filing with the Trustee of the proof of mailing of such notice, and the Supplemental Indenture shall be deemed conclusively binding (except as otherwise hereinabove specifically provided in this Article) upon the City and the Owners of all Bonds at the expiration of sixty (60) days after such filing, except in the event of a final decree of a court of competent jurisdiction setting aside such consent in a legal action or equitable proceeding for such purpose commenced within such sixty-day period; provided, however, that the Trustee during such sixty day period and any such further period during which any such action or proceeding may be pending shall be entitled in its sole discretion to take such action, or to refrain from taking such action, with respect to such Supplemental Indenture, as it may deem expedient; provided, further, that the Trustee shall have no obligation to take or refrain from taking any such action and the Trustee shall have no liability with respect to any action taken or any instance of inactions.

Section 10.4. Effect of Supplemental Indenture.

From and after the time any Supplemental Indenture becomes effective pursuant to this Article X, this Indenture shall be deemed to be modified and amended in accordance therewith, the respective rights, duties, and obligations under this Indenture of the City, the Trustee, and all Owners of Bonds Outstanding shall thereafter be determined, exercised and enforced hereunder subject in all respects to such modifications and amendments, and all the terms and conditions of any such Supplemental Indenture shall be deemed to be part of the terms and conditions of this Indenture for any and all purposes.

Section 10.5. Endorsement or Replacement of Bonds Issued After Amendments.

The City may determine that Bonds issued and delivered after the effective date of any action taken as provided in this Article X shall bear a notation, by endorsement or otherwise, in form approved by the City, as to such action. In that case, upon demand of the Owner of any Bond Outstanding at such effective date and presentation of his Bond for that purpose at the designated office of the Trustee or at such other office as the City may select and designate for that purpose, a suitable notation shall be made on such Bond. The City may determine that new Bonds, so modified as in the opinion of the City is necessary to conform to such Owners' action, shall be prepared, executed, and delivered. In that case, upon demand of the Owner of any Bonds then Outstanding, such new Bonds shall be exchanged at the designated office of the Trustee without cost to any Owner, for Bonds then Outstanding, upon surrender of such Bonds.

Section 10.6. Amendatory Endorsement of Bonds.

The provisions of this Article X shall not prevent any Owner from accepting any amendment as to the particular Bonds held by such Owner, provided that due notation thereof is made on such Bonds.

Section 10.7. Waiver of Default.

With the written consent of at least a majority in aggregate principal amount of the Bonds then Outstanding, the Owners may waive non-compliance by the City with certain past defaults under the Indenture and their consequences. Any such consent shall be conclusive and binding upon the Owners and upon all future Owners.

Section 10.8. Execution of Supplemental Indenture

In executing, or accepting the additional trusts created by, any Supplemental Indenture permitted by this Article or the modification thereby of the trusts created by this Indenture, the Trustee shall receive, and shall be fully protected in relying upon, an opinion of counsel addressed and delivered to the Trustee and the City stating that the execution of such Supplemental Indenture is permitted by and in compliance with this Indenture. The Trustee may, but shall not be obligated to, enter into any such Supplemental Indenture which affects the Trustee's own rights, duties and immunities under this Indenture.

ARTICLE XI

DEFAULT AND REMEDIES

Section 11.1. Events of Default.

(a) Each of the following occurrences or events shall be and is hereby declared to be an “Event of Default,” to wit:

(i) The failure of the City to deposit the Pledged Revenues to the Bond Pledged Revenue Account of the Pledged Revenue Fund;

(ii) The failure of the City to enforce the collection of the Assessments including the prosecution of foreclosure proceedings;

(iii) The failure to make payment of the principal of or interest on any of the Bonds when the same becomes due and payable and such failure is not remedied within 30 days; provided however that the payments are to be made only from Pledged Revenues or other funds currently available in the Pledged Funds and available to the City to make such payments; and

(iv) Default in the performance or observance of any covenant, agreement or obligation of the City under this Indenture and the continuation thereof for a period of 90 days after written notice to the City by the Trustee, or by the Owners of at least 25% of the aggregate Outstanding principal of the Bonds with a copy to the Trustee, specifying such default and requesting that the failure be remedied.

(b) Nothing in Section 11.1(a) will be an Event of Default if such provision is in violation of any applicable federal or state law or court order.

Section 11.2. Immediate Remedies for Default.

(a) Subject to Article VIII, upon the happening and continuance of any of the Events of Default described in Section 11.1 the Trustee may, and at the written direction of the Owners of at least 25% of the Bonds then Outstanding and its receipt of indemnity satisfactory to it, shall proceed against the City for the purpose of protecting and enforcing the rights of the Owners under this Indenture, by action seeking mandamus or by other suit, action, or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief to the extent permitted by Applicable Laws, including, but not limited to, the specific performance of any covenant or agreement contained herein, or injunction; provided, however, that no action for money damages against the City may be sought or shall be permitted. The Trustee retains the right to obtain the advice of counsel in its exercise of remedies of default.

(b) THE PRINCIPAL AND INTEREST ON OF THE BONDS, AS APPLICABLE, SHALL NOT BE SUBJECT TO ACCELERATION UNDER ANY CIRCUMSTANCES.

(c) If the assets of the Trust Estate are sufficient to pay all amounts due with respect to Outstanding Bonds, in the selection of Trust Estate assets to be used in the payment of Bonds due under this Article, the City shall determine, in its absolute discretion, and shall instruct the Trustee by City Certificate, which Trust Estate assets shall be applied to such payment and shall not be liable to any Owner or other Person by reason of such selection and application. In the event that the City shall fail to deliver to the Trustee such City Certificate, the Trustee shall select and liquidate or sell Trust Estate assets as provided in the following paragraph, and shall not be liable to any Owner, or other Person, or the City by reason of such selection, liquidation or sale.

(d) Whenever moneys are to be applied pursuant to this Article XI, irrespective of and whether other remedies authorized under this Indenture shall have been pursued in whole or in part, the Trustee may cause any or all of the assets of the Trust Estate, including Investment Securities, to be sold. The Trustee may so sell the assets of the Trust Estate and all right, title, interest, claim and demand thereto and the right of redemption thereof, in one or more parts, at any such place or places, and at such time or times and upon such notice and terms as the Trustee may deem appropriate and as may be required by law and apply the proceeds thereof in accordance with the provisions of this Section. Upon such sale, the Trustee may make and deliver to the purchaser or purchasers a good and sufficient assignment or conveyance for the same, which sale shall be a perpetual bar both at law and in equity against the City, and all other Persons claiming such properties. No purchaser at any sale shall be bound to see to the application of the purchase money proceeds thereof or to inquire as to the authorization, necessity, expediency, or regularity of any such sale. Nevertheless, if so requested by the Trustee, the City shall ratify and confirm any sale or sales by executing and delivering to the Trustee or to such purchaser or purchasers all such instruments as may be necessary or, in the judgment of the Trustee, proper for the purpose which may be designated in such request.

Section 11.3. Restriction on Owner's Action.

(a) No Owner shall have any right to institute any action, suit or proceeding at law or in equity for the enforcement of this Indenture or for the execution of any trust thereof or any other remedy hereunder, unless (i) a default has occurred and is continuing of which the Trustee has been notified in writing, (ii) such default has become an Event of Default and the Owners of at least 25% of the aggregate principal amount of the Bonds then Outstanding have made written

request to the Trustee and offered it reasonable opportunity either to proceed to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in its own name, (iii) the Owners have furnished to the Trustee indemnity as provided in Section 9.2 herein, (iv) the Trustee has for 90 days after such notice failed or refused to exercise the powers hereinbefore granted, or to institute such action, suit, or proceeding in its own name, (v) no direction inconsistent with such written request has been given to the Trustee during such 90-day period by the Owners of at least a majority of the aggregate principal amount of the Bonds then Outstanding, and (vi) notice of such action, suit, or proceeding is given to the Trustee; however, no one or more Owners of the Bonds shall have any right in any manner whatsoever to affect, disturb, or prejudice this Indenture by its, his or their action or to enforce any right hereunder except in the manner provided herein, and that all proceedings at law or in equity shall be instituted and maintained in the manner provided herein and for the equal benefit of the Owners of all Bonds then Outstanding. The notification, request and furnishing of indemnity set forth above shall, at the option of the Trustee, be conditions precedent to the execution of the powers and trusts of this Indenture and to any action or cause of action for the enforcement of this Indenture or for any other remedy hereunder.

(b) Subject to Article VIII, nothing in this Indenture shall affect or impair the right of any Owner to enforce, by action at law, payment of any Bond at and after the maturity thereof, or on the date fixed for redemption or the obligation of the City to pay each Bond issued hereunder to the respective Owners thereof at the time and place, from the source and in the manner expressed herein and in the Bonds.

(c) In case the Trustee or any Owners shall have proceeded to enforce any right under this Indenture and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Trustee or any Owners, then and in every such case the City, the Trustee and the Owners shall be restored to their former positions and rights hereunder, and all rights, remedies and powers of the Trustee shall continue as if no such proceedings had been taken.

Section 11.4. Application of Revenues and Other Moneys After Default.

(a) All moneys, securities, funds and Pledged Revenues and other assets of the Trust Estate and the income therefrom received by the Trustee pursuant to any right given or action taken under the provisions of this Article shall, after payment of the cost and expenses of the proceedings resulting in the collection of such amounts, the expenses (including its counsel), liabilities, and advances incurred or made by the Trustee and the fees of the Trustee in carrying out this Indenture, during the continuance of an Event of Default, notwithstanding Section 11.2 hereof, be applied by the Trustee, on behalf of the City, to the payment of interest, and principal or Redemption Price then due on Bonds, as follows:

> FIRST: To the payment to the Owners entitled thereto all installments of interest then due in the direct order of maturity of such installments, and, if the amount available shall not be sufficient to pay in full any installment, then to the payment thereof ratably, according to the amounts due on such installment, to the Owners entitled thereto, without any discrimination or preference; and
>
> SECOND: To the payment to the Owners entitled thereto of the unpaid principal of Outstanding Bonds, or Redemption Price of any Bonds which shall have become due, whether at maturity or by call for redemption, in the direct order of their due

dates and, if the amounts available shall not be sufficient to pay in full all the Bonds due on any date, then to the payment thereof ratably, according to the amounts of principal due and to the Owners entitled thereto, without any discrimination or preference.

Within 10 days of receipt of such good and available funds, the Trustee may fix a record and payment date for any payment to be made to Owners pursuant to this Section 11.4.

(b) In the event funds are not adequate to cure any of the Events of Default described in Section 11.1, the available funds shall be allocated to the Bonds that are Outstanding in proportion to the quantity of Bonds that are currently due and in default under the terms of this Indenture.

(c) The restoration of the City to its prior position after any and all defaults have been cured, as provided in Section 11.3, shall not extend to or affect any subsequent default under this Indenture or impair any right consequent thereon.

Section 11.5. Effect of Waiver.

No delay or omission of the Trustee, or any Owner, to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or an acquiescence therein; and every power and remedy given by this Indenture to the Trustee or the Owners, respectively, may be exercised from time to time and as often as may be deemed expedient.

Section 11.6. Evidence of Ownership of Bonds.

(a) Any request, consent, revocation of consent or other instrument which this Indenture may require or permit to be signed and executed by the Owners of Bonds may be in one or more instruments of similar tenor, and shall be signed or executed by such Owners in person or by their attorneys duly appointed in writing. Proof of the execution of any such instrument, or of any instrument appointing any such attorney, or the holding by any Person of the Bonds shall be sufficient for any purpose of this Indenture (except as otherwise herein expressly provided) if made in the following manner:

(i) The fact and date of the execution of such instruments by any Owner of Bonds or the duly appointed attorney authorized to act on behalf of such Owner may be provided by a guarantee of the signature thereon by a bank or trust company or by the certificate of any notary public or other officer authorized to take acknowledgments of deeds, that the Person signing such request or other instrument acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer. Where such execution is by an officer of a corporation or association or a member of a partnership, on behalf of such corporation, association or partnership, such signature guarantee, certificate, or affidavit shall also constitute sufficient proof of his authority.

(ii) The ownership of Bonds and the amount, numbers and other identification and date of holding the same shall be proved by the Register.

(b) Except as otherwise provided in this Indenture with respect to revocation of a consent, any request or consent by an Owner of Bonds shall bind all future Owners of the same Bonds in respect of anything done or suffered to be done by the City or the Trustee in accordance therewith.

Section 11.7. No Acceleration.

In the event of the occurrence of an Event of Default under Section 11.1 hereof, the right of acceleration of any Stated Maturity is not granted as a remedy hereunder and the right of acceleration under this Indenture is expressly denied.

Section 11.8. Mailing of Notice.

Any provision in this Article for the mailing of a notice or other document to Owners shall be fully complied with if it is mailed, first-class, postage prepaid, only to each Owner at the address appearing upon the Register.

Section 11.9. Exclusion of Bonds.

Bonds owned or held by or for the account of the City will not be deemed Outstanding for the purpose of consent or other action or any calculation of Outstanding Bonds provided for in this Indenture, and the City shall not be entitled with respect to such Bonds to give any consent or take any other action provided for in this Indenture.

Section 11.10. Remedies Not Exclusive.

No remedy herein conferred upon or reserved to the Trustee or to the Owners is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to any other remedy given hereunder or now or hereafter existing at law or in equity, by statute or by contract.

Section 11.11. Direction by Owners.

Anything herein to the contrary notwithstanding, the Owners of at least 25% of the aggregate outstanding principal of the Bonds shall have the right by an instrument in writing executed and delivered to the Trustee, to direct the choice of remedies and the time, method, and place of conducting a proceeding for any remedy available to the Trustee hereunder, under each Supplemental Indenture, or otherwise, or exercising any trust or power conferred upon the Trustee, including the power to direct or withhold directions with respect to any remedy available to the Trustee or the Owners, provided, (i) such direction shall not be otherwise than in accordance with Applicable Laws and the provisions hereof, (ii) that the Trustee may take any other action deemed proper by the Trustee which is not inconsistent with such direction, and (iii) that the Trustee shall have the right to decline to follow any such direction which, in the opinion of the Trustee, would be unjustly prejudicial to Owners not parties to such direction.

ARTICLE XII

GENERAL COVENANTS AND REPRESENTATIONS

Section 12.1. Representations as to Trust Estate.

(a) The City represents and warrants that it is authorized by Applicable Laws to authorize and issue the Bonds, to execute and deliver this Indenture and to pledge the Trust Estate in the manner and to the extent provided in this Indenture, and that the Trust Estate is and will remain free and clear of any pledge, lien, charge, or encumbrance thereon or with respect thereto prior to, or of equal rank with, the pledge and lien created in or authorized by this Indenture except as expressly provided herein.

(b) The City shall at all times, to the extent permitted by Applicable Laws, defend, preserve and protect the pledge of the Trust Estate and all the rights of the Owners and the Trustee, under this Indenture against all claims and demands of all Persons whomsoever.

(c) The City will take all steps reasonably necessary and appropriate, and will direct the Trustee to take all steps reasonably necessary and appropriate, to collect all delinquencies in the collection of the Assessments and any other amounts pledged to the payment of the Bonds to the fullest extent permitted by the PID Act and other Applicable Laws.

(d) To the extent permitted by law, notice of the Annual Installments shall be sent by, or on behalf of the City, to the affected property owners on the same statement or such other mechanism that is used by the City, so that such Annual Installments are collected simultaneously with ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City.

Section 12.2. Books of Record – Accounts.

The Trustee shall keep or cause to be kept proper books of record and account (separate from all other records and accounts) in which complete and correct entries shall be made of its transactions relating to the Funds and Accounts established by this Indenture and which shall at all times be subject to inspection by the City, and the Owner or Owners of not less than 10% in principal amount of any Bonds then Outstanding or their representatives duly authorized in writing.

Section 12.3. General.

The City shall do and perform or cause to be done and performed all acts and things required to be done or performed by or on behalf of the City under the provisions of this Indenture.

ARTICLE XIII

SPECIAL COVENANTS

Section 13.1. Further Assurances; Due Performance.

(a) At any and all times the City will duly execute, acknowledge and deliver, or will cause to be done, executed and delivered, all and every such further acts, conveyances,

transfers, and assurances in a manner as the Trustee shall reasonably require for better conveying, transferring, pledging, and confirming unto the Trustee, all and singular, the revenues, Funds, Accounts and properties constituting the Pledged Revenues, and the Trust Estate hereby transferred and pledged, or intended so to be transferred and pledged.

(b) The City will duly and punctually keep, observe and perform each and every term, covenant and condition on its part to be kept, observed and performed, contained in this Indenture.

Section 13.2. Additional Obligations or Other Liens.

(a) The City reserves the right, subject to the provisions contained in this Section 13.2, to issue Additional Obligations under other indentures, assessment ordinances, or similar agreements or other obligations which do not constitute or create a lien on any portion of the Trust Estate and are not payable from Pledged Revenues or any other portion of the Trust Estate. Additionally, the City has reserved the right to issue bonds or other obligations secured by and payable from Pledged Revenues or assessments levied against the Assessed Property so long as such pledge is subordinate to the pledge of Pledged Revenues securing payment of the Bonds.

(b) Other than bonds issued to refund all or a portion of the Bonds, the City will not create or voluntarily permit to be created any debt, lien or charge on the Trust Estate, and will not do or omit to do or suffer to be or omitted to be done any matter or things whatsoever whereby the lien of this Indenture or the priority hereof might or could be lost or impaired.

(c) Notwithstanding any contrary provision of this Indenture, the City shall not issue additional bonds, notes or other obligations under this Indenture, secured by any pledge of or other lien or charge on the Trust Estate, other than refunding bonds. The City reserves the right to issue refunding bonds, the proceeds of which would be utilized to refund all or any portion of the Outstanding Bonds or Outstanding refunding bonds and to pay all costs incident to the refunding bonds, as authorized by the laws of the State of Texas. In addition, the City reserves the right to issue Additional Obligations as described below, which additional obligations will not be secured by the Trust Estate.

(d) Notwithstanding anything to the contrary herein, no bond issued to refund all or a portion of the Bonds or the subordinate obligations described by Section 13.2(a) above may be issued by the City unless: (1) the principal (including any principal amounts to be redeemed on a mandatory sinking fund redemption date) of such refunding bonds or subordinate obligations are scheduled to mature on September 1 of the years in which principal is scheduled to mature, and (2) the interest on such refunding bonds or subordinate obligations is scheduled to be paid on March 1 and September 1 of the years in which interest is scheduled to be paid.

ARTICLE XIV

PAYMENT AND CANCELLATION OF THE BONDS AND SATISFACTION OF THE INDENTURE

Section 14.1. Trust Irrevocable.

The trust created by the terms and provisions of this Indenture is irrevocable until the Bonds secured hereby are fully paid or provision is made for their payment as provided in this Article.

Section 14.2. Satisfaction of Indenture.

If the City shall pay or cause to be paid, or there shall otherwise be paid to the Owners, principal of and interest on all of the Bonds, at the times and in the manner stipulated in this Indenture, and all amounts due and owing with respect to the Bonds have been paid or provided for, then the pledge of the Trust Estate and all covenants, agreements, and other obligations of the City to the Owners of such Bonds, shall thereupon cease, terminate, and become void and be discharged and satisfied. In such event, the Trustee shall execute and deliver to the City copies of all such documents as it may have evidencing that the principal of and interest on the Bonds has been paid so that the City may determine if the Indenture is satisfied; if so, the Trustee shall pay over or deliver all moneys held by it in the Funds and Accounts held hereunder to the Person entitled hereunder to receive such amounts, or, if no Person is entitled to receive such amounts, then to the City.

Section 14.3. Bonds Deemed Paid.

All Outstanding Bonds shall prior to the Stated Maturity or redemption date thereof be deemed to have been paid and to no longer be deemed Outstanding if (i) in case any such Bonds are to be redeemed on any date prior to their Stated Maturity, the Trustee shall have given notice of redemption on said date as provided herein, (ii) there shall have been deposited with the Trustee either moneys in an amount which shall be sufficient, or Defeasance Securities the principal of and the interest on which when due will provide moneys which, together with any moneys deposited with the Trustee for such purpose shall be sufficient to pay when due the principal of and interest on of the Bonds to become due on such Bonds on and prior to the redemption date or maturity date thereof, as the case may be, (iii) the Trustee shall have received a report by an independent certified public accountant or other authorized third-party selected by the City verifying the sufficiency of the moneys and/or Defeasance Securities deposited with the Trustee to pay when due the principal of and interest on of the Bonds to become due on such Bonds on and prior to the redemption date or maturity date thereof, as the case may be, and (iv) if the Bonds are then rated, the Trustee shall have received written confirmation from each Rating Agency, then publishing a rating on the Bonds, that such deposit will not result in the reduction or withdrawal of the rating on the Bonds. Neither Defeasance Securities nor moneys deposited with the Trustee pursuant to this Section nor principal or interest payments on any such Defeasance Securities shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal of and interest on the Bonds. Any cash received from such principal of and interest on such Defeasance Securities deposited with the Trustee, if not then needed for such purpose, shall be reinvested in Defeasance Securities as directed in writing by the City maturing at times and in amounts sufficient to pay when due the principal of and interest on the Bonds on and prior to such redemption date or maturity date thereof, as the case may be. Any

payment for Defeasance Securities purchased for the purpose of reinvesting cash as aforesaid shall be made only against delivery of such Defeasance Securities.

ARTICLE XV

MISCELLANEOUS

Section 15.1. Benefits of Indenture Limited to Parties.

Nothing in this Indenture, expressed or implied, is intended to give to any Person other than the City, the Trustee and the Owners, any right, remedy, or claim under or by reason of this Indenture. Any covenants, stipulations, promises or agreements in this Indenture by and on behalf of the City shall be for the sole and exclusive benefit of the Owners and the Trustee.

Section 15.2. Successor is Deemed Included in All References to Predecessor.

Whenever in this Indenture or any Supplemental Indenture either the City or the Trustee is named or referred to, such reference shall be deemed to include the successors or assigns thereof, and all the covenants and agreements in this Indenture contained by or on behalf of the City or the Trustee shall bind and inure to the benefit of the respective successors and assigns thereof whether so expressed or not.

Section 15.3. Execution of Documents and Proof of Ownership by Owners.

Any request, declaration, or other instrument which this Indenture may require or permit to be executed by Owners may be in one or more instruments of similar tenor, and shall be executed by Owners in person or by their attorneys duly appointed in writing.

Except as otherwise herein expressly provided, the fact and date of the execution by any Owner or his attorney of such request, declaration, or other instrument, or of such writing appointing such attorney, may be proved by the certificate of any notary public or other officer authorized to take acknowledgments of deeds to be recorded in the state in which he purports to act, that the Person signing such request, declaration, or other instrument or writing acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer.

Except as otherwise herein expressly provided, the ownership of registered Bonds and the amount, maturity, number, and date of holding the same shall be proved by the Register.

Any request, declaration or other instrument or writing of the Owner of any Bond shall bind all future Owners of such Bond in respect of anything done or suffered to be done by the City or the Trustee in good faith and in accordance therewith.

Section 15.4. Waiver of Personal Liability.

No member, officer, agent, or employee of the City shall be individually or personally liable for the payment of the principal of, or interest or any premium on, the Bonds; but nothing herein contained shall relieve any such member, officer, agent, or employee from the performance of any official duty provided by law.

Section 15.5. Notices to and Demands on City and Trustee.

(a) Except as otherwise expressly provided in this Indenture, all notices or other instruments required or permitted under this Indenture, including any City Certificate, shall be in writing and shall be telexed, cabled, delivered by hand or mailed by first-class mail, postage prepaid, or transmitted by facsimile or e-mail (subject to paragraph (c) below) and addressed as follows:

If to the City:	City of Celina, Texas 142 North Ohio Street Celina, Texas 75009 Attn: City Manager
If to the Trustee or the Paying Agent/Registrar:	U.S. Bank Trust Company, National Association 111 Filmore Avenue East St. Paul, Minnesota 55107 Attn: Bond Operations

Any such notice, demand, or request may also be transmitted to the appropriate party by telephone and shall be deemed to be properly given or made at the time of such transmission if, and only if, such transmission of notice shall be confirmed in writing and sent as specified above.

Any of such addresses may be changed at any time upon written notice of such change given to the other party by the party effecting the change. Notices and consents given by mail in accordance with this Section shall be deemed to have been given five Business Days after the date of dispatch; notices and consents given by any other means shall be deemed to have been given when received.

(b) The Trustee shall mail to each Owner of a Bond notice of (i) any substitution of the Trustee; or (ii) the redemption or defeasance of all Bonds Outstanding.

(c) The Trustee shall have the right to accept and act upon instructions, including funds transfer instructions ("Instructions") given pursuant to this Indenture and delivered using Electronic Means ("Electronic Means" means the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Trustee, or another method or system specified by the Trustee as available for use in connection with its services hereunder); provided, however, that the City shall provide to the Trustee an incumbency certificate listing officers with the authority to provide such Instructions ("Authorized Officers") and containing specimen signatures of such Authorized Officers, which incumbency certificate shall be amended by the City whenever a person is to be added or deleted from the listing. If the City elects to give the Trustee Instructions using Electronic Means and the Trustee in its discretion elects to act upon such Instructions, the Trustee's understanding of such Instructions shall be deemed controlling. The City understands and agrees that the Trustee cannot determine the identity of the actual sender of such Instructions and that the Trustee shall conclusively presume that directions that

purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Trustee have been sent by such Authorized Officer. The City shall be responsible for ensuring that only Authorized Officers transmit such Instructions to the Trustee and the City and all Authorized Officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the City. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such Instructions notwithstanding such directions conflict or are inconsistent with a subsequent written instruction. The City agrees: (i) to assume all risks arising out of the use of Electronic Means to submit Instructions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized Instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting Instructions to the Trustee and that there may be more secure methods of transmitting Instructions than the method(s) selected by the City; (iii) that the security procedures (if any) to be followed in connection with its transmission of Instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) to notify the Trustee immediately upon learning of any compromise or unauthorized use of the security procedures.

Section 15.6. Partial Invalidity.

If any Section, paragraph, sentence, clause, or phrase of this Indenture shall for any reason be held illegal or unenforceable, such holding shall not affect the validity of the remaining portions of this Indenture. The City hereby declares that it would have adopted this Indenture and each and every other Section, paragraph, sentence, clause, or phrase hereof and authorized the issue of the Bonds pursuant thereto irrespective of the fact that any one or more Sections, paragraphs, sentences, clauses, or phrases of this Indenture may be held illegal, invalid, or unenforceable.

Section 15.7. Applicable Laws.

This Indenture shall be governed by and enforced in accordance with the laws of the State of Texas applicable to contracts made and performed in the State of Texas.

Section 15.8. Payment on Business Day.

In any case where the date of the maturity of interest or of principal (and premium, if any) of the Bonds or the date fixed for redemption of any Bonds or the date any action is to be taken pursuant to this Indenture is other than a Business Day, the payment of interest or principal (and premium, if any) or the action need not be made on such date but may be made on the next succeeding day that is a Business Day with the same force and effect as if made on the date required and no interest shall accrue for the period from and after such date.

Section 15.9. Counterparts.

This Indenture may be executed in counterparts, each of which shall be deemed an original.

Section 15.10. Statutory Verifications.

The Trustee makes the following representation and verifications to enable the City to comply with Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Indenture. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Trustee within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Indenture shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Indenture, notwithstanding anything in this Indenture to the contrary.

(a) Not a Sanctioned Company. The Trustee represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Trustee and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) No Boycott of Israel. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Indenture. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Indenture. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Indenture. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

Section 15.11. Municipal Bond Insurance and Reserve Account Surety Policy.

The provisions relating to (i) the municipal bond insurance policy with respect to the Bonds and (ii) the reserve fund surety policy being deposited into the Reserve Account as a Reserve Account Obligation, being issued by _____, are set forth in Exhibit B hereto, and such provisions are incorporated herein by reference. The reserve fund surety policy is a credit agreement as described in Section 1371.001(1), Texas Government Code, and the City is authorized to and is entering into said credit agreement with _____ pursuant to Section 1371.056, Texas Government Code.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the City and the Trustee have caused this Indenture of Trust to be executed all as of the date hereof.

CITY OF CELINA, TEXAS

By: _____,
Mayor

ATTEST:

By: _____,
City Secretary

[CITY SEAL]

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

By: _____
Authorized Officer

EXHIBIT A

FORM OF BOND

(a) Form of Bond

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE STATE OF TEXAS, THE CITY, OR ANY OTHER POLITICAL CORPORATION, SUBDIVISION OR AGENCY THEREOF, IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR INTEREST ON THIS BOND.

REGISTERED REGISTERED

No. _____ $_____

United States of America
State of Texas

CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE REFUNDING BOND, SERIES 2024
(SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT
NEIGHBORHOOD IMPROVEMENT AREA #1 PROJECT)

INTEREST RATE	MATURITY DATE	DATE OF DELIVERY	CUSIP NUMBER
_____%	_____	_____	_____

The City of Celina, Texas (the "City"), for value received, hereby promises to pay, solely from the Trust Estate, to

_____

or registered assigns, on the Maturity Date, as specified above, the sum of

_____ DOLLARS

unless this Bond shall have been sooner called for redemption and the payment of the principal hereof shall have been paid or provision for such payment shall have been made, and to pay interest on the unpaid principal amount hereof from the later of the Date of Delivery, as specified above, or the most recent Interest Payment Date to which interest has been paid or provided for until such principal amount shall have been paid or provided for, at the per annum rate of interest specified above, computed on the basis of a 360-day year of twelve 30-day months, such interest to be paid semiannually on March 1 and September 1 of each year, commencing March 1, 2025, until maturity or prior redemption.

Capitalized terms appearing herein that are defined terms in the Indenture defined below, have the meanings assigned to them in the Indenture. Reference is made to the Indenture for such definitions and for all other purposes.

The principal of this Bond shall be payable without exchange or collection charges in lawful money of the United States of America upon presentation and surrender of this Bond at the corporate trust office in Dallas, Texas (the "Designated Payment/Transfer Office"), of U.S. Bank Trust Company, National Association, as trustee and paying agent/registrar (the "Trustee", which term includes any successor trustee under the Indenture), or, with respect to a successor trustee and paying agent/registrar, at the Designated Payment/Transfer Office of such successor. Interest on this Bond is payable by check dated as of the Interest Payment Date, mailed by the Trustee to the registered owner at the address shown on the registration books kept by the Trustee or by such other customary banking arrangements acceptable to the Trustee, requested by, and at the risk and expense of, the Person to whom interest is to be paid. For the purpose of the payment of interest on this Bond, the registered owner shall be the Person in whose name this Bond is registered at the close of business on the "Record Date," which shall be the 15th calendar day of the month next preceding such Interest Payment Date; provided, however, that in the event of nonpayment of interest on a scheduled Interest Payment Date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Trustee, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be 15 days after the Special Record Date) shall be sent at least five Business Days prior to the Special Record Date by United States mail, first-class, postage prepaid, to the address of each Owner of a Bond appearing on the books of the Trustee at the close of business on the last Business Day preceding the date of mailing such notice.

If a date for the payment of the principal of or interest on the Bonds is a Saturday, Sunday, legal holiday, or a day on which banking institutions in the city in which the Designated Payment/Transfer Office is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding Business Day, and payment on such date shall have the same force and effect as if made on the original date payment was due.

This Bond is one of a duly authorized issue of assessment revenue bonds of the City having the designation specified in its title (herein referred to as the "Bonds"), dated August 30, 2024 and issued in the aggregate principal amount of $_____ and issued, with the limitations described herein, pursuant to an Indenture of Trust, dated as of August 1, 2024 (the "Indenture"), by and between the City and the Trustee, to which Indenture reference is hereby made for a description of the amounts thereby pledged and assigned, the nature and extent of the lien and security, the respective rights thereunder to the holders of the Bonds, the Trustee, and the City, and the terms upon which the Bonds are, and are to be, authenticated and delivered and by this reference to the terms of which each holder of this Bond hereby consents. All Bonds issued under the Indenture are equally and ratably secured by the amounts thereby pledged and assigned. The Bonds are being issued for the purpose of (i) refunding the Refunded Bonds, (ii) funding a reserve fund for payment of principal and interest on the Bonds, and (iii) paying the costs of issuing the Bonds.

The Bonds are special, limited obligations of the City payable solely from the Trust Estate as defined in the Indenture. Reference is hereby made to the Indenture, copies of which are on file with and available upon request from the Trustee, for the provisions, among others, with respect to the nature and extent of the duties and obligations of the City, the Trustee and the Owners. The Owner of this Bond, by the acceptance hereof, is deemed to have agreed and consented to the terms, conditions and provisions of the Indenture.

Notwithstanding any provision hereof, the Indenture may be released and the obligation of the City to make money available to pay this Bond may be defeased by the deposit of money and/or certain direct or indirect Defeasance Securities sufficient for such purpose as described in the Indenture.

The Bonds are issuable as fully registered bonds only in Authorized Denominations, subject to the provisions of the Indenture authorizing redemption in denominations of $5,000 and any multiple of $1,000 in excess thereof, except as otherwise provided in the Indenture.

The Bonds are subject to sinking fund redemption prior to their Stated Maturity and will be redeemed by the City in part at a price equal to the principal amount thereof plus accrued and unpaid interest thereon to the date set for redemption from moneys available for such purpose in the Bond Fund pursuant to Article VI of the Indenture, on the dates and in the respective Sinking Fund Installments as set forth in the following schedule:

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__ *	

*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__ *

*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	

September 1, 20__

September 1, 20__ *

*Stated Maturity

At least 45 days prior to each mandatory sinking fund redemption date and subject to any prior reduction authorized by the Indenture, the Trustee shall select in accordance with the terms of the Indenture, a principal amount of Bonds of such maturity equal to the Sinking Fund Installment amount of such Bonds to be redeemed, shall call such Bonds for redemption on such scheduled mandatory sinking fund redemption date, and shall give notice of such redemption, as provided in the Indenture.

The principal amount of Bonds of a Stated Maturity required to be redeemed on any mandatory sinking fund redemption date shall be reduced, at the option of the City, by the principal amount of any Bonds of such maturity which, at least 45 days prior to the mandatory sinking fund redemption date shall have been acquired by the City at a price not exceeding the principal amount of such Bonds plus accrued and unpaid interest to the date of purchase thereof, and delivered to the Trustee for cancellation.

The principal amount of Bonds required to be redeemed on any mandatory sinking fund redemption date shall be reduced on a pro rata basis among Sinking Fund Installments by the principal amount of any Bonds which, at least 45 days prior to the mandatory sinking fund redemption date, shall have been redeemed pursuant to the optional redemption or extraordinary optional redemption provisions appearing below and not previously credited to a mandatory sinking fund redemption.

The City reserves the right and option to redeem the Bonds maturing on or after September 1, 20__, before their respective scheduled maturity dates, in whole or in part, on any date on or after September 1, 20__, such redemption date or dates to be fixed by the City, at the Redemption Price.

The Bonds are subject to extraordinary optional redemption prior to maturity in whole or in part, and in an amount and on any date specified in a City Certificate, at a Redemption Price equal to the principal amount of the Bonds called for redemption, plus accrued and unpaid interest to the date fixed for redemption from amounts on deposit in the Redemption Fund as a result of Prepayments and other transfers to the Redemption Fund in accordance with the provisions of the Indenture.

If less than all of the Bonds are redeemed pursuant to the mandatory sinking fund redemption, optional redemption or extraordinary optional redemption provisions, the Bonds to be redeemed shall be selected in accordance with the terms of the Indenture.

The Trustee shall give notice of any redemption of Bonds by sending notice by United States mail, first-class, postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Bond (or part thereof) to be redeemed, at the address shown on the Register. The notice shall state the redemption date, the Redemption Price, the place at which the Bonds are to be surrendered for payment, and, if less than all the Bonds Outstanding

are to be redeemed, an identification of the Bonds or portions thereof to be redeemed. Any notice so given shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

With respect to any optional redemption or extraordinary optional redemption of the Bonds, unless the Trustee has received funds sufficient to pay the Redemption Price of the Bonds to be redeemed before giving of a notice of redemption, the notice may state that the City may condition redemption on the receipt of such funds by the Trustee on or before the date fixed for the redemption, or on the satisfaction of any other prerequisites set forth in the notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not satisfied and sufficient funds are not received, the notice shall be of no force and effect, the City shall not redeem the Bonds and the Trustee shall give notice, in the manner in which the notice of redemption was given, that the Bonds have not been redeemed.

The Indenture permits, with certain exceptions as therein provided, the amendment thereof and the modification of the rights and obligations of the City and the rights of the holders of the Bonds under the Indenture at any time Outstanding affected by such modification. The Indenture also contains provisions permitting the Owners of specified percentages in aggregate principal amount of the Bonds at the time Outstanding, on behalf of the Owners of all the Bonds, to waive compliance by the City with certain past defaults under the Bond Ordinance or the Indenture and their consequences. Any such consent or waiver by the Owner of this Bond or any predecessor Bond evidencing the same debt shall be conclusive and binding upon such Owner and upon all future Owners thereof and of any Bond issued upon the transfer thereof or in exchange therefor or in lieu thereof, whether or not notation of such consent or waiver is made upon this Bond.

As provided in the Indenture, this Bond is transferable upon surrender of this Bond for transfer at the Designated Payment/Transfer Office, with such endorsement or other evidence of transfer as is acceptable to the Trustee, and upon delivery to the Trustee of such certifications and/or opinion of counsel as may be required under the Indenture for the transfer of this Bond. Upon satisfaction of such requirements, one or more new fully registered Bonds of the same Stated Maturity, of Authorized Denominations, bearing the same rate of interest, and for the same aggregate principal amount will be issued to the designated transferee or transferees.

Neither the City nor the Trustee shall be required to issue, transfer or exchange any Bond called for redemption where such redemption is scheduled to occur within 45 calendar days of the transfer or exchange date; provided, however, such limitation shall not be applicable to an exchange by the registered owner of the uncalled principal balance of a Bond redeemed in part.

The City, the Trustee, and any other Person may treat the Person in whose name this Bond is registered as the owner hereof for the purpose of receiving payment as herein provided (except interest shall be paid to the Person in whose name this Bond is registered on the Record Date or Special Record Date, as applicable) and for all other purposes, whether or not this Bond be overdue, and neither the City nor the Trustee shall be affected by notice to the contrary.

The City has reserved the right to issue Additional Obligations and bonds issued to refund all or a portion of the Bonds on the terms and conditions specified in the Indenture.

NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY OF CELINA, TEXAS OR THE STATE OF TEXAS, OR ANY POLITICAL SUBDIVISION THEREOF, IS PLEDGED TO THE PAYMENT OF THE BONDS.

IT IS HEREBY CERTIFIED AND RECITED that the issuance of this Bond and the series of which it is a part is duly authorized by law; that all acts, conditions and things required to be done precedent to and in the issuance of the Bonds have been properly done and performed and have happened in regular and due time, form and manner, as required by law; and that the total indebtedness of the City, including the Bonds, does not exceed any Constitutional or statutory limitation.

IN WITNESS WHEREOF, the City Council of the City has caused this Bond to be executed under the official seal of the City.

_____
Mayor, City of Celina, Texas

_____
City Secretary, City of Celina, Texas

[City Seal]

(b) Form of Comptroller's Registration Certificate.

The following Registration Certificate of Comptroller of Public Accounts shall appear on the Initial Bond:

REGISTRATION CERTIFICATE OF
COMPTROLLER OF PUBLIC ACCOUNTS

OFFICE OF THE COMPTROLLER	§	
OF PUBLIC ACCOUNTS	§	REGISTER NO._____
	§	
THE STATE OF TEXAS	§	

I HEREBY CERTIFY THAT there is on file and of record in my office an opinion to the effect that the Attorney General of the State of Texas has approved this Bond, and that this Bond has been registered this day by me.

WITNESS MY SIGNATURE AND SEAL OF OFFICE this _____

_____
Comptroller of Public Accounts
of the State of Texas

[SEAL]

(c) Form of Certificate of Trustee.

The following Certificate of Trustee shall appear on the definitive Bonds:

CERTIFICATE OF TRUSTEE

It is hereby certified that this is one of the Bonds of the series of Bonds referred to in the within mentioned Indenture.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

DATED: _____

By:_____
Authorized Signatory

(d) Form of Assignment.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns, and transfers unto (print or typewrite name, address and zip code of transferee):

_____
_____
_____

(Social Security or other identifying number: _____) the within Bond and all rights hereunder and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Bond on the books kept for registration hereof, with full power of substitution in the premises.

Date: _____ _____

Signature Guaranteed By:

_____

_____

Authorized Signatory

NOTICE: The signature on this Assignment must correspond with the name of the registered owner as it appears on the face of the within Bond in every particular and must be guaranteed in a manner acceptable to the Trustee.

(e) The Initial Bond shall be in the form set forth in paragraphs (a), (b), and (d) of this Exhibit A, except for the following alterations:

(i) immediately under the name of the Bond the heading "INTEREST RATE" and "MATURITY DATE" shall both be completed with the expression "As Shown Below" and the reference to the "CUSIP NUMBERS" shall be deleted;

(ii) in the first paragraph of the Bond, the words "on the Maturity Date, as specified above, the sum of _____ DOLLARS" shall be deleted and the following will be inserted: "on September 1 in each of the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

Years Principal Amount ($) Interest Rate (%)"

(Information to be inserted from Section 3.2(b) hereof); and

(iii) the Initial Bond shall be numbered T-1.

EXHIBIT B

Municipal Bond Insurance and Reserve Fund Surety Provisions

EXHIBIT B

BOND PURCHASE AGREEMENT

$[PAR AMOUNT]
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT NEIGHBORHOOD IMPROVEMENT AREA #1 PROJECT)

BOND PURCHASE AGREEMENT

August 13, 2024

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 75009

Ladies and Gentlemen:

The undersigned, FMSbonds, Inc. (the "Underwriter"), offers to enter into this Bond Purchase Agreement (this "Agreement") with the City of Celina, Texas (the "City"), which will be binding upon the City and the Underwriter upon the acceptance of this Agreement by the City. This offer is made subject to its acceptance by the City by execution of this Agreement and its delivery to the Underwriter on or before 10:00 p.m., Central Time, on the date hereof and, if not so accepted, will be subject to withdrawal by the Underwriter upon written notice delivered to the City at any time prior to the acceptance hereof by the City. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Indenture (defined herein) between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), authorizing the issuance of the Bonds (defined herein), and in the Official Statement (defined herein).

1. Purchase and Sale of Bonds. Upon the terms and conditions and upon the basis of representations, warranties, and agreements hereinafter set forth, the Underwriter hereby agrees to purchase from the City, and the City hereby agrees to sell to the Underwriter, all (but not less than all) of the $[PAR AMOUNT] aggregate principal amount of the "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project)" (the "Bonds"), at a purchase price of $_____ (representing the aggregate principal amount of the Bonds, plus a reoffering premium of $_____ and less an Underwriter's discount of $_____).

A portion of the proceeds received by the City from the sale of the Bonds pursuant to the terms and conditions hereof, along with certain other funds of the City, if any, shall be deposited in accordance with the terms of the Indenture for the purpose of depositing cash in the Bond Proceeds Account of the Project Fund (as defined in the Indenture), which will be sufficient to pay the principal of and interest on the Refunded Bonds (as defined in the Indenture).

Inasmuch as this purchase and sale represents a negotiated transaction, the City understands, and hereby confirms, that the Underwriter is not acting as a municipal advisor or fiduciary of the City (including, without limitation, a "municipal advisor" (as such term is defined in Section 975(e) of the Dodd Frank Wall Street Reform and Consumer Protection Act)), but rather is acting solely in its capacity as Underwriter for its own account. The City acknowledges and agrees that (i) the purchase and sale of the Bonds pursuant to this Agreement is an arm's length commercial transaction between the City and the Underwriter and the Underwriter has financial and other interests that differ from any other party to this Agreement, (ii) in connection therewith and with the discussions, undertakings, and procedures leading up to the consummation of this transaction, the Underwriter is and has been acting solely as a principal and is not acting as the agent, municipal advisor, financial advisor, or fiduciary of the City, (iii) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the City with respect to the offering described herein or the discussions, undertakings, and procedures leading thereto (regardless of whether the Underwriter has provided other services or is currently providing other services to the City on other matters) and the Underwriter has no obligation to the City with respect to the offering described herein except the obligations expressly set forth in this Agreement, (iv) the City has consulted its own legal, financial and other advisors to the extent it has deemed appropriate, (v) the Underwriter has financial and other interests that differ from those of the City, and (vi) the Underwriter has provided to the City prior disclosures under Rule G-17 of the Municipal Securities Rulemaking Board ("MSRB"), which have been received by the City. The City further acknowledges and agrees that following the issuance and delivery of the Bonds, the Underwriter has indicated that it may have periodic discussions with the City regarding the expenditure of Bond proceeds and the construction of the Authorized Improvements financed with the Refunded Bonds (the "Neighborhood Improvement Area #1 Projects") and, in connection with such discussions, the Underwriter shall be acting solely as a principal and will not be acting as the agent or fiduciary of, and will not be assuming an advisory or fiduciary responsibility in favor of, the City.

The Bonds shall be dated August 30, 2024 and shall have the maturities and redemption features, if any, and bear interest at the rates per annum shown on Schedule I hereto. Payment for and delivery of the Bonds, and the other actions described herein, shall take place on August 30, 2024 (or such other date as may be agreed to by the City and the Underwriter) (the "Closing Date").

2. Authorization Instruments and Law. The Bonds were authorized by an ordinance enacted by the City Council of the City (the "City Council") on August 13, 2024 (the "Bond Ordinance") and shall be issued pursuant to the provisions of Chapter 1207, Texas Government Code, as amended, and Chapter 372, Texas Local Government Code, as amended (the "Act"), and the Indenture of Trust, dated as of August 1, 2024, between the City and the Trustee, authorizing the issuance of the Bonds (the "Indenture"). The Bonds shall be substantially in the form described in, and shall be secured under the provisions of, the Indenture.

The Bonds and interest thereon shall be secured by the "Trust Estate" consisting primarily of revenue from the special assessments (the "Assessments") levied on the assessable parcels within Neighborhood Improvement Area #1 of the Sutton Fields II Public Improvement District (the "District").

The District was established by Resolution No. 2015-51R (the "Creation Resolution"), enacted by the City Council on October 13, 2015, in accordance with the Act. A Service and Assessment Plan

(the "Service and Assessment Plan") which sets forth the costs of the Neighborhood Improvement Area #1 Projects and the method of payment of the Assessments was adopted pursuant to an ordinance of the City Council adopted on November 10, 2015 (the "Assessment Ordinance" and, together with the Creation Resolution, the Indenture and the Bond Ordinance, the "Authorizing Documents"), and the Service and Assessment Plan was updated by the City Council in connection with the issuance of the Bonds.

The Bonds shall be as described in Schedule I attached hereto, the Indenture, and the Official Statement (defined herein). The proceeds of the Bonds shall be used for (i) refunding the outstanding City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project) (the "Refunded Bonds"), (ii) funding a reserve fund for payment of principal and interest on the Bonds, and (iii) paying the costs of issuing the Bonds.

3. Public Offering. The Underwriter agrees to make a bona fide public offering of all of the Bonds at prices or yields not to exceed the public offering prices or yields set forth on the cover page of the Official Statement and may subsequently change such offering prices or yields without any requirement of prior notice, all in accordance with and subject to the provisions of Section 10 hereof. The Underwriter may offer and sell the Bonds to certain dealers (including dealers depositing the Bonds into investment trusts) and others at prices or yields lower than the public offering prices or yields stated on the cover page of the Official Statement, subject to the provisions of Section 10 hereof. On or before Closing, the Underwriter shall execute and deliver to Norton Rose Fulbright US LLP ("Bond Counsel") an issue price certificate for the Bonds prepared by Bond Counsel in substantially the form attached hereto as Appendix A.

4. Official Statement.

(a) Delivery of Official Statement. The City previously has delivered, or caused to be delivered, to the Underwriter the Preliminary Official Statement for the Bonds dated [PLOM DATE], 2024 (the "Preliminary Official Statement"), in a "designated electronic format," as defined in the Municipal Securities Rulemaking Board ("MSRB") Rule G-32 ("Rule G-32"). The City will prepare, or cause to be prepared, a final Official Statement relating to the Bonds (the "Official Statement") which will be (i) dated the date of this Agreement, (ii) complete within the meaning of the United States Securities and Exchange Commission's Rule 15c2-12, as amended ("Rule 15c2-12"), (iii) in a "designated electronic format," and (iv) substantially in the form of the most recent version of the Preliminary Official Statement provided to the Underwriter before the execution hereof. The Official Statement, including the cover page thereto, all exhibits, schedules, appendices, maps, charts, pictures, diagrams, reports, and statements included or incorporated therein or attached thereto, and all amendments and supplements thereto that may be authorized for use with respect to the Bonds are collectively referred to herein as the "Official Statement." Until the Official Statement has been prepared and is available for distribution, the City shall provide to the Underwriter sufficient quantities (which may be in electronic format) of the Preliminary Official Statement as the Underwriter reasonably deems necessary to satisfy the obligation of the Underwriter under Rule 15c2-

12 with respect to distribution to each potential customer, upon request, of a copy of the Preliminary Official Statement.

(b) Preliminary Official Statement Deemed Final. The Preliminary Official Statement has been prepared for use by the Underwriter in connection with the public offering, sale, and distribution of the Bonds. The City hereby represents and warrants that the Preliminary Official Statement has been deemed "final" by the City as of its date, except for the omission of such information which is dependent upon the final pricing of the Bonds for completion, all as permitted to be excluded by Section (b)(1) of Rule 15c2-12.

(c) Use of Official Statement in Offering and Sale. The City hereby authorizes the Official Statement and the information therein contained to be used by the Underwriter in connection with the public offering and the sale of the Bonds. The City consents to the use by the Underwriter prior to the date hereof of the Preliminary Official Statement in connection with the public offering of the Bonds. The City shall provide, or cause to be provided, to the Underwriter as soon as practicable after the date of the City's acceptance of this Agreement (but, in any event, not later than the earlier of the Closing Date or seven (7) business days after the City's acceptance of this Agreement) copies of the Official Statement which is complete as of the date of its delivery to the Underwriter. The City shall provide the Official Statement, or cause the Official Statement to be provided, (i) in a "designated electronic format" consistent with the requirements of Rule G-32 and (ii) in a printed format in such quantity as the Underwriter shall reasonably request in order for the Underwriter to comply with Section (b)(4) of Rule 15c2-12 and the rules of the MSRB.

(d) Updating of Official Statement.

(1) If, after the date of this Agreement, up to and including the date the Underwriter is no longer required to provide an Official Statement to potential customers who request the same pursuant to Rule 15c2-12 (the earlier of (i) ninety (90) days from the "end of the underwriting period" (as defined in Rule 15c2-12) and (ii) the time when the Official Statement is available to any person from the MSRB, but in no case less than the 25th day after the "end of the underwriting period" for the Bonds), the City becomes aware of any fact or event which might or would cause the Official Statement, as then supplemented or amended, to contain any untrue statement of a material fact or to omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, or if it is necessary to amend or supplement the Official Statement to comply with law, the City will notify the Underwriter (and for the purposes of this clause provide the Underwriter with such information as it may from time to time request), and if, in the reasonable judgment of the Underwriter, such fact or event requires preparation and publication of a supplement or amendment to the Official Statement, the City will forthwith prepare and furnish, at no expense to the Underwriter (in a form and manner approved by the Underwriter), either an amendment or a supplement to the Official Statement so that the statements therein as so amended and supplemented will not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading

or so that the Official Statement will comply with law. If such notification shall be subsequent to the Closing, the City, at no expense to the Underwriter, shall furnish such legal opinions, certificates, instruments, and other documents as the Underwriter may deem necessary to evidence the truth and accuracy of such supplement or amendment to the Official Statement. The City shall provide any such amendment or supplement, or cause any such amendment or supplement to be provided, (i) in a "designated electronic format" consistent with the requirements of Rule G-32 and (ii) in a printed format in such quantity as the Underwriter shall reasonably request in order for the Underwriter to comply with Section (b)(4) of Rule 15c2-12 and the rules of the MSRB.

(2) Notwithstanding the foregoing and for all purposes of this Agreement and for any certificate delivered by the City in accordance herewith, (i) the City makes no representations with respect to the descriptions in the Preliminary Official Statement or the Official Statement of The Depository Trust Company, New York, New York ("DTC"), or its book-entry-only system (including but not limited to the information under the caption "BOOK-ENTRY ONLY SYSTEM") and (ii) the City makes no representation with respect to the information in the Preliminary Official Statement or the Official Statement under the captions and subcaptions "THE DEVELOPMENT," "BONDHOLDERS' RISKS" (only as it pertains to the Neighborhood Improvement Area #1 Projects and the Development), "THE ADMINISTRATOR," "BOND INSURANCE," "UNDERWRITING," and "INFORMATION RELATING TO THE TRUSTEE." Items (i) and (ii) above are collectively referred to herein as the "Non City Disclosures."

(e) Filing with MSRB. The Underwriter hereby agrees to timely file the Official Statement with the MSRB through its Electronic Municipal Market Access ("EMMA") system within one business day after receipt but no later than the Closing Date. Unless otherwise notified in writing by the Underwriter, the City can assume that the "end of the underwriting period" for purposes of Rule 15c2-12 is the Closing Date.

5. City Representations, Warranties and Covenants. The City represents, warrants and covenants that:

(a) Due Organization, Existence and Authority. The City is a political subdivision of the State of Texas (the "State"), and has, and at the Closing Date will have, full legal right, power and authority:

(i) to enter into:

(1) this Agreement;

(2) the Indenture;

(3) the Continuing Disclosure Agreement of the Issuer with respect to the Bonds, dated as of August 1, 2024, executed and delivered by the City, MuniCap, Inc., as Administrator (the "Administrator"), and HTS Continuing Disclosure Services, a division of Hilltop Securities, Inc., as Dissemination Agent (the "City Disclosure Agreement");

(ii) to issue, sell, and deliver the Bonds to the Underwriter as provided herein; and

(iii) to carry out and consummate the transactions on its part described in (1) the Authorizing Documents, (2) this Agreement, (3) the City Disclosure Agreement, (4) the Official Statement, and (5) any other documents and certificates described in any of the foregoing (the documents described by subclauses (1) through (3) being referred to collectively herein as the "City Documents").

(b) Due Authorization and Approval of City. By all necessary official action of the City, the City has duly authorized and approved the adoption or execution and delivery by the City of, and the performance by the City of the obligations on its part contained in, the City Documents and, as of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified or rescinded, except as may have been approved by the Underwriter. When validly executed and delivered by the other parties thereto, the City Documents will constitute the legally valid and binding obligations of the City enforceable upon the City in accordance with their respective terms, except insofar as enforcement may be limited by principles of sovereign or governmental immunity, bankruptcy, insolvency, reorganization, moratorium, or similar laws or equitable principles relating to or affecting creditors' rights generally. The City has complied, and will at the Closing (as defined herein) be in compliance, in all material respects, with the obligations on its part to be performed on or prior to the Closing Date under the City Documents.

(c) Due Authorization for Issuance of the Bonds. The City has duly authorized the issuance and sale of the Bonds pursuant to the Bond Ordinance, the Indenture, and the Act. The City has, and at the Closing Date will have, full legal right, power and authority (i) to enter into, execute, deliver, and perform its obligations under this Agreement and the other City Documents, (ii) to issue, sell and, deliver the Bonds to the Underwriter pursuant to the Indenture, the Bond Ordinance, the Act, and as provided herein, and (iii) to carry out, give effect to and consummate the transactions on the part of the City described by the City Documents and the Bond Ordinance.

(d) No Breach or Default. As of the time of acceptance hereof, and to the best of its knowledge, the City is not, and as of the Closing Date the City will not be, in material breach of or in default in any material respect under any applicable constitutional provision, law or administrative rule or regulation of the State or the United States, or any applicable judgment or decree or any trust agreement, loan agreement, bond, note, resolution, ordinance, agreement or other instrument related to the Bonds and to which the City is a party or is otherwise subject, and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a default or event of default under any such instrument which breach, default or event could have a material adverse effect on the City's ability to perform its obligations under the Bonds or the City Documents; and, as of such times, the authorization, execution and delivery of the Bonds and the City Documents and compliance by the City with obligations on its part to be performed in each of such agreements or instruments does not and will not conflict with or constitute a material breach of or default under any applicable constitutional provision, law

or administrative rule or regulation of the State or the United States, or any applicable judgment, decree, license, permit, trust agreement, loan agreement, bond, note, resolution, ordinance, agreement or other instrument to which the City (or any of its officers in their respective capacities as such) is subject, or by which it or any of its properties are bound, nor will any such authorization, execution, delivery or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of its assets or properties securing the Bonds or under the terms of any such law, regulation or instrument, except as may be permitted by the City Documents.

(e) No Litigation. At the time of acceptance hereof there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body (collectively and individually, an "Action") pending against the City with respect to which the City has been served with process, nor to the knowledge of the City is any Action threatened against the City, in which any such Action (i) in any way questions the existence of the City or the rights of the members of the City Council to hold their respective positions, (ii) in any way questions the formation or existence of the District, (iii) affects, contests or seeks to prohibit, restrain or enjoin the issuance or delivery of any of the Bonds, or the payment or collection of any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, or in any way contests or affects the validity of the City Documents or the consummation of the transactions on the part of the City described therein, or contests the exclusion of the interest on the Bonds from federal income taxation, or (iv) which may result in any material adverse change in the financial condition of the City; and, as of the time of acceptance hereof, to the City's knowledge, there is no basis for any action, suit, proceeding, inquiry, or investigation of the nature described in clauses (i) through (iv) of this sentence.

(f) Bonds Issued Pursuant to Indenture. The City represents that the Bonds, when issued, executed, and delivered in accordance with the Indenture and sold to the Underwriter as provided herein, will be validly issued and outstanding obligations of the City subject to the terms of the Indenture, entitled to the benefits of the Indenture and the security of the pledge of the proceeds of the Assessments received by the City, all to the extent provided for in the Indenture. The Indenture creates a valid pledge of the monies in certain funds and accounts established pursuant to the Indenture to the extent provided for in the Indenture, including the investments thereof, subject in all cases to the provisions of the Indenture permitting the application thereof for the purposes and on the terms and conditions set forth therein.

(g) Assessments. The Assessments constituting the security for the Bonds have been levied by the City in accordance with the Act on those parcels of land identified in the Neighborhood Improvement Area #1 Assessment Roll (as defined in the Service and Assessment Plan). According to the Act, such Assessments constitute a valid and legally binding first and prior lien against the properties assessed, superior to all other liens and claims, except liens or claims for state, county, school district, or municipality ad valorem taxes.

(h) Consents and Approvals. All authorizations, approvals, licenses, permits, consents, elections, and orders of or filings with any governmental authority, legislative

body, board, agency, or commission having jurisdiction in the matters which are required by the Closing Date for the due authorization of, which would constitute a condition precedent to or the absence of which would adversely affect the due performance by the City of, its obligations in connection with the City Documents have been duly obtained or made and are in full force and effect, except the approval of the Bonds by the Attorney General of the State, registration of the Bonds by the Comptroller of Public Accounts of the State, and the approvals, consents and orders as may be required under Blue Sky or securities laws of any jurisdiction.

(i) Public Debt. Prior to the Closing, the City will not offer or issue any bonds, notes or other obligations for borrowed money or incur any material liabilities, direct or contingent, payable from or secured by a pledge of the Assessments which secure the Bonds without the prior approval of the Underwriter.

(j) Preliminary Official Statement. Subject to the exclusions set forth in Section 4(d)(2) hereof, the information contained in the Preliminary Official Statement is true and correct in all material respects, and such information does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(k) Official Statement. At the time of the City's acceptance hereof and (unless the Official Statement is amended or supplemented pursuant to paragraph (d) of Section 4 of this Agreement) at all times subsequent thereto during the period up to and including the 25th day subsequent to the "end of the underwriting period," the information contained in the Official Statement, subject to the exclusions set forth in Section 4(d)(2) hereof, does not and will not contain any untrue statement of a material fact or omit to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that if the City notifies the Underwriter of any fact or event as required by Section 4(d) hereof, and the Underwriter determines that such fact or event does not require preparation and publication of a supplement or amendment to the Official Statement, then the Official Statement in its then-current form shall be conclusively deemed to be complete and correct in all material respects.

(l) Supplements or Amendments to Official Statement. If the Official Statement is supplemented or amended pursuant to paragraph (d) of Section 4 of this Agreement, at the time of each supplement or amendment thereto and (unless subsequently again supplemented or amended pursuant to such paragraph) at all times subsequent thereto during the period up to and including the 25th day subsequent to the "end of the underwriting period," the Official Statement as so supplemented or amended will not contain any untrue statement of a material fact or omit to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that if the City notifies the Underwriter of any fact or event as required by Section 4(d) hereof, and the Underwriter determines that such fact or event does not require preparation and publication of a supplement or amendment to the Official Statement, then the Official

Statement in its then-current form shall be conclusively deemed to be complete and correct in all material respects.

(m) Compliance with Rule 15c2-12. During the past five years, the City has complied in all material respects with its previous continuing disclosure undertakings made by it in accordance with Rule 15c2-12, except as described in the Official Statement.

(n) Use of Bond Proceeds. The City will apply, or cause to be applied, the proceeds from the sale of the Bonds as provided in and subject to all of the terms and provisions of the Indenture and will not take or omit to take any action which action or omission will adversely affect the exclusion from gross income for federal income tax purposes of the interest on the Bonds.

(o) Blue Sky and Securities Laws and Regulations. The City will furnish such information and execute such instruments and take such action in cooperation with the Underwriter as the Underwriter may reasonably request, at no expense to the City, (i) to (y) qualify the Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions in the United States as the Underwriter may designate and (z) determine the eligibility of the Bonds for investment under the laws of such states and other jurisdictions and (ii) to continue such qualifications in effect so long as required for the initial distribution of the Bonds by the Underwriter (provided, however, that the City will not be required to qualify as a foreign corporation or to file any general or special consents to service of process under the laws of any jurisdiction) and will advise the Underwriter immediately of receipt by the City of any notification with respect to the suspension of the qualification of the Bonds for sale in any jurisdiction or the initiation or threat of any proceeding for that purpose.

(p) Certificates of the City. Any certificate signed by any official of the City authorized to do so in connection with the transactions described in this Agreement shall be deemed a representation and warranty by the City to the Underwriter as to the statements made therein and can be relied upon by the Underwriter as to the statements made therein.

(q) Intentional Actions Regarding Representations and Warranties. The City covenants that between the date hereof and the Closing it will not intentionally take actions which will cause the representations and warranties made in this Section to be untrue as of the Closing.

(r) Financial Advisor. The City has engaged Hilltop Securities Inc., as its financial advisor (the "Financial Advisor") in connection with its offering and issuance of the Bonds.

By delivering the Official Statement to the Underwriter, the City shall be deemed to have reaffirmed, with respect to the Official Statement, the representations, warranties and covenants set forth above.

6. The Closing. At 10:00 a.m., Central time, on the Closing Date, or at such other time or on such earlier or later business day as shall have been mutually agreed upon by the City and the Underwriter, (i) the City will deliver or cause to be delivered to DTC through its "FAST"

System, the Bonds in the form of one fully registered Bond for each maturity, registered in the name of Cede & Co., as nominee for DTC, duly executed by the City and authenticated by the Trustee as provided in the Indenture, and (ii) the City will deliver the closing documents hereinafter mentioned to Bond Counsel, or a place to be mutually agreed upon by the City and the Underwriter. Settlement will be through the facilities of DTC. The Underwriter will accept delivery and pay the purchase price of the Bonds as set forth in Section 1 hereof by wire transfer in federal funds payable to the order of the City or its designee. These payments and deliveries, together with the delivery of the aforementioned documents, are herein called the "Closing." The Bonds will be made available to the Underwriter or Underwriter's Counsel (as defined herein) for inspection not less than twenty-four (24) hours prior to the Closing.

7. Underwriter's Closing Conditions. The Underwriter has entered into this Agreement in reliance upon the representations and covenants herein and the performance by the City of its obligations under this Agreement, both as of the date hereof and as of the Closing Date. Accordingly, the Underwriter's obligations under this Agreement to purchase, accept delivery of, and pay for the Bonds shall be conditioned upon the performance by the City of its obligations to be performed hereunder at or prior to Closing and shall also be subject to the following additional conditions:

(a) Bring-Down Representations of the City. The representations and covenants of the City contained in this Agreement shall be true and correct in all material respects as of the date hereof and at the time of the Closing, as if made on the Closing Date.

(b) Executed Agreements and Performance Thereunder. At the time of the Closing (i) the City Documents shall be in full force and effect, and shall not have been amended, modified, or supplemented except with the written consent of the Underwriter; (ii) the Authorizing Documents shall be in full force and effect; (iii) there shall be in full force and effect such other resolutions or actions of the City as, in the opinion of Bond Counsel and Underwriter's Counsel, shall be necessary on or prior to the Closing Date in connection with the transactions on the part of the City described in this Agreement and the City Documents; and (iv) the City shall perform or have performed its obligations required or specified in the City Documents to be performed at or prior to Closing.

(c) No Default. At the time of the Closing, no default shall have occurred or be existing and no circumstances or occurrences that, with the passage of time or giving of notice, shall constitute an event of default under this Agreement, the Indenture, the City Documents or other documents relating to the financing and construction of the Neighborhood Improvement Area #1 Projects and the District.

(d) Concurrent Closing of the Major Improvement Area Refunding Bonds. The City shall issue concurrently with the issuance of the Bonds its "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Major Improvement Area Project)."

(e) Closing Documents. At or prior to the Closing, the Underwriter or Underwriter's Counsel shall have received each of the documents required under Section 8 below.

(f) Termination Events. The Underwriter shall have the right to cancel its obligation to purchase the Bonds and to terminate this Agreement without liability therefor by written notification to the City if, between the date of this Agreement and the Closing, in the Underwriter's sole and reasonable judgment, any of the following shall have occurred:

(i) the market price or marketability of the Bonds, or the ability of the Underwriter to enforce contracts for the sale of the Bonds, shall be materially adversely affected by the occurrence of any of the following:

(1) legislation shall have been introduced in or enacted by the Congress of the United States or adopted by either House thereof, or legislation pending in the Congress of the United States shall have been amended, or legislation shall have been recommended to the Congress of the United States or otherwise endorsed for passage (by press release, other form of notice, or otherwise) by the President of the United States, the Treasury Department of the United States, or the Internal Revenue Service or legislation shall have been proposed for consideration by either the U.S. Senate Committee on Finance or the U.S. House of Representatives Committee on Ways and Means or legislation shall have been favorably reported for passage to either House of the Congress of the United States by a Committee of such House to which such legislation has been referred for consideration, or a decision by a court of the United States or the Tax Court of the United States shall be rendered or a ruling, regulation, or official statement (final, temporary, or proposed) by or on behalf of the Treasury Department of the United States, the Internal Revenue Service, or other federal agency shall be made, which would result in federal taxation of revenues or other income of the general character expected to be derived by the City or upon interest on securities of the general character of the Bonds or which would have the effect of changing, directly or indirectly, the federal income tax consequences of receipt of interest on securities of the general character of the Bonds in the hands of the holders thereof, and which in either case, makes it, in the reasonable judgment of the Underwriter, impracticable or inadvisable to proceed with the offer, sale, or delivery of the Bonds on the terms and in the manner described in the Official Statement; or

(2) legislation shall be enacted by the Congress of the United States, or a decision by a court of the United States shall be rendered, or a stop order, ruling, regulation or official statement by, or on behalf of, the Securities and Exchange Commission or any other governmental agency having jurisdiction of the subject matter shall be issued or made to the effect that the issuance, offering or sale of obligations of the general character of the Bonds, or the issuance, offering or sale of the Bonds, including all underlying obligations, as described herein or by the Official Statement, is in violation or would be in violation of, or that obligations of the general character of the Bonds, or the Bonds, are not exempt from registration

under, any provision of the federal securities laws, including the Securities Act of 1933, as amended and as then in effect (the "Securities Act"), or that the Indenture needs to be qualified under the Trust Indenture Act of 1939, as amended and as then in effect (the "Trust Indenture Act"); or

(3) a general suspension of trading in securities on the New York Stock Exchange, the establishment of minimum prices on such exchange, the establishment of material restrictions (not in force as of the date hereof) upon trading securities generally by any governmental authority or any national securities exchange, a general banking moratorium declared by federal, State of New York, or State officials authorized to do so; or

(4) there shall have occurred any outbreak of hostilities (including, without limitation, an act of terrorism) or other national or international calamity or crisis, including, but not limited to, an escalation of hostilities that existed prior to the date hereof, and the effect of any such event on the financial markets of the United States shall be such as would make it impracticable, in the reasonable judgment of the Underwriter, for it to sell the Bonds on the terms and in the manner contemplated by the Official Statement; or

(5) there shall have occurred since the date of this Agreement any materially adverse change in the affairs or financial condition of the City, except as disclosed in or contemplated by the Official Statement; or

(6) any state blue sky or securities commission or other governmental agency or body in any state in which more than 10% of the Bonds have been offered and sold shall have withheld registration, exemption or clearance of the offering of the Bonds as described herein, or issued a stop order or similar ruling relating thereto; or

(7) any amendment to the federal or state Constitution or action by any federal or state court, legislative body, regulatory body, or other authority materially adversely affecting the tax status of the City, its property, income, securities (or interest thereon), or the validity or enforceability of the Assessments pledged to pay principal of and interest on the Bonds; or

(ii) the New York Stock Exchange or other national securities exchange or any governmental authority shall impose, as to the Bonds or as to obligations of the general character of the Bonds, any material restrictions not now in force, or increase materially those now in force, with respect to the extension of credit by, or the charge to the net capital requirements of the Underwriter; or

(iii) any event occurring, or information becoming known which, in the reasonable judgment of the Underwriter, makes untrue in any material respect any

statement or information contained in the Official Statement, or has the effect that the Official Statement contains any untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, which change shall occur subsequent to the date of this Agreement and shall not be due to the malfeasance, misfeasance or nonfeasance of the Underwriter; or

(iv) any fact or event shall exist or have existed that, in the Underwriter's reasonable judgment, requires or has required an amendment of or supplement to the Official Statement; or

(v) a general banking moratorium shall have been declared by federal or State authorities having jurisdiction and shall be in force as of the Closing Date; or

(vi) a material disruption in securities settlement, payment or clearance services shall have occurred; or

(vii) a decision by a court of the United States shall be rendered, or a stop order, release, regulation or no-action letter by or on behalf of the United States Securities and Exchange Commission (the "SEC") or any other governmental agency having jurisdiction of the subject matter shall have been issued or made, to the effect that the issuance, offering or sale of the Bonds, including the underlying obligations as contemplated by this Agreement or by the Official Statement, or any document relating to the issuance, offering or sale of the Bonds, is or would be in violation of any provision of the federal securities laws on the Closing Date, including the Securities Act, the Securities Exchange Act of 1934 (the "Securities Exchange Act") and the Trust Indenture Act; or

(viii) there shall have occurred or any published notice shall have been given of any intended review for possible downgrade, downgrading, suspension, withdrawal, or negative change in credit watch status by any national rating service to any of the City's obligations that are secured in a like manner as the Bonds (including the ratings to be accorded to the Bonds); and

(ix) the purchase of and payment for the Bonds by the Underwriter, or the resale of the Bonds by the Underwriter, on the terms and conditions herein provided shall be prohibited by any applicable law, governmental authority, board, agency or commission, which prohibition shall occur subsequent to the date hereof and shall not be due to the malfeasance, misfeasance, or nonfeasance of the Underwriter.

With respect to the conditions described in subparagraphs (ii), (vii) and (viii) above, the Underwriter is not aware of any current, pending or proposed law or government inquiry or investigation as of the date of execution of this Agreement which would permit the Underwriter to invoke its termination rights hereunder.

8. Closing Documents. At or prior to the Closing, the Underwriter or Underwriter's Counsel shall receive the following documents:

(a) Bond Opinion. The approving opinion of Bond Counsel, dated the Closing Date and substantially in the form included as Appendix C to the Official Statement, together with a reliance letter from Bond Counsel, dated the date of the Closing and addressed to the Underwriter, which may be included in the supplemental opinion required by Section 8(b), to the effect that the foregoing opinion may be relied upon by the Underwriter to the same extent as if such opinion were addressed to it.

(b) Supplemental Opinion. A supplemental opinion of Bond Counsel dated the Closing Date and addressed to the City and the Underwriter, in form and substance acceptable to Underwriter's Counsel, to the following effect:

(i) Except to the extent noted therein, Bond Counsel has not verified and is not passing upon, and does not assume any responsibility for, the accuracy, completeness or fairness of the statements and information contained in the Official Statement but that Bond Counsel has reviewed the statements and information describing the Bonds and appearing in the Official Statement under the captions or subcaptions "PLAN OF FINANCE," "DESCRIPTION OF THE BONDS," "SECURITY FOR THE BONDS" (except for the last paragraph under the subcaption "General"), "ASSESSMENT PROCEDURES" (except for the subcaptions "Assessment Methodology" and "Assessment Amounts") "THE DISTRICT," "TAX MATTERS," "LEGAL MATTERS — Legal Proceedings," "LEGAL MATTERS — Legal Opinions," "CONTINUING DISCLOSURE – The City," "REGISTRATION AND QUALIFICATION OF BONDS FOR SALE," "LEGAL INVESTMENT AND ELIGIBILITY TO SECURE PUBLIC FUNDS IN TEXAS" and APPENDIX A and Bond Counsel is of the opinion that the information relating to the Bonds, the Bond Ordinance, the Assessment Ordinance and the Indenture contained therein fairly and accurately describes the laws and legal issues addressed therein and, with respect to the Bonds, such information conforms to the Bond Ordinance, the Assessment Ordinance and the Indenture;

(ii) The Bonds are not subject to the registration requirements of the Securities Act, and the Indenture is exempt from qualification pursuant to the Trust Indenture Act;

(iii) On each respective date of adoption thereof, the City had full power and authority to adopt the Creation Resolution, the Assessment Ordinance, the Service and Assessment Plan update, and the Bond Ordinance (collectively, the foregoing documents are referred to herein as the "City Actions") and perform its obligations thereunder and the City Actions have been duly adopted, are in full force and effect and have not been modified, amended or rescinded; and

(iv) The Indenture, the City Disclosure Agreement, and this Agreement have been duly authorized, executed and delivered by the City and, assuming the due authorization, execution and delivery of such instruments, documents, and

agreements by the other parties thereto, constitute the legal, valid, and binding agreements of the City, enforceable in accordance with their respective terms, except as enforcement thereof may be limited by bankruptcy, insolvency, or other laws affecting enforcement of creditors' rights, or by the application of equitable principles if equitable remedies are sought and to the application of Texas law relating to governmental immunity applicable to local governmental entities.

(c) City Legal Opinion. An opinion of an attorney for the City, dated the Closing Date and addressed to the Underwriter, Underwriter's Counsel, the City and the Trustee, with respect to matters relating to the City, substantially in the form of Appendix B hereto or in form otherwise agreed upon by the Underwriter.

(d) City Certificate. A certificate of the City, dated the Closing Date, to the effect that, to the best of an authorized City official's knowledge:

(i) the representations and warranties of the City contained herein and in the City Documents are true and correct in all material respects on and as of the Closing Date as if made on the date thereof;

(ii) the Authorizing Documents and City Documents are in full force and effect and have not been amended, modified, or supplemented;

(iii) except as disclosed in the Official Statement, no litigation or proceeding against the City is pending or, to the knowledge of such person, threatened in any court or administrative body nor is there a basis for litigation which would (a) contest the right of the members or officials of the City to hold and exercise their respective positions, (b) contest the due organization and valid existence of the City or the establishment of the District, (c) contest the validity, due authorization and execution of the Bonds or the City Documents, or (d) attempt to limit, enjoin or otherwise restrict or prevent the City from levying and collecting the Assessments pledged to pay the principal of and interest on the Bonds, or the pledge thereof; and

(iv) the City has, to such person's knowledge, complied with all agreements and covenants and satisfied all conditions set forth in the City Documents, on its part to be complied with or satisfied hereunder at or prior to the Closing.

(e) Trustee's Certificate. A certificate of the Trustee, dated the Closing Date and addressed to the Underwriter, the City and Bond Counsel, in form and substance acceptable to Underwriter's Counsel to the following effect:

(i) The Trustee is duly organized and validly existing as a national banking association organized under the laws of the United States of America, having the full power and authority, including trust powers, to accept and perform its duties under the Indenture; and

(ii) No consent, approval, authorization or other action by any governmental authority having jurisdiction over the Trustee that has not been obtained is or will be required for the authentication of the Bonds or the consummation by the Trustee of the other transactions contemplated to be performed by the Trustee in connection with the authentication of the Bonds and the acceptance and performance of the obligations created by the Indenture.

(f) Underwriter Counsel's Opinion. An opinion, dated the Closing Date and addressed to the Underwriter, of Locke Lord LLP ("Underwriter's Counsel"), to the effect that:

(i) based on (A) such counsel's review of the Bond Ordinance, the Indenture, and the Official Statement; (B) its discussions with Bond Counsel and with the Underwriter; (C) its review of the documents, certificates, opinions and other instruments delivered at the closing of the sale of the Bonds on the date hereof; and (D) such other matters as it deems relevant, such counsel is of the opinion that the Bonds are exempt securities under the Securities Act, and the Trust Indenture Act, and it is not necessary, in connection with the offering and sale of the Bonds, to register the Bonds under the Securities Act and the Indenture is not required to be qualified under the Trust Indenture Act;

(ii) based upon (A) such counsel's review of Rule 15c2-12 and interpretive guidance published by the SEC relating thereto; (B) its review of the continuing disclosure undertaking of the City contained in the City Disclosure Agreement; and (C) the inclusion in the Official Statement of a description of the specifics of such undertaking, and assuming that the Bond Ordinance, the Indenture, and the City Disclosure Agreement have been duly adopted by the City and are in full force and effect, such undertaking provides a suitable basis for the Underwriter, to make a reasonable determination that the City has met the qualifications of paragraph (b)(5)(i) of Rule 15c2-12; and

(iii) although such counsel has not verified and is not passing upon, and does not assume any responsibility for, the accuracy, completeness or fairness of the information contained in the Official Statement, it has participated in the preparation of the Official Statement and without independent verification, no facts came to its attention that caused it to believe that the Official Statement (except for the Appendices as well as any other financial, engineering and statistical data contained therein or included therein by reference or any litigation disclosed therein, as to which it expresses no view) as of its date contained any untrue statement of a material fact or omitted to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(g) Official Statement. The Official Statement and each supplement or amendment, if any, thereto.

(h) Delivery of City Documents. The City Documents shall have been executed and delivered in form and content satisfactory to the Underwriter.

(i) Form 8038-G. Evidence that the federal tax information form 8038-G has been prepared by Bond Counsel for filing.

(j) Federal Tax Certificate. A certificate of the City in form and substance satisfactory to Bond Counsel and Underwriter's Counsel setting forth the facts, estimates and circumstances in existence on the Closing Date, which establish that it is not expected that the proceeds of the Bonds will be used in a manner that would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the "Code"), and any applicable regulations (whether final, temporary or proposed) issued pursuant to the Code.

(k) Attorney General Opinion and Comptroller Registration. The approving opinion of the Attorney General of the State regarding the Bonds and the Comptroller of the State's Certificate of Registration for the Initial Bond.

(l) Continuing Disclosure Agreement. The City Disclosure Agreement shall have been executed by the parties thereto in substantially the form attached to the Preliminary Official Statement as Appendix D.

(m) Letter of Representation of Administrator. Letter of Representation of the Administrator, substantially in the form of Appendix C hereto, addressed to the City, Bond Counsel, the Underwriter, Underwriter's Counsel, and the Trustee, or in form otherwise agreed upon by the Underwriter.

(n) Evidence of Filing of Creation Resolution and Assessment Ordinance. Evidence that (i) the Creation Resolution, including legal description of the District by metes and bounds and (ii) the Assessment Ordinance, including the Assessment Roll for Neighborhood Improvement Area #1 of the District and a statement indicating the contact for and address of where a copy of the Service and Assessment Plan, and any updates thereto may be obtained or viewed, have been filed of record in the real property records of Collin County, Texas.

(o) Rule 15c2-12 Certification. A resolution or certificate of the City (which may be included in the Bond Ordinance) whereby the City has deemed the Preliminary Official Statement final as of its date, except for permitted omissions, as contemplated by Rule 15c2-12 in connection with the offering of the Bonds.

(p) Dissemination Agent. Evidence acceptable to the Underwriter in its sole discretion that the City has engaged a dissemination agent acceptable to the Underwriter for the Bonds, with the execution of the City Disclosure Agreement by other parties thereto being conclusive evidence of such acceptance by the Underwriter.

(q) Sufficiency Certificate. A sufficiency certificate of Public Finance Partners LLC, a certified public accountant, certifying as to the sufficiency of the amount initially

deposited with the Refunded Bonds Paying Agent (as defined in the Official Statement) to pay the principal and interest on the Refunded Bonds.

(r) Bond Insurance and Surety Policy. At or prior to the Closing Date, the municipal bond insurance policy (the "Municipal Bond Insurance Policy") and (ii) a debt service surety policy (the "Surety Policy"), each issued by _____ (the "Bond Insurer"), and shall have been duly executed, issued, and delivered by the Bond Insurer.

(s) Ratings. Evidence reasonably satisfactory to the Underwriter that the Bonds have been assigned (i) the rating of "_____ " based upon the issuance of the Municipal Bond Insurance Policy by the Bond Insurer and (ii) the underlying rating of "____", each by S&P Global Ratings and that such ratings are in effect as of the date of the Closing.

(t) BLOR. A copy of the Blanket Letter of Representation to DTC signed by the City.

(u) Additional Documents. Such additional legal opinions, certificates, instruments, and other documents as the Underwriter or their counsel may deem necessary.

9. City's Closing Conditions. The obligation of the City hereunder to deliver the Bonds shall be subject to receipt on or before the Closing Date of the purchase price set forth in Section 1 hereof, the Attorney General Opinion and the opinion of Bond Counsel described in Section 8(a) hereof.

10. Establishment of Issue Price.

(a) The Underwriter agrees to assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City on or before Closing an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Appendix B, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the City and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds. All actions to be taken by the City under this Section to establish the issue price of the Bonds may be taken on behalf of the City by the City's Financial Advisor identified herein and any notice or report to be provided to the City may be provided to the City's Financial Advisor or Bond Counsel.

(b) The Underwriter confirms that it has offered all the Bonds of each maturity to the public on or before the date of this Agreement at the respective offering price (the "initial offering price"), or at the corresponding yield or yields, set forth in Schedule I attached hereto, except as otherwise set forth therein. At or promptly after the execution of this Agreement, the Underwriter shall report to the City as of the sale date the first price at which the Underwriter has sold to the public at least 10% of each maturity of Bonds (the "10% test"), and shall identify to the City as of the sale date those maturities of the Bonds for which the 10% test has not been satisfied. If different interest coupons apply within a

maturity, each separate CUSIP number within that maturity will be treated as a separate maturity for this purpose.

(c) The City and the Underwriter agree that the restrictions set forth in the next sentence shall apply to those maturities of the Bonds for which the 10% test has not been met as of the sale date, which will allow the City to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

(1) the close of the fifth (5th) business day after the sale date; or

(2) the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter shall promptly advise the City when the Underwriter has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public, if such sale occurs prior to the close of the fifth (5th) business day after the sale date.

(d) The Underwriter confirms that any selling group agreement and each third-party distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group, and each broker-dealer that is a party to such third-party distribution agreement, as applicable, to (A) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter and as set forth in the related pricing wires, (B) to promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public, and (C) to acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public. The City acknowledges that, in making the representation set forth in this subsection, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that the Underwriter is a party to a third-party distribution agreement that was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The City further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling

group or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds.

(e) The Underwriter acknowledges that sales of any Bonds to any person that is a related party to the Underwriter shall not constitute sales to the public for purposes of this Section. Further, for purposes of this Section:

(i) "public" means any person other than an underwriter or a related party,

(ii) "underwriter" means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public, and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the public),

(iii) a purchaser of any of the Bonds is a "related party to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(iv) "sale date" means the date of execution of this Agreement by all parties.

11. Consequences of Termination. If the City shall be unable to satisfy the conditions contained in this Agreement or if the obligations of the Underwriter shall be terminated for any reason permitted by this Agreement, this Agreement shall terminate and the Underwriter and the City shall have no further obligation hereunder, except as further set forth in Sections 12, 14, 15, 20 and 22 hereof.

12. Costs and Expenses.

(a) The Underwriter shall be under no obligation to pay, and the City shall cause to be paid from proceeds of the Bonds the following expenses incident to the issuance of the Bonds and performance of the City's obligations hereunder: (i) the costs of the preparation and printing of the Bonds; (ii) the cost of preparation, printing, and mailing of the Preliminary Official Statement, the final Official Statement and any supplements and

amendments thereto; (iii) the fees and disbursements of the City's Financial Advisor and legal counsel, the Trustee's counsel, Bond Counsel and the Trustee relating to the issuance of the Bonds, (iv) the Attorney General's review fees, (v) the fees and disbursements of accountants, advisers and any other experts or consultants retained by the City, including but not limited to the fees and expenses of the Administrator, (vi) the fees, if any, for bond ratings and the Municipal Bond Insurance Policy and the Surety Policy, (vii) the expenses of the Refunded Bonds Paying Agent, and (viii) the expenses incurred by or on behalf of City employees and representatives that are incidental to the issuance of the Bonds and the performance by the City of its obligations under this Agreement.

(b) The Underwriter shall pay the following expenses: (i) all advertising expenses in connection with the limited offering of the Bonds; (ii) fees of Underwriter's Counsel; and (iii) all other expenses, including CUSIP fees (including out-of-pocket expenses and related regulatory expenses), incurred by it in connection with its public offering and distribution of the Bonds, except as noted in Subsection 12(a) above.

(c) The City acknowledges that the Underwriter will pay from the Underwriter's expense allocation of the underwriting discount the applicable per bond assessment charged by the Municipal Advisory Council of Texas, a nonprofit corporation whose purpose is to collect, maintain and distribute information relating to issuing entities of municipal securities.

13. Notice. Any notice or other communication to be given to the City under this Agreement may be given by delivering the same in writing to: City of Celina, Texas, 142 N. Ohio Street, Celina, Texas 75009, Attention: City Manager. Any notice or other communication to be given to the Underwriter under this Agreement may be given by delivering the same in writing to: FMSbonds, Inc., 5 Cowboys Way, Suite 300-25, Frisco, Texas 75034, Attention: Tripp Davenport, Director.

14. Entire Agreement. This Agreement is made solely for the benefit of the City and the Underwriter (including their respective successors and assigns), and no other person shall acquire or have any right hereunder or by virtue hereof. All of the City's representations, warranties, and agreements contained in this Agreement shall remain operative and in full force and effect regardless of: (i) any investigations made by or on behalf of the Underwriter, provided the City shall have no liability with respect to any matter of which the Underwriter has actual knowledge prior to the purchase of the Bonds; or (ii) delivery of any payment for the Bonds pursuant to this Agreement. The agreements contained in the last sentence of the penultimate paragraph of Section 1, this Section and in Sections 15 and 17 shall survive any termination of this Agreement.

15. Survival of Representations and Warranties. All representations and warranties of the parties made in, pursuant to or in connection with this Agreement shall survive the execution and delivery of this Agreement, notwithstanding any investigation by the parties. All statements contained in any certificate, instrument, or other writing delivered by a party to this Agreement or in connection with the transactions described in or by this Agreement constitute representations and warranties by such party under this Agreement to the extent such statement is set forth as a representation and warranty in the instrument in question.

16. Counterparts. This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument.

17. Severability. In case any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof.

18. State Law Governs. The validity, interpretation, and performance of this Agreement shall be governed by the laws of the State of Texas.

19. No Assignment. The rights and obligations created by this Agreement shall not be subject to assignment by the Underwriter or the City without the prior written consent of the other parties hereto.

20. No Personal Liability. None of the members of the City Council, nor any officer, representative, agent, or employee of the City, shall be charged personally by the Underwriter with any liability, or be held liable to the Underwriter under any term or provision of this Agreement, or because of execution or attempted execution, or because of any breach or attempted or alleged breach of this Agreement.

21. Form 1295. Submitted herewith or on a date prior hereto is a completed Form 1295 in connection with the Underwriter's participation in the execution of this Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The City hereby confirms receipt of the Form 1295 from the Underwriter, and the City agrees to acknowledge such form with the TEC through its electronic filing application not later than the 30th day after the receipt of such form. The Underwriter and the City understand and agree that, with the exception of information identifying the City and the contract identification number, neither the City nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Underwriter; and, neither the City nor its consultants have verified such information.

22. Statutory Verifications. The Underwriter makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Underwriter within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification prior to the expiration or earlier termination of this Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

(a) Not a Sanctioned Company. The Underwriter represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public

Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Underwriter and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) No Boycott of Israel. The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

23. Term of this Agreement. Except for the representations and warranties designated as surviving the term of the Agreement, the term of this Agreement shall end on the 25th day after the end of the underwriting period.

24. Attorney General Standing Letter. The Underwriter represents that it has, or will have prior to the date of Closing, on file with the Texas Attorney General a standing letter addressing the representation and verifications contained in Section 22 of this Agreement in a form accepted by the Texas Attorney General. In addition, if the Underwriter or the parent company, a wholly- or majority-owned subsidiary or another affiliate of such Underwriter receives or has received a letter from the Texas Comptroller of Public Accounts pursuant to Chapter 809, Texas Government Code seeking written verification that it does not boycott energy companies (a "Comptroller Request Letter"), such Underwriter shall promptly notify the City and Bond Counsel (if it has not already done so) and provide to the City or Bond Counsel, two business days prior to Closing and additionally upon request by the City or Bond Counsel, written verification to the effect that its standing letter described in the preceding sentence remains in effect and may be relied upon by the City and the Texas Attorney General (the "Bringdown Verification"). The Bringdown Verification shall also confirm that such Underwriter (or the parent company, a wholly- or majority-owned subsidiary or other affiliate of the Underwriter that received the Comptroller Request Letter) intends to timely respond or has timely responded to the Comptroller Request Letter. The Bringdown Verification may be in the form of an e-mail.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first set forth above.

FMSbonds, Inc.,
as Underwriter

By: _____
Name: Theodore A. Swinarski
Title: Senior Vice President, Trading

Accepted at _____ a.m./p.m. central time on the date first stated above.

CITY OF CELINA, TEXAS

By: _____
Ryan Tubbs, Mayor

SCHEDULE I

$[PAR AMOUNT]
CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT NEIGHBORHOOD IMPROVEMENT AREA #1 PROJECT)

Interest Accrues From: Date of Delivery

Serial Bonds

Maturity (9/1)	Amount	Interest Rate	Yield
2025[(a)]	$		
2026[(a)]			
2027[(a)]			
2028[(a)]			
2029[(a)]			
2030[(a)]			
2031[(a)]			
2032[(a)]			
2033[(a)(b)(d)]			
2034[(a)(b)(d)]			
2035[(a)(b)(d)]			
2036[(a)(b)(d)]			
2037[(a)(b)(d)]			
2038[(a)(b)(d)]			
2039[(a)(b)(d)]			
2040[(a)(b)(d)]			
2041[(a)(b)(d)]			
2042[(a)(b)(d)]			
2043[(a)(b)(d)]			
2044[(a)(b)(d)]			
2045[(a)(b)(d)]			

[*Remainder of this page intentionally left blank*]

Term Bonds

$_____ _____% Term Bonds, Due September 1, 20__, Priced to Yield _____% [(a)(b)(c)(d)]

$_____ _____% Term Bonds, Due September 1, 20__, Priced to Yield ____% [(a)(b)(c)]

(a) The initial prices or yields of the Bonds are furnished by the Underwriter, have been determined in accordance with the 10% test, and represent the initial offering prices or yields to the public, which may be changed by the Underwriter at any time.

(b) The Bonds maturing on or after September 1, 20__ are subject to redemption, in whole or in part, prior to stated maturity, at the option of the City, on any date on or after September 1, 20__, at the redemption price of par plus accrued unpaid interest to the date of redemption as set forth in the Official Statement under "DESCRIPTION OF THE BONDS — Redemption Provisions."

(c) The Term Bonds are also subject to mandatory sinking fund redemption and extraordinary optional redemption as described in the Official Statement under "DESCRIPTION OF THE BONDS — Redemption Provisions."

(d) Priced to first call.

The Term Bonds are subject to mandatory sinking fund redemption on the dates and in the respective Sinking Fund Installments as set forth in the following schedule.

$ Term Bonds due September 1, 20__

Redemption Date	Sinking Fund Installment
September 1, 20__	$
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__†	

$ Term Bonds due September 1, 20__

Redemption Date	Sinking Fund Installment
September 1, 20__	$
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__†	

† Stated maturity

APPENDIX A

$[PAR AMOUNT]
CITY OF CELINA, TEXAS, SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT NEIGHBORHOOD IMPROVEMENT AREA #1 PROJECT)

ISSUE PRICE CERTIFICATE

The undersigned, on behalf of FMSbonds, Inc. ("FMS"), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Bonds") of the City of Celina, Texas (the "Issuer").

1. ***Sale of the General Rule Maturities***. As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Initial Offering Price of the Hold-the-Offering-Price Maturities***.

(a) FMS offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

(b) As set forth in the Bond Purchase Agreement, FMS agreed in writing on or prior to the Sale Date that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail or other third-party distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail or other third-party distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

3. ***Defined Terms***.

(a) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "General Rule Maturities."

(b) *Hold-the-Offering-Price Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "Hold-the-Offering-Price Maturities."

(c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date, or (ii) the date on which FMS sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(d) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(e) *Public* means any person (including an individual, trust, estate, limited liability company, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(f) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is August 13, 2024.

(g) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents FMS's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate with respect to the Bonds and with respect to compliance with the federal income tax rules affecting the Bonds, and by Norton Rose Fulbright US LLP in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

[*Signature Page Follows*]

EXECUTED and DELIVERED this _____, 2024.

FMSbonds, Inc.

By:_____

Name:_____

Title:_____

SCHEDULE A

SALE PRICES OF THE GENERAL RULE MATURITIES AND INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING PRICE MATURITIES

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

(*Attached*)

APPENDIX B

[LETTERHEAD OF CITY ATTORNEY]

August 30, 2024

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

U.S. Bank Trust Company, National Association
Attention: Bond Operations
111 Fillmore Avenue, East
St. Paul, Minnesota 55107

Locke Lord LLP
2200 Ross Ave., Suite 2800
Dallas, Texas 75201

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 75009

$[PAR AMOUNT]
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT NEIGHBORHOOD IMPROVEMENT AREA #1 PROJECT)

Ladies and Gentlemen:

This firm has acted as special counsel to the City of Celina, Texas (the "City") and are rendering this opinion for limited purposes in connection with the issuance and sale of $[PAR AMOUNT] "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project)" (the "Bonds"), by the City, a political subdivision of the State of Texas.

The Bonds are authorized pursuant to Ordinance No. [_____] and enacted by the City Council of the City (the "City Council") on August 13, 2024 (the "Bond Ordinance") and shall be issued pursuant to the provisions of Chapter 1207, Texas Government Code, and as amended Subchapter A of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "Act") and the Indenture of Trust dated as of August 1, 2024 (the "Indenture") by and between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"). The Bonds are being sold to FMSbonds, Inc. pursuant to the Bond Purchase Agreement dated August 13, 2024 between the City and FMSbonds, Inc. (the "Bond Purchase Agreement"). This opinion is being delivered pursuant to Section 8(c) of the Bond Purchase Agreement. Capitalized terms not defined herein shall have the same meanings as in the Indenture, unless otherwise stated herein.

In connection with rendering this opinion, we have reviewed the following (collectively, the "Reviewed Documents"):

(a) Resolution No. 2015-51R (the "Creation Resolution"), enacted by the City Council on October 13, 2015.

(b) The Assessment Ordinance.

(c) The Bond Ordinance.

(d) The Indenture.

(e) That certain Continuing Disclosure Agreement of the City with respect to the Bonds, dated as of August 1, 2024, executed and delivered by the City, MuniCap, Inc., and HTS Continuing Disclosure Services, a Division of Hilltop Securities, Inc. as Dissemination Agent (the "City Disclosure Agreement").

In rendering the opinions expressed below, we have, with your concurrence and without any inquiry or other investigation, made and relied upon the following assumptions: (a) the due authorization, execution and delivery of each of the Reviewed Documents by all parties thereto other than the City; (b) the genuineness of all signatures to the Reviewed Documents; (c) the correctness and truthfulness of all the statements of fact contained in the Reviewed Documents; (d) the authenticity of the Reviewed Documents; (e) the conformity to original documents of the Reviewed Documents submitted to us as copies; and (f) the additional assumptions set forth on **Exhibit A** attached to this letter and the exclusions set forth on **Exhibit B** attached to this letter. Our opinions are limited to matters expressly stated herein and no opinion is to be inferred or may be implied beyond the matters expressly stated.

In rendering the opinions set forth below, we have also relied upon: (a) the representations and warranties contained in the Reviewed Documents; (b) the resolutions and other documents of the parties to the Reviewed Documents authorizing or approving the Reviewed Documents; and (c) the Administrator Letter of Representations delivered pursuant to the Bond Purchase Agreement (collectively, the "Reliance Materials"). We have not made any independent or other investigation, review, analysis, or inquiry as to any of the facts, matters, circumstances or legal opinions or conclusions contained in the Reviewed Documents or Reliance Materials or the accuracy or completeness thereof. Additionally, we have assumed that none of the Reviewed Documents or Reliance Materials contains any untrue statement of a material fact or omits to state a material fact necessary to make the statements made, in the light of the circumstances in which they are made, not misleading. We have not made any examination of any accounting or financial matters, and we express no opinion with respect thereto.

The opinions expressed herein are subject to the correctness in understanding that no beneficiary to this opinion letter may rely on this opinion letter to the extent that such beneficiary or its counsel has actual knowledge of any (a) applicable laws, facts, or circumstances which would make any opinion expressed herein incorrect, subject to question, or require further investigation of any laws, facts or circumstances and (b) judicial decisions which would make the opinions set forth herein incorrect.

Whenever our opinion or advice with respect to the existence or absence of facts is indicated to be based on our knowledge, we are referring to the actual knowledge of the Messer Fort, PLLC attorneys who have given attention to matters concerning the City during the course of our representation of the City in connection with the Reviewed Documents, which knowledge

has been obtained by such attorneys in their capacity as such. In particular, our response does not include matters known to any attorney of our firm in a capacity other than as City Attorney for the City. In basing the opinions and other matters set forth herein on "our knowledge," the words "our knowledge," "actual knowledge" and similar expressions involved in the current actual transaction do not have actual knowledge or actual notice that nay such opinions or other matters are not accurate or that any of the documents, certificates, reports and information on which we have read are not accurate and complete. Further, the words "our knowledge," "our actual knowledge" and similar expressions used in this opinion letter are intended to be limited to the actual knowledge of our firm who have been directly involved in representing the City. We have not undertaken any independent investigation to determine the existence or absence of such facts, and no inference as to our knowledge concerning such facts should be drawn from the fact that such limited representation has been undertaken by us.

Based upon and subject to the foregoing and the additional qualifications and assumptions set forth herein, we are of the opinion that:

1. The City is a Texas political subdivision and has all necessary power and authority to enter into and perform its obligations under the Reviewed Documents. The City has taken or obtained all actions, approvals, consents and authorizations required of it by applicable laws in connection with the execution of the Reviewed Documents and the performance of its obligations thereunder.

2. To the best of our knowledge, there is no action, suit, proceeding, inquiry or investigation at law or in equity, before or by any court, public board or body, pending, or threatened against the City: (a) affecting the existence of the City or the titles of its officers to their respective offices, (b) in any way questioning the formation or existence of the District, (c) affecting, contesting or seeking to prohibit, restrain or enjoin the delivery of any of the Bonds, or the payment, collection or application of any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, including the Assessments in Neighborhood Improvement Area #1 of the District pursuant to the provisions of the Assessment Ordinance and the Service and Assessment Plan referenced therein, (d) contesting or affecting the validity or enforceability or the City's performance of the Reviewed Documents, (e) contesting the exclusion of the interest on the Bonds from federal income taxation, or (f) which may result in any material adverse change relating to the financial condition of the City.

3. The Reviewed Documents have been duly authorized, executed and delivered by the City and remain legal, valid and binding obligations of the City enforceable against the City in accordance with their terms. However, the enforceability of the obligations of the City under such Reviewed Documents may be limited or otherwise affected by (a) bankruptcy, insolvency, reorganization, moratorium and other laws affecting the rights of creditors generally, (b) principles of equity, whether considered at law or in equity, or (c) the application of Texas law relating to action by future councils and relating to governmental immunity applicable to governmental entities.

4. The performance by the City of the obligations under the Reviewed Documents will not violate any provision of any Federal or Texas constitutional or statutory provision.

5. No further consent, approval, authorization, or order of any court or governmental agency or body or official is required to be obtained by the City as a condition precedent to the performance by the City of its obligations under the Reviewed Documents.

6. Based upon our limited participation in the preparation of the Preliminary Official Statement and the Official Statement (collectively, the "Official Statement"), the statements and information contained in the Preliminary Official Statement and the Official Statement with respect to the City under the captions and subcaptions "ASSESSMENT PROCEDURES — Assessment Methodology" and "—Assessment Amounts," "THE CITY," "THE DISTRICT," "ASSESSMENT COLLECTION DATA AND TAXABLE VALUE HISTORY IN NEIGHBORHOOD IMPROVEMENT AREA #1 OF THE DISTRICT," "LEGAL MATTERS — Litigation – The City," "CONTINUING DISCLOSURE — The City" and " — The City's Compliance with Prior Undertakings" and "APPENDIX A" are a fair and accurate summary of the laws and the documents and facts summarized therein.

7. The execution and delivery of the Reviewed Documents and the compliance with the provisions of the Reviewed Documents under the circumstances contemplated thereby, to the best of our knowledge: (a) do not and will not in any material respect conflict with or constitute on the part of the City a breach of or default under any agreement to which the City is a party or by which it is bound, and (b) do not and will not in any material respect conflict with or constitute on the part of the City a violation, breach of or default under any existing law, regulation, court order or consent decree to which the City is subject.

The foregoing opinions are, with your concurrence, predicated on, limited by and qualified in their entirety by the following:

(a) The foregoing opinions are based on and limited to the laws of the State of Texas, and we render no opinion with respect to the federal laws of the United States or to the laws of any other jurisdiction.

(b) We express no opinion with respect to the enforceability of provisions of the Reviewed Documents that relate to (i) mediation or arbitration; (ii) limitations or restrictions on, or waiver of, legal or equitable remedies; (iii) indemnity or release; (iv) limitations or restrictions on assignment or transfer of rights, interests or property; (v) the rights or obligations of third parties; (vi) evidentiary standards; (vii) waiver of rights to notice or the obligations of good faith, fair, dealing, diligence or reasonableness; (viii) self-help, subrogation, delay or omission to enforce rights or remedies, contribution or severability; (ix) the availability of specific performance, injunctive relief or any other equitable remedy (regardless of whether such question is considered in a proceeding in equity or at law); (x) fixed, stipulated or liquidated damages; (xi) the making of determinations in the sole and absolute (or similarly described) discretion of a party to the Reviewed Documents; (xii) authorizing any party to exercise any rights other than in accordance with applicable law; (xiii) liability of any party for payment of any amount payable under the Reviewed Documents to the extent such amounts (A) accrue, or are attributable to any period of time, after the termination of any of the Reviewed Documents, (B) allow any other party to recover more than the "benefit of its bargain" or (C) exceed the amount of any party's actual damages; (xiv) rendering inapplicable any otherwise applicable law (other than those laws which by their terms may be rendered inapplicable); (xv) requiring all amendments, waivers and terminations be in writing or requiring disregard of any course of dealing between the parties;

(xvi) establishing any obligation of the parties as absolute or unconditional regardless of the occurrence or non-occurrence or existence or non-existence of any event or other state of facts; (xvii) obligations of the parties by reference to and/or incorporation of any provision of any agreement other than the Reviewed Documents, or that consist of or employ provisions (whether operative or definitional) contained in any such other agreement; (xviii) obligating any party to take action it has no legal right to take, or to take or not take an action if taking or failing to take the same would constitute, or aid or abet, a violation of applicable law; (xix) certain agreements of non-signatories, or obligations of signatories with respect to non-signatories or other persons or entities, whether or not signatories, not under the control of such signatories; (xx) selection of venue; (xxi) modifying the time at which any applicable statute of limitation begins to run or at which any cause of action begins to accrue; (xxii) an exemption from any sales or other taxes; (xiii) disclaiming or limiting warranties implied by or required pursuant to law; (xxiv) waiving the defense that an adequate remedy at law exists; and (xxv) waiving any suretyship defenses.

(c) The validity, binding effect, and enforceability of the Reviewed Documents may be limited by (i) applicable bankruptcy, insolvency, reorganization, receivership, moratorium, liquidation, redemption, conservatorship, rearrangement, fraudulent conveyance, or other similar statutes, regulations or laws affecting creditor's rights and remedies generally; (ii) general principles of equity; (iii) judicial discretion; (iv) the exercise by political subdivisions or governmental authorities or corporations acting on their behalf of sovereign or governmental immunity, legislative or governmental powers, police powers, taxing powers, or rights of appropriation; and (v) applicable court decisions relating to a duty or obligation to mitigate damages.

(d) We express no opinion regarding the effect of the laws of usury or similar laws regarding interest rate limitations on the provisions of the Reviewed Documents.

(e) We express no opinion with respect to the matters described on Exhibit B attached to this letter.

(f) The opinions set forth herein are also subject to the qualification that enforceability of the Reviewed Documents may be limited by (i) the provisions of Section 130.002 of the Texas Civil Practice and Remedies Code regarding limitations on indemnifications; (ii) Section 28 of the Texas Property Code regarding prompt payment to contractors and subcontractors; (iii) Section 16.071 of the Texas Civil Practice and Remedies Code regarding the time period for a claimant to give notice of a claim for damages as a condition precedent to the right to sue on a contract; (iv) Section 16.070 of the Texas Civil Practice and Remedies Code regarding permitted contractual limitations on when a claimant may bring suit on a contract; (v) Section 38.02 of the Texas Civil Practice and Remedies Code providing for the notice time period in order for a claimant to recover attorneys' fees; (vi) the "express negligence" and "clear and conspicuous" rules adopted by the Texas Supreme Court, as applied to any indemnity or release provisions in the Reviewed Documents; (vii) Section 35.52 of the Texas Business and Commerce Code; (viii) Section 162.001 et seq. of the Texas Property Code; (ix) Section 302.002 of the Texas Finance Code; (x) Section 28.009 of the Texas Property Code; and (xi) claims of sovereign or governmental immunity by political subdivisions or governmental authorities or corporations acting on their behalf.

We express no opinion as to the laws of any jurisdiction other than the laws of Texas and the laws of the United States of America. The opinions expressed above concern only the effect

of the laws (excluding the principles of conflict of laws) of Texas and the United States of America as currently in effect.

We assume there are no material misstatements in the legal opinions delivered by the other parties and entities to this transaction; and further specifically rely upon Bond Counsel to the City with regard to the Bond Ordinance, Indenture, bond purchase agreement or other documents prepared, delivered or executed in connection with the Bonds and Bond documents, and the Attorney General's review and approval of the transaction.

This opinion letter has been rendered solely for the benefit of the addressees named above in connection with the transactions described therein, and may not be used, circulated, quoted, relied upon or otherwise referred to for any other purpose or by any other person without our prior written consent. This opinion letter does not constitute a warranty or guarantee or an opinion as to matters of fact and should not be construed or relied upon as such. This opinion letter is as of the date hereof only, and we undertake no, and hereby disclaim any, obligation to advise you of any change in any matter set forth herein.

Very truly yours,

_____

MESSER FORT, PLLC
ATTORNEY FOR THE CITY

EXHIBIT A TO OPINION LETTER

ADDITIONAL ASSUMPTIONS

In addition to the assumptions contained in the letter to which this Exhibit A is attached, we have, with your concurrence and without any inquiry or other investigation, made and relied upon the following additional assumptions:

1. The legal capacity of all natural persons executing the Reviewed Documents;

2. No undue influence, duress, fraud, or deceit exists with respect to the transactions described in the Reviewed Documents, and there has not been any mutual mistake of fact or misunderstanding with respect to the same;

3. The conduct of the parties to the Reviewed Documents has complied, and will comply, with any requirement of good faith, fair dealing, and conscionability;

4. There are no agreements or understandings, written or oral, among the parties to the Reviewed Documents, and there is no usage or trade or course of prior dealing among the parties to the Reviewed Documents that would, in either case, define, supplement, or qualify the terms of the Reviewed Documents;

5. All statutes and ordinances enacted by an official legislative body were validly enacted and are constitutional, and all rules and regulations promulgated or issued by an official administrative body and not adjudicated invalid or unenforceable are valid and enforceable;

6. All parties to the Reviewed Documents have complied with all legal requirements that are applicable to them to the extent necessary to authorize such parties to enter into the Reviewed Documents and the Reviewed Documents are enforceable against the other parties thereto;

7. There has been no modification of any provision of the Reviewed Documents, and no waiver or release of any right or remedy thereunder;

8. All parties to the Reviewed Documents will act in accordance with, and will refrain from taking any action that is forbidden by, the terms and conditions of the Reviewed Documents; and

9. All parties to the Reviewed Documents will obtain all permits and governmental approvals required in the future, and take all actions similarly required, relevant to subsequent consummation of the transactions evidenced by the Reviewed Documents or performance of the Reviewed Documents.

10. There are no material misstatements in the legal opinions delivered pursuant to the Bond Purchase Agreement by: (i) Norton Rose Fulbright US LLP Bond Counsel to the City; and (ii) Locke Lord LLP, counsel to the Underwriter.

11. There are no material misstatements in the Letter of Representations delivered pursuant to the Bond Purchase Agreement by Municap, Inc., the Administrator.

12. None of the parties to the Reviewed Documents (other than the City) is a party to any court or regulatory proceeding relating to or otherwise affecting the Reviewed Documents or is subject to any order, writ, injunction, or decree of any court or federal, state, or local government agency or commission that would prohibit the execution and delivery of the Reviewed Documents, or the

consummation of the transactions therein contemplated in the manner therein provided, or impair the validity or enforceability thereof.

EXHIBIT B TO OPINION LETTER

ADDITIONAL EXCLUSIONS

None of the opinions expressed in the letter to which this Exhibit B is attached include any implied opinion unless such implied opinion is both (a) essential to the legal conclusion reached by the express opinions set forth in this letter and (b) based upon prevailing norms and expectations among experienced lawyers in the State of Texas, reasonable in the circumstances. Moreover, unless explicitly addressed in the letter to which this Exhibit B is attached, our opinions specifically do not address any of the following legal issues or the effects thereof on the transactions evidenced by the Bond Purchase Agreement or any other documents prepared, delivered, or executed in connection with the Bonds (the "***Bond Documents***"), and we specifically express no opinion with respect to the Bond Documents:

1. Federal and State securities laws and regulations administered by the Securities and Exchange Commission and state "***Blue Sky***" laws and regulations.

2. The compliance or noncompliance by the Underwriter, the Trustee, the City, any party to the Bond Documents, or the purchasers of the Bonds with any federal and state laws or regulations applicable to the transactions evidenced by the Bond Documents;

3. Compliance with fiduciary duty requirements;

4. Decisions, orders, rules, policies, and regulations of any political subdivision, department, agency, organization, or entity of any kind created under or pursuant to federal law and judicial decisions to the extent they deal with any of the foregoing.

5. Title to any asset or property described or referred to in the Bond Documents or the accuracy or sufficiency of its description;

6. The creation, attachment, perfection, priority or enforcement of any lien, security interest or right of offset purported to be granted under the Bond Documents or created by operation of law;

7. The recordation or filing of any Bond Documents or related documents;

8. Federal and state environmental laws and regulations;

9. Federal and state land use and subdivision laws and regulations;

10. Federal and state tax laws and regulations;

11. Federal patent, copyright and trademark, state trademark, and other federal and state intellectual property laws and regulations;

12. Federal and state racketeering laws and regulations (e.g., RICO);

13. Federal and state health and safety laws and regulations (e.g., OSHA);

14. Federal and state labor laws and regulations;

15. Federal and state laws, regulations and policies concerning (i) national and local emergency, (ii) possible judicial deference to acts of sovereign states, and (iii) criminal and civil forfeiture laws; and

16. Other federal and state statutes of general application to the extent they provide for criminal prosecution (e.g., mail fraud and wire fraud statutes).

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APPENDIX C

[LETTERHEAD OF MUNICAP INC.]

August 30, 2024

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 75009

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

U.S. Bank Trust Company, National Association
Attention: Bond Operations
111 Fillmore Avenue, East
St. Paul, Minnesota 55107

Locke Lord LLP
2200 Ross Ave., Suite 2800
Dallas, Texas 75201

Re: City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project) (the "Bonds")

Ladies and Gentlemen:

The undersigned, an authorized representative of MuniCap, Inc. ("MuniCap"), consultant for the City of Celina, Texas (the "City"), in connection with the Sutton Fields II Public Improvement District (the "District"), does hereby represent the following:

1. MuniCap has supplied certain information contained in the Preliminary Official Statement, dated [PLOM DATE], 2024 (the "Preliminary Official Statement"), and the final Official Statement, dated August 13, 2024 (the "Official Statement"), both in connection with the Bonds, relating to the issuance of the Bonds by the City, as described above. The information MuniCap provided for the Preliminary Official Statement and the Official Statement is located (a) under the captions "ASSESSMENT PROCEDURES — Assessment Methodology," "— Assessment Amounts," and "ASSESSMENT COLLECTION DATA AND TAXABLE VALUE HISTORY FOR NEIGHBORHOOD IMPROVEMENT AREA #1", (b) under the caption "THE ADMINISTRATOR," and (c) in the Service and Assessment Plan (the "SAP") for the City located in APPENDIX B to the Official Statement.

2. To our professional knowledge and belief, the portions of the Official Statement described above do not contain an untrue statement of a material fact as to the information and data set forth therein, and does not omit to state a material fact necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading.

3. We agree to the inclusion of the SAP in the Official Statement and to the use of its name in the Official Statement for the Bonds.

4. We agree that, to the best of our ability, we will inform you immediately should I learn of any event(s) or information of which you are not aware subsequent to the date of this letter and prior to the actual time of delivery of the Bonds (anticipated to occur on or about August 30,

2024) which would render any such information in the Official Statement untrue, incomplete, or incorrect, in any material fact or render any such information materially misleading.

5. The undersigned hereby represents that he or she has been duly authorized to execute this letter of representation.

Sincerely yours,

MUNICAP, INC.

By: _____
Its: _____

EXHIBIT C

CONTINUING DISCLOSURE AGREEMENT

CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT NEIGHBORHOOD IMPROVEMENT AREA #1 PROJECT)

CONTINUING DISCLOSURE AGREEMENT OF THE ISSUER

This Continuing Disclosure Agreement of the Issuer dated as of August 1, 2024 (this "Disclosure Agreement") is executed and delivered by and between the City of Celina, Texas (the "Issuer"), MuniCap, Inc. (the "Administrator") and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc. (the "Dissemination Agent"), with respect to the Issuer's "Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project)" (the "Bonds"). The Issuer, Administrator and the Dissemination Agent covenant and agree as follows:

SECTION 1. Purpose of the Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the Issuer, the Administrator and the Dissemination Agent for the benefit of the Owners (defined below) and beneficial owners of the Bonds. Unless and until a different filing location is designated by the MSRB (defined below) or the SEC (defined below), all filings made by the Dissemination Agent pursuant to this Disclosure Agreement shall be filed with the MSRB through EMMA (defined below).

SECTION 2. Definitions. In addition to the definitions set forth above and in the Indenture of Trust dated as of August 1, 2024, relating to the Bonds (the "Indenture"), which apply to any capitalized term used in this Disclosure Agreement, including the Exhibits hereto, unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Administrative Expenses" shall have the meaning assigned to such term in the Indenture.

"Administrator" shall mean an employee or designee of the Issuer who shall have the responsibilities provided in the Service and Assessment Plan, the Indenture, or any other agreement or document approved by the Issuer related to the duties and responsibilities for the administration of the District.

"Annual Financial Information" shall mean annual financial information as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

"Annual Installment(s)" shall have the meaning assigned to such term in the Indenture.

"Annual Issuer Report" shall mean any Annual Issuer Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

"Assessments" shall have the meaning assigned to such term in the Indenture.

"Business Day" shall have the meaning assigned to such term in the Indenture.

"Disclosure Representative" shall mean the Finance Director, City Manager or Assistant City Manager of the Issuer, or such other officer or employee as the Issuer, may designate in writing to the Dissemination Agent from time to time.

"Dissemination Agent" shall mean HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., or any successor Dissemination Agent designated in writing by the Issuer and which has filed with the Trustee a written acceptance of such designation.

"District" shall mean Sutton Fields II Public Improvement District.

"EMMA" shall mean the Electronic Municipal Market Access System currently available on the internet at http://emma.msrb.org.

"Filing Due Date" is April 10 of each calendar year beginning in April 10, 2025.

"Financial Obligation" shall mean a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that "financial obligation" shall not include municipal securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

"Fiscal Year" shall mean the calendar year from October 1 through September 30.

"Listed Events" shall mean any of the events listed in Section 5(a) of this Disclosure Agreement.

"MSRB" shall mean the Municipal Securities Rulemaking Board or any other entity designated or authorized by the SEC to receive continuing disclosure reporting pursuant to the Rule.

"Neighborhood Improvement Area #1" shall have the meaning assigned to such term in the Indenture.

"Outstanding" shall mean, as of any particular date when used with reference to Bonds, all Bonds authenticated and delivered under the Indenture except (i) any Bond that has been canceled by the Trustee (or has been delivered to the Trustee for cancellation) at or before such date, (ii) any Bond for which the payment of the principal or Redemption Price of and interest on such Bond shall have been made as provided in the Indenture, and (iii) any Bond in lieu of or in substitution for which a new Bond shall have been authenticated and delivered pursuant to the Indenture.

"Owner" shall mean the beneficial owner of any Bonds.

"Participating Underwriter" shall mean FMSbonds, Inc., and its successors and assigns.

"Prepayment" shall mean the payment of all or a portion of an Assessment before the due date thereof. Amounts received at the time of a Prepayment which represent a principal, interest or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Assessment.

"Rule" shall mean Rule 15c2-12 adopted by the SEC under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"SEC" shall mean the United States Securities and Exchange Commission.

"Service and Assessment Plan" shall have the meaning assigned to such term in the Indenture.

"Trust Estate" shall have the meaning assigned to such term in the Indenture.

"Trustee" shall mean U.S. Bank Trust Company, National Association, or any successor trustee pursuant to the Indenture.

SECTION 3. Provision of Annual Issuer Reports.

(a) The Issuer shall cause and hereby directs the Dissemination Agent to provide or cause to be provided to the MSRB, in the electronic or other format required by the MSRB, commencing with the Fiscal Year ending September 30, 2024, an Annual Issuer Report provided to the Dissemination Agent which is consistent with the requirements of and within the time periods specified in Section 4 of this Disclosure Agreement. The audited financial statements of the Issuer, if prepared and when available, may be submitted separately from the Annual Issuer Report, and may be submitted later than the date required in this paragraph for the filing of the Annual Issuer Report if audited financial statements are not available by that date. If, however, the audited financial statements are not complete by the deadline specified in Section 4(a), then the Issuer shall provide unaudited financial statements within such period. In each case, the Annual Issuer Report may be submitted as a single document or as separate documents comprising a package and may include by reference other information as provided in Section 4 of this Disclosure Agreement. If the Issuer's Fiscal Year changes, it shall file notice of such change (and of the date of the new Fiscal Year) with the MSRB prior to the next date by which the Issuer otherwise would be required to provide the Annual Issuer Report pursuant to this paragraph. All documents provided to the MSRB shall be accompanied by identifying information as prescribed by the MSRB.

Not later than ten (10) days prior to the Filing Due Date, the Issuer shall provide the Annual Issuer Report to the Dissemination Agent. The Dissemination Agent shall provide such Annual Issuer Report to the MSRB not later than ten (10) days from receipt of such Annual Issuer Report from the Issuer, but in no case later than the Filing Due Date.

If by the fifth (5th) day before the filing date required under Section 4 of this Disclosure Agreement, the Dissemination Agent has not received a copy of the Annual Issuer Report, the Dissemination Agent shall contact the Disclosure Representative by telephone and in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the applicable Annual Issuer Report pursuant to this subsection (a). Upon such reminder, the Disclosure Representative shall either (i)

provide the Dissemination Agent with an electronic copy of the Annual Issuer Report no later than two (2) Business Days prior to the filing date required under Section 4 of this Disclosure Agreement; or (ii) instruct the Dissemination Agent in writing that the Issuer will not be able to provide the Annual Issuer Report within the time required under this Disclosure Agreement, state the date by which the Annual Issuer Report for such year will be provided and instruct the Dissemination Agent to immediately send a notice to the MSRB in substantially the form attached as Exhibit A; provided, however, that in the event the Disclosure Representative is required to act under either (i) or (ii) described above, the Dissemination Agent still must file the Annual Issuer Report or the notice of failure to file, as applicable, to the MSRB, no later than six months after the end of each Fiscal Year; provided further, however, that in the event the Disclosure Representative fails to act under either (i) or (ii) described above, the Dissemination Agent shall file a notice of failure to file no later than on the last Business Day of the six month period after the end of the Fiscal Year.

(b) The Issuer shall or shall cause the Dissemination Agent to:

(i) determine the filing address or other filing location of the MSRB each year prior to filing the Annual Issuer Report on the date required in subsection (a);

(ii) file the Annual Issuer Report containing or incorporating by reference the information set forth in Section 4 hereof; and

(iii) if the Issuer has provided the Dissemination Agent with the completed Annual Issuer Report and the Dissemination Agent has filed such Annual Issuer Report with the MSRB, then the Dissemination Agent shall file a report with the Issuer certifying that the Annual Issuer Report has been provided pursuant to this Disclosure Agreement, stating the date it was provided and that it was filed with the MSRB.

SECTION 4. Content and Timing of Annual Issuer Reports. The Annual Issuer Report for the Bonds shall contain or incorporate by reference, and the Issuer agrees to provide or cause to be provided to the Dissemination Agent to file, the following:

(a) Annual Financial Information (any or all of which may be unaudited):

(i) Tables setting forth the following information, as of the end of such Fiscal Year:

(A) For the Bonds, the maturity date or dates, the interest rate or rates, the original aggregate principal amount and principal amount remaining Outstanding;

(B) The amounts in the funds and accounts securing the Bonds; and

(C) The assets and liabilities of the Trust Estate.

(ii) The principal and interest paid on the Bonds during the most recent Fiscal Year and the minimum scheduled principal and interest required to be paid on the Bonds in the next Fiscal Year.

(iii) Any changes to the land use designation for the property in Neighborhood Improvement Area #1 of the District from the purposes identified in the Service and Assessment Plan.

(iv) Updates to the information in the Service and Assessment Plan as most recently amended or supplemented (a "SAP Update"), including any changes to the methodology for levying the Assessments in Neighborhood Improvement Area #1 of the District.

(v) The aggregate taxable assessed valuation for parcels or lots within Neighborhood Improvement Area #1 of the District based on the most recent certified tax roll available to the Issuer.

(vi) With respect to single-family residential lots, until building permits have been issued for parcels or lots representing, in the aggregate, 95% of the total Assessments levied within Neighborhood Improvement Area #1 of the District, such SAP Update shall include the following:

(A) the number of new homes completed in Neighborhood Improvement Area #1 of the District during such Fiscal Year; and

(B) the aggregate number of new homes completed within Neighborhood Improvement Area #1 of the District since filing the initial Annual Issuer Report for Fiscal Year ended September 30, 2024.

(vii) Listing of any property or property owners in Neighborhood Improvement Area #1 of the District representing more than five percent (5%) of the levy of the Assessments, the amount of the levy of the Assessments against such landowners, and the percentage of such of the Assessments relative to the entire levy of the Assessments, all as of the October 1 billing date for the Fiscal Year.

(viii) Collection and delinquency history of the Assessments within Neighborhood Improvement Area #1 of the District for the past five Fiscal Years, in the following format:

Collection and Delinquency History of NIA #1 Assessments

Collected in Fiscal Year Ending 9/30	Assessment Billed	Parcels Levied	Delinquent Amount as of 3/1	Delinquent Percentage as of 3/1	Delinquent Amount as of 9/1	Delinquent Percentage as of 9/1	Total Assessments Collected[(1)]
20__	$			—	—		$
20__	$			—	—		$

(1) Collected as of _____, 20__. Includes $_____ attributable to Prepayments.

(ix) For each calendar year, if the total amount of Annual Installments that are delinquent as of September 1 in such calendar year is equal to or greater than ten (10%) of the total amount of Annual Installments due in such calendar year, a list of parcel numbers for which the Annual Installments are delinquent.

(x) Total amount of Prepayments collected, as of the February 15 of the calendar year immediately succeeding such Fiscal Year, in each case with respect to the most recent billing period (generally, October 1 of the preceding calendar year through January 31 of the current calendar year).

(xi) The amount of delinquent Assessments by Fiscal Year:

(A) which are subject to institution of foreclosure proceedings (but as to which such proceedings have not been instituted);

(B) which are currently subject to foreclosure proceedings which have not been concluded;

(C) which have been reduced to judgment but not collected;

(D) which have been reduced to judgment and collected; and

(E) the result of any foreclosure sales of assessed property within Neighborhood Improvement Area #1 of the District if the assessed property represents more than one percent (1%) of the total amount of Assessments.

(xii) A description of any amendment to this Disclosure Agreement and a copy of any restatements to the Issuer's audited financial statements during such Fiscal Year.

(b) If not provided with the financial information provided under subsection 4(a) above, if prepared and when available, the audited financial statements of the Issuer for the most recently ended Fiscal Year, prepared in accordance with generally accepted accounting principles applicable from time to time to the Issuer. If audited financial statements are not included with the financial information provided under subsection 4(a) above, unaudited financial statements shall be included with such financial information within the time period specified.

See Exhibit B hereto for a form for submitting the information set forth in the preceding paragraphs. The Issuer has designated MuniCap, Inc. as the initial Administrator. The Administrator, and if no Administrator is designated, Issuer's staff, shall prepare the Annual Financial Information.

(c) Any or all of the items listed above may be included by specific reference to other documents, including disclosure documents of debt issues of the Issuer, which have been submitted to and are publicly accessible from the MSRB. If the document included by reference is a final offering document, it must be available from the MSRB. The Issuer shall clearly identify each such other document so included by reference.

SECTION 5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 5, each of the following is a Listed Event with respect to the Bonds:

1. Principal and interest payment delinquencies.

2. Non-payment related defaults, if material.

3. Unscheduled draws on debt service reserves reflecting financial difficulties.

4. Unscheduled draws on credit enhancements reflecting financial difficulties.

5. Substitution of credit or liquidity providers, or their failure to perform.

6. Adverse tax opinions, the issuance by the IRS of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds.

7. Modifications to rights of Owners, if material.

8. Bond calls, if material, and tender offers.

9. Defeasances.

10. Release, substitution, or sale of property securing repayment of the bonds, if material.

11. Rating changes.

12. Bankruptcy, insolvency, receivership or similar event of the Issuer.

13. The consummation of a merger, consolidation, or acquisition of the Issuer, or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

14. Appointment of a successor trustee under the Indenture or the change of name of a trustee, if material.

15. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material.

16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

For these purposes, any event described in the immediately preceding paragraph (12) is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the Issuer in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the

supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer.

Upon the occurrence of a Listed Event, the Issuer shall promptly notify the Dissemination Agent in writing and the Issuer shall direct the Dissemination Agent to file a notice of such occurrence with the MSRB. The Dissemination Agent shall file such notice no later than the Business Day immediately following the day on which it receives written notice of such occurrence from the Issuer. Any such notice is required to be filed within ten (10) Business Days of the occurrence of such Listed Event.

Any notice under the preceding paragraphs shall be accompanied with the text of the disclosure that the Issuer desires to make, the written authorization of the Issuer for the Dissemination Agent to disseminate such information as provided herein, and the date the Issuer desires for the Dissemination Agent to disseminate the information (which date shall not be more than ten (10) Business Days after the occurrence of the Listed Event or failure to file).

In all cases, the Issuer shall have the sole responsibility for the content, design and other elements comprising substantive contents of all disclosures made under this Section 5. In addition, the Issuer shall have the sole responsibility to ensure that any notice required to be filed under this Section 5 is filed within ten (10) Business Days of the occurrence of the Listed Event.

(b) The Dissemination Agent shall, within one (1) Business Day of obtaining actual knowledge of the occurrence of any Listed Event with respect to the Bonds, notify the Disclosure Representative of such Listed Event. The Dissemination Agent shall not be required to file a notice of the occurrence of such Listed Event with the MSRB unless and until it receives written instructions from the Disclosure Representative to do so. If the Dissemination Agent has been instructed by the Disclosure Representative on behalf of the Issuer to report the occurrence of a Listed Event under this subsection (b), the Dissemination Agent shall immediately file a notice of such occurrence with the MSRB. It is agreed and understood that the duty to make or cause to be made the disclosures herein is that of the Issuer and not that of the Trustee or the Dissemination Agent. It is agreed and understood that the Dissemination Agent has agreed to give the foregoing notice to the Issuer as an accommodation to assist it in monitoring the occurrence of such event, but is under no obligation to investigate whether any such event has occurred. As used above, "actual knowledge" means the actual fact or statement of knowing, without a duty to make any investigation with respect thereto. In no event shall the Dissemination Agent be liable in damages or in tort to the Issuer, the Participating Underwriter, the Trustee, or any Owner or beneficial owner of any interests in the Bonds as a result of its failure to give the foregoing notice or to give such notice in a timely fashion.

(c) If in response to a notice from the Dissemination Agent under subsection (b), the Issuer determines that the Listed Event under number 2, 7, 8 (as to Bond calls only), 10, 13, 14 or 15 of subparagraph (a) above is <u>not</u> material under applicable federal securities laws, the Issuer shall promptly notify the Dissemination Agent and the Trustee (if the Dissemination Agent is not the Trustee) in writing and instruct the Dissemination Agent not to report the occurrence pursuant to subsection (b).

(d) In addition to the Listed Events above, the Issuer shall provide to the Dissemination Agent filing with the MSRB period reporting on delinquencies and collection activities related to delinquent

Assessments and foreclosure activities in Neighborhood Improvement Area #1 of the District as provided in Exhibit C hereto.

SECTION 6. Termination of Reporting Obligations. The obligations of the Issuer, the Administrator and the Dissemination Agent under this Disclosure Agreement shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds, when the Issuer is no longer an obligated person with respect to the Bonds, or upon delivery by the Disclosure Representative to the Dissemination Agent of an opinion of nationally recognized bond counsel to the effect that continuing disclosure is no longer required. So long as any of the Bonds remain Outstanding, the Dissemination Agent may assume that the Issuer is an obligated person with respect to the Bonds until it receives written notice from the Disclosure Representative stating that the Issuer is no longer an obligated person with respect to the Bonds, and the Dissemination Agent may conclusively rely upon such written notice with no duty to make investigation or inquiry into any statements contained or matters referred to in such written notice. If such termination occurs prior to the final maturity of the Bonds, the Issuer shall give notice of such termination in the same manner as for a Listed Event with respect to such series of Bonds under Section 5(a).

SECTION 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent or successor Dissemination Agent to assist it in carrying out its obligations under this Disclosure Agreement, and may discharge such Dissemination Agent, with or without appointing a successor Dissemination Agent. If at any time there is not any other designated Dissemination Agent, the Issuer shall be the Dissemination Agent. The initial Dissemination Agent appointed hereunder shall be HTS Continuing Disclosure Services, a division of Hilltop Securities Inc.

SECTION 8. Amendment; Waiver. Notwithstanding any other provisions of this Disclosure Agreement, the Issuer and the Dissemination Agent may amend this Disclosure Agreement (and the Dissemination Agent shall not unreasonably withhold its consent to any amendment so requested by the Issuer), and any provision of this Disclosure Agreement may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3(a), 4, or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted;

(b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the delivery of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment or waiver either (i) is approved by the Owners of the Bonds in the same manner as provided in the Indenture for amendments to the Indenture with the consent of Owners, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Owners or beneficial owners of the Bonds.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the Issuer shall describe such amendment in the next related Annual Issuer Report, and shall include, as applicable,

a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(a), and (ii) the Annual Issuer Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. No amendment which materially adversely affects the Dissemination Agent may be made without its prior written consent (which consent will not be unreasonably withheld or delayed).

SECTION 9. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Issuer Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer chooses to include any information in any Annual Issuer Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Issuer Report or notice of occurrence of a Listed Event.

SECTION 10. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Agreement, the Dissemination Agent may (and, at the request of any Participating Underwriter or the Owners of at least twenty-five (25%) aggregate principal amount of Outstanding Bonds, shall, upon being indemnified to its satisfaction), or any Owner or beneficial owner of the Bonds may, take such actions as may be necessary and appropriate to cause the Issuer, as the case may be, to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement shall not be deemed an Event of Default under the Indenture with respect to the Bonds, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer to comply with this Disclosure Agreement shall be an action for mandamus or specific performance.

SECTION 11. Duties, Immunities and Liabilities of Dissemination Agent and Administrator.

(a) The Dissemination Agent shall not have any duty with respect to the content of any disclosures made pursuant to the terms hereof. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Dissemination Agent. To the extent permitted by law, the Issuer agrees to hold harmless the Dissemination Agent, its officers, directors, employees and agents, but only with funds to be provided from Assessments collected from the property owners in Neighborhood Improvement Area #1 of the District, against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Dissemination Agent is an "obligated person" under the Rule. The Dissemination Agent is not acting in a fiduciary capacity in connection with the performance of its respective obligations

hereunder. The fact that the Dissemination Agent may have a banking or other business relationship with the Issuer or any person with whom the Issuer contracts in connection with the transaction described in the Indenture, apart from the relationship created by the Indenture or this Disclosure Agreement, shall not be construed to mean that the Dissemination Agent has actual knowledge of any event described in Section 5 above, except as may be provided by written notice to the Dissemination Agent pursuant to this Disclosure Agreement.

(b) The Administrator shall not have any duty with respect to the content of any disclosures made pursuant to the terms hereof. The Administrator shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Administrator. To the extent permitted by law, the Issuer agrees to hold harmless the Administrator, its officers, directors, employees and agents, but only with funds to be provided from Assessments collected from the property owners in Neighborhood Improvement Area #1 of the District for Administrative Expenses, against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including reasonable attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Administrator's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Administrator and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Administrator is an "obligated person" under the Rule. The Administrator is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder. The Administrator shall not in any event incur any liability with respect to (i) any action taken or omitted to be taken in good faith upon advice of legal counsel given with respect to any question relating to duties and responsibilities of the Administrator hereunder, or (ii) any action taken or omitted to be taken in reliance upon any document delivered to the Administrator and believed to be genuine and to have been signed or presented by the proper party or parties.

(c) The Administrator may, from time to time, consult with legal counsel of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or their respective duties hereunder, and the Dissemination Agent and Administrator shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel.

UNDER NO CIRCUMSTANCES SHALL THE DISSEMINATION AGENT, THE ADMINISTRATOR OR THE ISSUER BE LIABLE TO THE OWNER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE ISSUER, THE ADMINISTRATOR OR THE DISSEMINATION AGENT, RESPECTIVELY, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS DISCLOSURE AGREEMENT, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE. THE DISSEMINATION AGENT AND THE ADMINISTRATOR ARE UNDER NO OBLIGATION NOR ARE THEY REQUIRED TO BRING SUCH AN ACTION.

SECTION 12. Assessment Timeline. Subject to the provisions of Section 5(d) hereof, the basic expected timeline for the collection of Assessments and the anticipated procedures for pursuing

the collection of delinquent Assessments is set forth in Exhibit C which is intended to illustrate the general procedures expected to be followed in enforcing the payment of delinquent Assessments.

SECTION 13. No Personal Liability. No covenant, stipulation, obligation or agreement of the Issuer, Administrator or Dissemination Agent contained in this Disclosure Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future council members, officer, agent or employee of the Issuer, Administrator or Dissemination Agent in other than that person's official capacity.

SECTION 14. Severability. In case any section or provision of this Disclosure Agreement, or any covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder or any application thereof, is for any reasons held to be illegal or invalid, such illegality or invalidity shall not affect the remainder thereof or any other section or provision thereof or any other covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder (except to the extent that such remainder or section or provision or other covenant, stipulation, obligation, agreement, act or action, or part thereof is wholly dependent for its operation on the provision determined to be invalid), which shall be construed and enforced as if such illegal or invalid portion were not contained therein, nor shall such illegality or invalidity of any application thereof affect any legal and valid application thereof, and each such section, provision, covenant, stipulation, obligation, agreement, act or action, or part thereof shall be deemed to be effective, operative, made, entered into or taken in the manner and to the full extent permitted by law.

SECTION 15. Sovereign Immunity. The Dissemination Agent agrees that nothing in this Disclosure Agreement shall constitute or be construed as a waiver of the Issuer's sovereign or governmental immunities regarding liability or suit.

SECTION 16. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Administrator, the Dissemination Agent, the Participating Underwriter, and the Owners and the beneficial owners from time to time of the Bonds, and shall create no rights in any other person or entity. Nothing in this Disclosure Agreement is intended or shall act to disclaim, waive or otherwise limit the duties of the Issuer under federal and state securities laws.

SECTION 17. Dissemination Agent Compensation. The fees and expenses incurred by the Dissemination Agent for its services rendered in accordance with this Disclosure Agreement constitute Administrative Expenses and will be included in the Annual Installments as provided in the annual updates to the Service and Assessment Plan. The Dissemination Agent has entered into a separate agreement with the Issuer, which agreement provides for the payment of the fees and expenses of the Dissemination Agent for its services rendered in accordance with this Disclosure Agreement.

SECTION 18. Administrator Compensation. The fees and expenses incurred by the Administrator for its services rendered in accordance with this Disclosure Agreement constitute Administrative Expenses and will be included in the Annual Installments as provided in the annual updates to the Service and Assessment Plan. The Administrator has entered into a separate agreement with the Issuer, which agreement governs the administration of Neighborhood Improvement Area #1 of the District, including the payment of the fees and expenses of the Administrator for its services rendered in accordance with this Disclosure Agreement.

SECTION 19. Governing Law. This Disclosure Agreement shall be governed by the laws of the State of Texas.

SECTION 20. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SECTION 21. Form 1295. Pursuant to Section 2252.908(c)(4), Texas Government Code, as amended, the Dissemination Agent hereby certifies it is a publicly traded business entity and is not required to file a Certificate of Interested Parties Form 1295 related to this Disclosure Agreement. Submitted by the Administrator herewith is a completed Form 1295 in connection with the execution of this Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The Issuer hereby confirms receipt of the Form 1295 from the Administrator, and the Issuer agrees to acknowledge such form with the TEC through its electronic filing application not later than the 30th day after the receipt of such form. The Administrator and the Issuer understand and agree that, with the exception of information identifying the Issuer and the contract identification number, neither the Issuer nor its consultant is responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Administrator; and, neither the Issuer nor its consultant has verified such information.

SECTION 22. Statutory Verifications. The Dissemination Agent and Administrator each respectively makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Disclosure Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Dissemination Agent or Administrator, as applicable, within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Disclosure Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Disclosure Agreement, notwithstanding anything in this Disclosure Agreement to the contrary.

a. Not a Sanctioned Company. The Dissemination Agent and Administrator each respectively represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Dissemination Agent, Administrator and each of their respective parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

b. No Boycott of Israel. The Dissemination Agent and Administrator each respectively hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Disclosure Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

c. No Discrimination Against Firearm Entities. The Dissemination Agent and Administrator each respectively hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Disclosure Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

d. No Boycott of Energy Companies. The Dissemination Agent and Administrator each respectively hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Disclosure Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

.

[Signature pages follow]

CITY OF CELINA, TEXAS

By: _____
City Manager

HTS CONTINUING DISCLOSURE SERVICES,
A Division Of Hilltop Securities Inc.
(as Dissemination Agent)

By: _____
Authorized Officer

MUNICAP, INC.
(as Administrator)

By: _____
Authorized Officer

EXHIBIT A

NOTICE TO MSRB OF FAILURE TO FILE ANNUAL ISSUER REPORT

Name of Issuer:	City of Celina, Texas
Name of Bond Issue:	Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project) (the "Bonds")
CUSIP Nos.	[insert CUSIP NOs.]
Date of Delivery:	_____, 20__

NOTICE IS HEREBY GIVEN that the City of Celina, Texas (the "Issuer"), has not provided [an Annual Issuer Report][annual audited financial statements] with respect to the Bonds as required by the Continuing Disclosure Agreement of Issuer dated August 1, 2024, between the Issuer, MuniCap, Inc., as "Administrator" and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., as "Dissemination Agent." The Issuer anticipates that [the Annual Issuer Report][annual audited financial statements] will be filed by _____.

Dated: _____

HTS Continuing Disclosure Services, a division of
Hilltop Securities Inc.,
on behalf of the City of Celina, Texas
(as Dissemination Agent)

By: _____

Title: _____

cc: City of Celina, Texas

EXHIBIT B

CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT NEIGHBORHOOD IMPROVEMENT AREA #1 PROJECT)

ANNUAL ISSUER REPORT*

Delivery Date: _____, 20__

CUSIP NOSs: [insert CUSIP NOs.]

ITEMS REQUIRED BY SECTIONS 4(a)(i)

BONDS OUTSTANDING

CUSIP Number	Maturity Date	Interest Rate	Original Principal Amount	Outstanding Principal Amount	Outstanding Interest Amount

INVESTMENTS

Fund/ Account Name	Investment Description	Par Value	Book Value	Market Value

*****Excluding audited financial statements of the Issuer

ITEMS REQUIRED BY SECTIONS 4(a)(ii) – (vii)
[Insert a line item]

SECTION 4(a)(viii) COLLECTION AND DELINQUENCY HISTORY OF THE ASSESSMENTS WITHIN NEIGHBORHOOD IMPROVEMENT AREA #1 FOR THE PAST FIVE FISCAL YEARS, IN THE FOLLOWING FORMAT:

Collection and Delinquency History of NIA #1 Assessments

Collected in Fiscal Year Ending 9/30	Assessment Billed	Parcels Levied	Delinquent Amount as of 3/1	Delinquent Percentage as of 3/1	Delinquent Amount as of 9/1	Delinquent Percentage as of 9/1	Total Assessments Collected[(1)]
20__	$			—	—		$
20__	$			—	—		$

[(1)] Collected as of _____ __, 20__. Includes $_____ attributable to Prepayments.

ITEMS REQUIRED BY SECTIONS 4(a)(ix) – (xii) OF THE CONTINUING DISCLOSURE AGREEMENT OF ISSUER RELATING TO THE CITY OF CELINA, TEXAS SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024, (SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT NEIGHBORHOOD IMPROVEMENT AREA #1 PROJECT)

[Insert a line item for each applicable listing]

EXHIBIT C

BASIC EXPECTED TIMELINE FOR ASSESSMENT COLLECTIONS AND PURSUIT OF DELINQUENCIES[1]

Date	Delinquency Clock (Days)	Activity
January 31		Annual Installments of Assessments are due.
February 1	1	Annual Installments of Assessments Delinquent if not received.
February 15	15	Issuer forwards payment to Trustee for all collections received as of February 15, along with detailed breakdown. Subsequent payments and relevant details will follow monthly thereafter. Issuer and/or Administrator should be aware of actual and specific delinquencies. Issuer and/or Administrator should be aware if Reserve Fund needs to be utilized for debt service payments on March 1. **If there is to be a shortfall, the Trustee and Dissemination Agent should be immediately notified in writing.** Issuer and/or Administrator should also be aware if, based on collections, there will be a shortfall for September payment. Issuer and/or Administrator should determine if previously collected surplus funds, if any, plus actual collections will be fully adequate for debt service in March and September. At this point, if total delinquencies are under 5% and if there is adequate funding for March and September payments, no further action is anticipated for collection of Annual Installments of Assessments except that the Issuer or Administrator, working with the City Attorney or an appropriate designee, will begin process to cure deficiency. **For properties delinquent by more than one year or if the delinquency exceeds $10,000 the matter will be referred for commencement of foreclosure.** **If there are over 5% delinquencies or if there is inadequate funding in the Pledged Revenue**

[1] Illustrates anticipated dates and procedures for pursuing the collection of delinquent Annual Installments of Assessments, which dates and procedures are subject to adjustment by the Issuer.

		Fund for transfer to the Principal and Interest Account of such amounts as shall be required for the full March and September payments, the collection-foreclosure procedure will proceed against all delinquent properties.
March 15	43/44	Trustee pays bond interest payments to Owners. Reserve Fund payment to Bond Fund may be required if Assessments are below approximately 50% collection rate. Issuer, or the Trustee, on behalf of the Issuer, to notify Dissemination Agent of the occurrence of draw on the Reserve Fund and, following receipt of such notice, Dissemination Agent to notify MSRB of such draw on the Reserve Fund for debt service. **Use of Reserve Fund for debt service payment should trigger commencement of foreclosure on delinquent properties.** Issuer determines whether or not any Annual Installments of Assessments are delinquent and, if such delinquencies exist, the Issuer commences as soon as practicable appropriate and legally permissible actions to obtain such delinquent Annual Installments of Assessments.
March 20	**48/49**	**Issuer and/or Administrator to notify Dissemination Agent of any delinquencies to be included in the Annual Report.** **If any property owner with ownership of property responsible for more than $10,000 of the Annual Installments of Assessments is delinquent or if a total of delinquencies is over 5%, or if it is expected that Reserve Fund moneys will need to be utilized for either the March or September bond payments, the Disclosure Representative shall work with City Attorney's office, or the appropriate designee, to satisfy payment of all delinquent Annual Installments of Assessments.**
April 15	**74/75**	**Preliminary Foreclosure activity commences, and Issuer to notify Trustee and Dissemination Agent of the commencement of preliminary foreclosure activity.**

		If Trustee has not received Foreclosure Schedule and Plan of Collections, Trustee to request same from the Issuer.
May 1	90/91	If the Issuer has not provided the Trustee with Foreclosure Schedule and Plan of Collections, and if instructed by the Owners to begin foreclosure under Section 7.2 of the Indenture, Trustee requests that the Issuer commence foreclosure or provide plan for collection.
May 15	104/105	The designated lawyers or law firm will be preparing the formal foreclosure documents and will provide periodic updates to the Dissemination Agent for dissemination through the MSRB. The goal for the foreclosure actions is a filing by no later than June 1 (day 121/122).
June 1	**121/122**	**Foreclosure action to be filed with the court.**
June 15	**135/136**	**Issuer notifies Trustee and Dissemination Agent of Foreclosure filing status in writing.** Dissemination Agent notifies Owners.
July 1	151/152	If Owners and Dissemination Agent have not been notified of a foreclosure action, Dissemination Agent will notify the Issuer that it is appropriate to file action.

A committee of not less than twenty-five (25%) of the Owners may request a meeting with the Mayor, City Manager, or other responsible official of the City to discuss the Issuer's actions in pursuing the repayment of any delinquencies. This would also occur after day 30 if it is apparent that a Reserve Fund draw is required. Further, if delinquencies exceed five percent (5%) Owners may also request a meeting with the Issuer at any time to discuss the Issuer's plan and progress on collection and foreclosure activity. If the Issuer is not diligently proceeding with the foreclosure process, the Owners may seek an action for mandamus or specific performance to direct the Issuer to pursue the collections of delinquent Annual Installments of Assessments.

EXHIBIT D

AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

January 29, 2016
As updated for NIA #3 on June 11, 2019, collectively updated for NIA #2 & NIA #3 on September 10, 2019, updated for NIA #4 on July 14, 2020 and September 8, 2020, updated for NIA #5A on July 13, 2021, updated for the NIA #5 Bonds on December 14, 2021, and updated for Major Improvement Area Refunding Bonds and NIA #1 Refunding Bonds on August 13, 2024.

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT

AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

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RECITALS

WHEREAS, this Service and Assessment Plan amends and restates that particular Sutton Fields PID II Service and Assessment Plan approved by the City Council on November 10, 2015 (the "Original SAP"); and

WHEREAS, certain terms used herein are defined in Section II; and

WHEREAS, on September 3, 2015, CADG Sutton Fields, LLC, a Texas limited liability company; owner of a majority of the real property petitioned the City for creation of a PID; and

WHEREAS, by Resolution 2015-51R adopted on October 13, 2015, after notice and a public hearing in the manner required by law, the City Council of the City of Celina, Texas approved a resolution authorizing the creation of the Sutton Fields II Public Improvement District (the "District") of the City of Celina; and

WHEREAS, on November 10, 2015, after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance Nos. 2015-54 and 2015-56 approving the Original SAP and Assessment Rolls and the levy of assessments on property in the District; and

WHEREAS, the original plan of development contemplated the City to provide retail water and sewer service, the Developer had agreed to secure the water and wastewater certificates of convenience and necessity ("CCNs") from Mustang Special Utility District for an estimated cost of $3,300,000 as shown in the Major Improvements budget in the Original SAP and in connection with the securing of the CCN Certificate in order to provide water and wastewater services for the City, the Developer had agreed to purchase capacity for such services from Upper Trinity Regional Water District ("UTRWD") for an estimated cost of $800,000; and

WHEREAS, Mustang Special Utility District ("MSUD") held the certificates of convenience and necessity (the "CCNs") to provide retail water and sewer service to Tract A; and

WHEREAS, Aqua Texas ("Aqua") held the CCNs to provide retail water and sewer service to Tract B; and

WHEREAS, MSUD CCNs were decertified on July 16, 2015 and Aqua CCNs were decertified on March 22, 2016, in order to allow the City to provide retail water and sewer service to the Property; and

WHEREAS, the Developer and the City have agreed that the Property will receive water and sewer service from MSUD; and

WHEREAS, the MSUD, the City, and the Developer entered into that certain Facilities Agreement (the "Facilities Agreement") effective on June 13, 2017, wherein MSUD has agreed to

provide retail water and sewer service to the Assessed Property and, therefore, the CCNs and the UTRWD capacity included in the Original SAP are no longer required; and

WHEREAS, the City and the Developer entered that certain Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Reimbursement Agreement, effective November 10, 2015 (the "NIA #1 Reimbursement Agreement"), to pay and reimburse the Developer for cost of Neighborhood Improvement Area #1 Improvements (as defined in the Reimbursement Agreement) plus interest; and

WHEREAS, the City and the Developer determined that due to the change in water and sewer service providers, the Developer will no longer expend the amount of $2,225,000.00 for the costs incurred in the construction of the Neighborhood Improvement Area #1 Improvements (as defined in the NIA #1 Reimbursement Agreement) for which the City would be obligated to reimburse the Developer; and

WHEREAS, the City Council approved the creation of *Reinvestment Zone Number Four, City of Celina, Texas* ("TIRZ No. 4"), on November 5, 2015; and

WHEREAS, the TIRZ Credit related to TIRZ No. 4 was amended to reduce the City's participation rate; and

WHEREAS, the City created *Reinvestment Zone Number Eight, City of Celina, Texas* ("TIRZ No. 8") to encompass the Neighborhood Improvement Areas #2-5 Major Improvements Assessed Property;

WHEREAS, the Original SAP was amended and restated on August 28, 2018, and has been updated in connection with the levy of the assessments related to certain reimbursement agreements and/or the sale of series of PID Bonds and is being further updated in this Amended and Restated Service and Assessment Plan, and

WHEREAS, the City Council decided to amend and restate the Original SAP to, among other things, allow MSUD to provide retail water and sewer service to the Assessed Property and to release the portion of the Neighborhood Improvement Area #1 Assessment previously levied related to the costs of these projects and which were securing the NIA #1 Reimbursement Agreement and such amounts are removed for all purposes throughout the Amended and Restated Service and Assessment Plan; and

WHEREAS, this Amended and Restated Service and Assessment Plan may be further updated from time to time;

WHEREAS, the City and the Developer entered that certain Sutton Fields II Public Improvement District Neighborhood Improvement Area #2 Reimbursement Agreement, effective August 28, 2018 (the "NIA #2 Reimbursement Agreement"), to pay and reimburse the Developer for cost of Neighborhood Improvement Area #2 Improvements (as defined in the Reimbursement Agreement) plus interest; and

WHEREAS, the City and the Developer entered that certain Sutton Fields II Public Improvement District Neighborhood Improvement Area #3 Reimbursement Agreement, effective June 11, 2019 (the "NIA #3 Reimbursement Agreement"), to pay and reimburse the Developer for cost of Neighborhood Improvement Area #3 Improvements (as defined in the Reimbursement Agreement) plus interest; and

WHEREAS, the City and the Developer entered that certain Sutton Fields II Public Improvement District Neighborhood Improvement Area #4 Reimbursement Agreement, effective July 14, 2020 (the "NIA #4 Reimbursement Agreement"), to pay and reimburse the Developer for cost of Neighborhood Improvement Area #4 Improvements (as defined in the Reimbursement Agreement) plus interest; and

WHEREAS, the City and the Developer entered that certain Sutton Fields II Public Improvement District Neighborhood Improvement Area #5A Reimbursement Agreement, effective July 13, 2021 (the "NIA #5A Reimbursement Agreement"), to pay and reimburse the Developer for cost of Neighborhood Improvement Area #5A Improvements (as defined in the Reimbursement Agreement) plus interest; and

WHEREAS, the City and the Developer determined that due to the change in water and sewer service providers, the Developer will no longer expend the amount of $2,225,000.00 for the costs incurred in the construction of the Neighborhood Improvement Area #1 Improvements (as defined in the NIA #1 Reimbursement Agreement) for which the City would be obligated to reimburse the Developer; and

WHEREAS, the City authorized the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds to refund Neighborhood Improvement Areas #2-5 Major Improvement Bonds, and the Neighborhood Improvement Area #1 Refunding Bonds to refund the Neighborhood Improvement Area #1 Bonds on August 13, 2024; and

NOW THEREFORE, the Service and Assessment Plan is updated as follows:

(remainder of this page is intentionally left blank)

I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On October 13, 2015, (the "Creation Date") the City Council of the city of Celina, Texas (the "City") passed and approved Resolution No. 2015-51R approving and authorizing the creation of the Sutton Fields II Public Improvement District (the "PID") to finance the costs of certain public improvements for the benefit of property within the PID (the "Authorized Improvements"), which is located within the City.

Certain development standards have been established for the property within the PID pursuant to the terms and conditions of that certain Amended and Restated Sutton Fields Facilities and Development Agreement dated June 13, 2017 ("the Development Agreement"). The property in the PID is proposed to be developed in approximately five phases (including subphases), and the Assessments levied within the PID financed Authorized Improvements for each phase as each phase was developed. Assessments will be imposed on all property in each phase for the Authorized Improvements to be provided for that phase.

Chapter 372 of the Texas Local Government Code, the "Public Improvement District Assessment Act" (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. This Sutton Fields II Public Improvement District Amended and Restated Service and Assessment Plan has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan "must (i) cover a period of at least five years; (ii) define the annual indebtedness and the projected costs for improvements; and (iii) include a copy of the notice form required by Section 5.014, Property Code." The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix D.

Section 372.014 of the PID Act requires that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section V.

Section 372.015 of the PID Act requires that the "governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district." The method of assessing the Authorized Improvement Costs and apportionment of such costs to the property in the PID is included in Section V.

Section 372.016 of the PID Act requires that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed Assessment Roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter." The Assessment Rolls for the PID are included as Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, and Appendix J (which consists of Appendix J-1, Appendix J-2, and Appendix J-3) of this Service and Assessment Plan. The Assessments as shown on the Assessment Rolls are

based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. DEFINITIONS

Capitalized terms shall have the meanings ascribed to them as follows:

"Actual Cost(s)" means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a certification for payment, as defined in the Construction, Funding and Acquisition Agreement, that has been reviewed and approved by the City. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, and taxes, (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, County permit fees, development fees), insurance premiums, miscellaneous expenses, and all advances and payments for Administrative Expenses. Actual Costs include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a certification for payment, as defined in the respective Construction, Funding and Acquisition Agreement, that has been reviewed and approved by the City. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

"Additional Interest Rate" means the up to 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act.

"Additional Interest Reserve" has the meaning set forth in Section V.N of this Service and Assessment Plan.

"Administrative Expenses" means the administrative, organization, maintenance and operation costs and expenses associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record

of installments of the Assessments and the system of registration and transfer of the PID Bonds, (v) issuing, paying and redeeming the PID Bonds (vii) investing or depositing of monies, (viii) complying with the PID Act and codes with respect to the PID Bonds, (ix) the Trustee fees and expenses relating to the PID Bonds, including other reasonable fees, (x) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (xi) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the PID Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"Administrator" means the employee or designee of the City, identified in any indenture of trust relating to the PID Bonds or identified in any agreement approved by City Council, who shall have the responsibilities provided for herein and in the Service and Assessment Plan.

"Annual Installment" means, with respect to each Assessed Property, each annual payment of the: (i) Assessments (including the principal of and interest on), as shown on the Assessment Rolls attached hereto as Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, and Appendix J or in an Annual Service Plan Update, and calculated as provided in Section VII of this Service and Assessment Plan, (ii) Administrative Expenses, and (iii) the amount collected for the Additional Interest Rate for the Additional Interest Reserve described in Section V.N of this Service and Assessment Plan.

"Annual Service Plan Update" has the meaning set forth in Section VI of this Service and Assessment Plan.

"As-Built Assessed Value" means the estimated future assessed value of a parcel after construction.

"Assessed Property" means a Parcel, other than Non-Benefitted Property, of land located within the PID, described by metes and bounds, by lot and block number in a final subdivision plat recorded in the Official Public Records of the County, or by any other means determined by the County, against which an Assessment is levied by the Assessment Ordinance in accordance with the Service and Assessment Plan.

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

"Assessment Ordinance" means each ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments.

"Assessment Roll(s)" means the document(s) included in this Service and Assessment Plan as Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, and Appendix J (which consists of Appendix J-1, Appendix J-2, and Appendix J-3) as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update or any other Assessment Rolls in an amendment or supplement to this Service and Assessment Plan.

"Authorized Improvements" means the public improvements identified in Section III herein and authorized under Section 372.003 of the PID Act, acquired, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

"Authorized Improvement Costs" mean the actual or budgeted costs, as applicable, of all or any portion of the Authorized Improvements.

"City" means City of Celina, Texas.

"**City Council**" means the duly elected governing body of the City.

"Construction, Funding and Acquisition Agreement" means as applicable, the (i) "Neighborhood Improvement Areas #2-5 Construction, Funding and Acquisition Agreement" between the City and the Developer relating to the Neighborhood Improvement Areas #2-5 Major Improvement Bonds, dated as of November 10, 2015, which provides for the appointment, levying and collection of Assessments, the construction of the Neighborhood Improvement Areas #2-5 Major Improvements, the maintenance of the Neighborhood Improvement Areas #2-5 Major Improvements, the issuance of bonds and other matters related thereto, (ii) the "Neighborhood Improvement Area #1 Construction, Funding and Acquisition Agreement" between the City and the Developer relating to the Neighborhood Improvement Area #1 Bonds, dated as of November 10, 2015, which provides for the appointment, levying and collection of Assessments, the construction of the Neighborhood Improvement Area #1 Improvements, the maintenance of the Neighborhood Improvement Area #1 Improvements, the issuance of bonds and other matters related thereto, (iii) the "Neighborhood Improvement Area #2 Construction, Funding and Acquisition Agreement" between the City and the Developer dated as of August 28, 2018, (iv) the "Neighborhood Improvement Area #3 Construction, Funding and Acquisition Agreement" between the City and the Developer dated as of June 11, 2019, (v) the "Neighborhood Improvement Area #4 Construction, Funding and Acquisition Agreement" between the City and the Developer dated as of July 14, 2019, (v) the "Neighborhood Improvement Area #5A Construction, Funding and Acquisition Agreement" between the City and the Developer dated as of July 13, 2021, and (vi) the "Neighborhood Improvement Area #5B Construction, Funding, and Acquisition Agreement" between the City and the Developer dated as of December 14, 2021.

"County" means Denton County, Texas.

"Delinquent Collection Costs" mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the

costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney's fees.

"Developer" means, as applicable, CADG Sutton Fields, LLC, a Texas limited liability company; CADG Sutton Fields II, LLC, a Texas limited liability company, and MM Sutton Fields 4A-4B, LLC, a Texas limited liability company.

"Homeowner Association Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a Homeowner's Association established for the benefit of property owners within the PID.

"Indenture" means an indenture of trust, trust agreement, ordinance or similar document between the City and Trustee setting forth the terms and other provisions relating to a series of one or more PID Bonds, as modified, amended, and/or supplemented from time to time.

"Lot" means a tract of land described as a "lot" in a subdivision plat recorded in the Official Public Records of Denton County, Texas.

"Lot Type" means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential lots by the estimated Lot size and Lot width.

"Major Improvements" means both on-site and off-site Authorized Improvements which benefit all Assessed Property within the PID and described in Section III.

"Neighborhood Improvement Area #1" or **"NIA #1"** means the initial area being developed within the PID as Phase 1, as generally shown on the map on Table II-B consisting of approximately 130 acres**.**

"Neighborhood Improvement Area #1 Assessed Property" means any and all Parcels within Neighborhood Improvement Area #1 other than Non-Benefited Property and as shown in the Neighborhood Improvement Area #1 Assessment Roll against which an Assessment relating to the Neighborhood Improvement Area #1 Improvements is levied.

"Neighborhood Improvement Area #1 Assessment Roll" means the Assessment Roll covering the Neighborhood Improvement Area #1 included in this SAP as Appendix E, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Updates.

"Neighborhood Improvement Area #1 Bonds" means those certain "City of Celina, Texas, Special Assessment Revenue Bonds, Series, 2015 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project)" that are secured by actual revenues received by or

on behalf of the City from the collection of Assessments levied against Neighborhood Improvement Area #1 Assessed Property, or the Annual Installments thereof, for the Neighborhood Improvement Area #1 Improvements. Following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds, the Neighborhood Improvement Area #1 Bonds will be refunded and will no longer be outstanding.

"Neighborhood Improvement Area #1 Initial Parcel" means the portion of all Parcels located within Neighborhood Improvement Area #1 at the time the Assessments were initially levied against the Neighborhood Improvement Area #1 Assessed Property.

"Neighborhood Improvement Area #1 Refunding Bonds" means those certain "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project) issued by the City to refund the Neighborhood Improvement Area #1 Bonds. Following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds and the defeasance and refunding of the Neighborhood Improvement Area #1 Bonds, the Assessment levied against the Neighborhood Improvement Area #1 Assessed Property will only secure the Neighborhood Improvement Area #1 Refunding Bonds.

"Neighborhood Improvement Area #1 Improvements" means (i) the pro rata portion of the Major Improvements that benefit the entire PID allocable to the Neighborhood Improvement Area #1, and (ii) the Authorized Improvements which only benefit the Neighborhood Improvement Area #1 Assessed Property and are described in Section III.B hereto, and which have been financed with Neighborhood Improvement Area #1 Bonds.

"Neighborhood Improvement Area #2" or "NIA #2" means the property within the PID, being developed as Phase 1C, as depicted on the map in Appendix A consisting of approximately 45.4 acres within the PID.

"Neighborhood Improvement Area #2 Assessed Property" means, for any year, any and all Parcels within Neighborhood Improvement Areas #2 other than Non-Benefited Property.

"Neighborhood Improvement Area #2 Assessment Roll" means the Assessment Roll covering Neighborhood Improvement Area #2 included in this SAP as Appendix G, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared or in connection with any Annual Service Plan Update.

"Neighborhood Improvement Area #2 Initial Parcel" means the portion of all Parcels located within Neighborhood Improvement Area #2, which includes the following tax map identification numbers assigned by the Denton County Appraisal District: 134236.

"Neighborhood Improvement Area #2 Improvements" means those Authorized Improvements that benefit the Neighborhood Improvement Area #2, as described in Section III.D hereto, and which have been financed with the Neighborhood Improvement Areas #2 Reimbursement Agreement and/or the Neighborhood Improvement Area #2-3 Bonds.

"Neighborhood Improvement Area #2 Reimbursement Agreement" means the reimbursement agreement by and between the City and the Developer in which the Developer agrees to fund the Actual Costs of certain Neighborhood Improvement Area #2 Improvements and the City agrees to reimburse the Developer for the Actual Costs of those Neighborhood Improvement Area #2 Improvements funded by the Developer with interest as permitted by the Act.

"Neighborhood Improvement Areas #2-3 Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2019 (Sutton Fields II Public Improvement District Neighborhood Improvement Area's #2-3 Projects) that are secured by actual revenues received by or on behalf of the City from the collection of Assessments levied against Neighborhood Improvement Area #2 Assessed Property and Neighborhood Improvement Area #3 Assessed Property, or the Annual Installments thereof, for the Neighborhood Improvement Area #2 Improvements and Neighborhood Improvement Area #3 Improvements.

"Neighborhood Improvement Areas #2-5" means the property within the PID, excluding Neighborhood Improvement Area #1, as depicted on the map on Table II-C consisting of approximately 493 acres within the PID.

"Neighborhood Improvement Areas #2-5 Major Improvements Assessed Property" means, for any year, any and all Parcels within Neighborhood Improvement Areas #2-5 other than Non-Benefited Property.

"Neighborhood Improvement Areas #2-5 Major Improvements Assessment Roll" means the Assessment Roll covering Neighborhood Improvement Areas #2-5 Major Improvements included in this SAP as Appendix F, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

"Neighborhood Improvement Areas #2-5 Initial Parcel" means the portion of all Parcels located within Neighborhood Improvement Areas #2-5 at the time the Assessments were initially levied against the Neighborhood Improvement Areas #2-5 Major Improvements Assessed Property, which included the following tax map identification numbers assigned by the Denton County Appraisal District: 52680, 122875, 52751, 52810, 52744, 52760, 52721, 660188, 134236.

"Neighborhood Improvement Areas #2-5 Major Improvements" means the portion of those Major Improvements that are allocable to Neighborhood Improvement Areas #2-5, as described in Section III.C hereto, and which have been financed with the Neighborhood Improvement Areas #2-5 Major Improvement Bonds.

"Neighborhood Improvement Areas #2-5 Major Improvement Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Sutton Fields II Public Improvement District Neighborhood Improvement Areas #2-5 Major Improvement Project) that are secured by Assessments levied on Neighborhood Improvement Areas #2-5 Major Improvements Assessed Property. Following the issuance of the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds, the Neighborhood Improvement Areas #2-5 Major Improvement Bonds will be refunded and will no longer be outstanding.

"Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds" means those certain "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Major Improvement Area Project) issued by the City to refund the Neighborhood Improvement Areas #2-5 Major Improvement Bonds. Following the issuance of the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds and the defeasance and refunding of the Neighborhood Improvement Areas #2-5 Major Improvement Bonds, the Assessments levied against the Neighborhood Improvement Areas #2-5 Major Improvements Assessed Property will only secure the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds.

"Neighborhood Improvement Area #3" or "NIA #3" means the property within the PID, being developed as Phases 2A and 2B, as depicted on the map in Appendix A consisting of approximately 77.4 acres within the PID.

"Neighborhood Improvement Area #3 Assessed Property" means, for any year, any and all Parcels within Neighborhood Improvement Areas #3 other than Non-Benefited Property.

"Neighborhood Improvement Area #3 Assessment Roll" means the Assessment Roll covering Neighborhood Improvement Area #3 included in this SAP as Appendix H, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

"Neighborhood Improvement Area #3 Initial Parcels" means the portion of all Parcels located within Neighborhood Improvement Area #3, which includes the following tax map identification numbers assigned by the Denton County Appraisal District: 52810, 52744, 52760, and 52721.

"Neighborhood Improvement Area #3 Improvements" means those Authorized Improvements that benefit the Neighborhood Improvement Area #3, as described in Section III.E hereto, and which were financed with the Neighborhood Improvement Areas #3 Reimbursement Agreement and/or the Neighborhood Improvement Areas #2-3 Bonds.

"Neighborhood Improvement Area #3 Reimbursement Agreement" means the reimbursement agreement by and between the City and the Developer in which the Developer agrees to fund the Actual Costs of certain Neighborhood Improvement Area #3 Improvements and the City agrees to reimburse the Developer for the Actual Costs of those Neighborhood Improvement Area #3 Improvements funded by the Developer with interest as permitted by the Act.

"Neighborhood Improvement Area #4" or "NIA #4" means the property within the PID, being developed as Phases #2C and Phase #4B, as depicted on the map in Appendix A consisting of approximately 77 acres within the PID.

"Neighborhood Improvement Area #4 Assessed Property" means, for any year, any and all Parcels within Neighborhood Improvement Area #4 other than Non-Benefited Property.

"Neighborhood Improvement Area #4 Assessment Roll" means the Assessment Roll covering

Neighborhood Improvement Area #4 included in this SAP as Appendix I, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

"Neighborhood Improvement Area #4 Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2020 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #4 Projects) that are secured by actual revenues received by or on behalf of the City from the collection of Assessments levied against Neighborhood Improvement Area #4 Assessed Property, or the Annual Installments thereof, for the Neighborhood Improvement Area #4 Improvements.

"Neighborhood Improvement Area #4 Initial Parcels" means the portion of all Parcels located within Neighborhood Improvement Area #4, which includes the following tax map identification numbers assigned by the Denton County Appraisal District: 751232, 751234, and 134236.

"Neighborhood Improvement Area #4 Improvements" means those Authorized Improvements that benefit the Neighborhood Improvement Area #4, as described in Section III.F hereto, and which were financed with the Neighborhood Improvement Area #4 Reimbursement Agreement and/or proceeds from the Neighborhood Improvement Area #4 Bonds.

"Neighborhood Improvement Area #4 Reimbursement Agreement" means reimbursement agreement by and between the City and the Developer in which the Developer agrees to fund the Actual Costs of certain Neighborhood Improvement Area #4 Improvements and the City agrees to reimburse the Developer for the Actual Costs of those Neighborhood Improvement Area #4 Improvements funded by the Developer with interest as permitted by the Act.

"Neighborhood Improvement Area #5" or "NIA #5" means Neighborhood Improvement Area #5A and Neighborhood Improvement Area #5B**.**

"Neighborhood Improvement Area #5 Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2022 (Sutton Fields II Public Improvement District Neighborhood Improvement Areas #5 Project) that are secured by actual revenues received by or on behalf of the City from the collection of Assessments levied against Neighborhood Improvement Area #5A Assessed Property and Neighborhood Improvement Area #5B Assessed Property as shown on the combined Neighborhood Improvement Area #5A and Neighborhood Improvement Area #5B Assessment Roll included in this SAP as Appendix J-1.

"Neighborhood Improvement Area #5A" or "NIA #5A" means the property within the PID, being developed as Phases #3A, Phase #3B, Phase #3C, Phase #3D, and Phase #3E, as depicted on the map in Appendix A consisting of approximately 95.3 acres within the PID.

"Neighborhood Improvement Area #5A Assessed Property" means, for any year, any and all Parcels within Neighborhood Improvement Area #5A other than Non-Benefited Property.

"Neighborhood Improvement Area #5A Assessment Roll" means the Assessment Roll covering

Neighborhood Improvement Area #5A included in this SAP as Appendix J-2, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

"Neighborhood Improvement Area #5A Initial Parcels" means the portion of all Parcels located within Neighborhood Improvement Area #5A, which includes the following tax map identification numbers assigned by the Denton County Appraisal District: 122875, 52680, 52690, 52751, 52810, 52744, 52721, 52760, and 52763.

"Neighborhood Improvement Area #5A Improvements" means those Authorized Improvements that benefit the Neighborhood Improvement Area #5A, as described in Section III.G hereto, and which were initially financed with the Neighborhood Improvement Area #5A Reimbursement Agreement and will now be reimbursed with the Neighborhood Improvement Area #5A's portion of the Neighborhood Improvement Area #5 Bonds.

"Neighborhood Improvement Area #5A Reimbursement Agreement" means reimbursement agreement by and between the City and the Developer in which the Developer agrees to fund the Actual Costs of certain Neighborhood Improvement Area #5A Improvements and the City agrees to reimburse the Developer for the Actual Costs of those Neighborhood Improvement Area #5A Improvements funded by the Developer with interest as permitted by the Act.

"Neighborhood Improvement Area #5B" or "NIA #5B" means the property within the PID, being developed as Phase #4A, Phase #4C, Phase #5 Phase #7, Phase #8A and Phase #8B, as depicted on the map in Appendix A consisting of approximately 168.6 acres within the PID.

"Neighborhood Improvement Area #5B Assessed Property" means, for any year, any and all Parcels within Neighborhood Improvement Area #5B other than Non-Benefited Property.

"Neighborhood Improvement Area #5B Assessment Roll" means the Assessment Roll covering Neighborhood Improvement Area #5B included in this SAP as Appendix J-3, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

"Neighborhood Improvement Area #5B Initial Parcels" means the portion of all Parcels located within Neighborhood Improvement Area #5B, which includes the following tax map identification numbers assigned by the Denton County Appraisal District: 134236, 52810, 52744, 751235, 751236, and 660188.

"Neighborhood Improvement Area #5B Improvements" means those Authorized Improvements that benefit the Neighborhood Improvement Area #5B, as described in Section III.H hereto, and which were financed with the Neighborhood Improvement Area #5B's portion of the Neighborhood Improvement Area #5 Bonds.

"Non-Benefited Property" means Parcels that accrue no special benefit from the Authorized

Improvements, including Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider. Property identified as Non-Benefited Property is not assessed at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel. For Assessed Property that is converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, such property remains subject to the Assessments and the Assessments must be prepaid as provided for in Section VII.H.

"Parcel" or "Parcels" means a specific property within the PID identified by either a tax map identification number assigned by the Denton County Appraisal District for real property tax purpose, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the Official Public Records of Denton County, or by any other means determined by the County.

"PID" means the Sutton Fields II Public Improvement District created by the City pursuant to Resolution 2015-51R on October 13, 2015.

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

"PID Bonds" means the bonds to be issued by the City, in one or more series, to finance the Authorized Improvements that confer special benefit on the property within the PID, which may include funds for any required reserves and amounts necessary to pay the PID Bond issuance costs, and to be secured by a pledge of the Assessments pursuant to the authority granted in the PID Act, for the purposes of (i) financing the costs of Authorized Improvements and related costs, and (ii) reimbursement for Actual Costs paid prior to the issuance of and payment for the PID Bonds. This term is used to collectively refer to the Neighborhood Improvement Area #1 Refunding Bonds, the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds, the Neighborhood Improvement Area #2-3 Bonds, the Neighborhood Improvement Area #4 Bonds, and the Neighborhood Improvement Area #5 Bonds throughout this SAP.

"Prepayment Costs" mean interest and expenses to the date of prepayment, plus any additional amounts due pursuant to the Indenture related to the PID Bonds and allowed by law, if any, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment and the PID Bonds secured by such Assessment.

"Project" means the approximately 622 acres of land located within the City. The project is contained within the area depicted on Table II-A**.**

"Public Property" means property, real property, right of way and easements located within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, Denton County, the City, a school district, a public utility provider or any other political subdivision or public agency, whether in fee simple, through an exclusive use easement, or through a public utility easement.

"Service and Assessment Plan" or **"SAP"** means this Amended and Restated Sutton Fields II Public Improvement District Service and Assessment Plan (as such plan is amended and/ or

updated from time to time).

"TIRZ No. 4" means the Tax Increment Reinvestment Zone No. 4, City of Celina, Texas.

"TIRZ No. 8" means the Tax Increment Reinvestment Zone No. 8, City of Celina, Texas.

"TIRZ Credit" means, for each Parcel, the prorated amount of TIRZ Revenues calculated pursuant to Section V.O of this Service and Assessment Plan.

"TIRZ Ordinances" means the ordinances adopted by the City Council authorizing the use of TIRZ Revenues for project costs under the Tax Increment Financing Act, Texas Tax Code, Chapter 311, as amended, relating to the Authorized Improvements as provided for in the Tax Increment Reinvestment Zone No. 4 Project Plan and Financing Plan (including amendments or supplements thereto) and the Tax Increment Reinvestment Zone No. 8 Project Plan and Financing Plan (including amendments or supplements thereto).

"TIRZ Revenues" mean, for each year, the amounts paid by the City from the TIRZ No. 4 tax increment fund and TIRZ No 8 tax increment fund pursuant to the TIRZ Ordinances, as applicable, to reduce an Annual Installment, as calculated each year by the Administrator in collaboration with the City, in accordance with Section V.O of this Service and Assessment Plan.

"Trustee" means the fiscal agent or trustee as specified in the Indenture, including a substitute fiscal agent or trustee.

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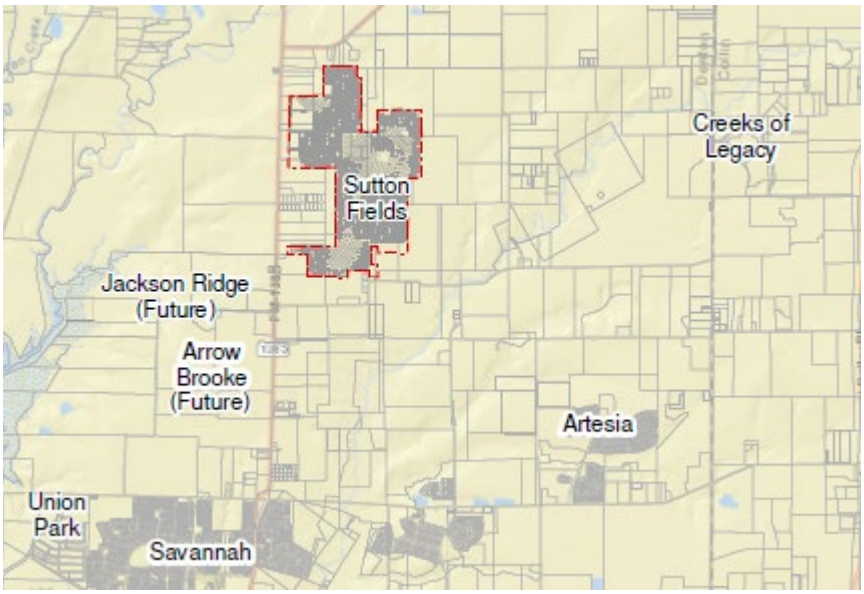
II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is comprised of the property depicted and described by metes and bounds on Exhibit A to Resolution 2015-51R, as adopted by the City Council. The PID is currently located within the City's corporate limits and contains approximately 622 acres planned for the development of approximately 2,350 single family residential lots and includes the associated rights-of-way, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

A map of the property within the PID is shown in Table II-A. Legal descriptions for all original Parcels within the PID are included in Appendix B.

Table II-A
PID Boundary Map



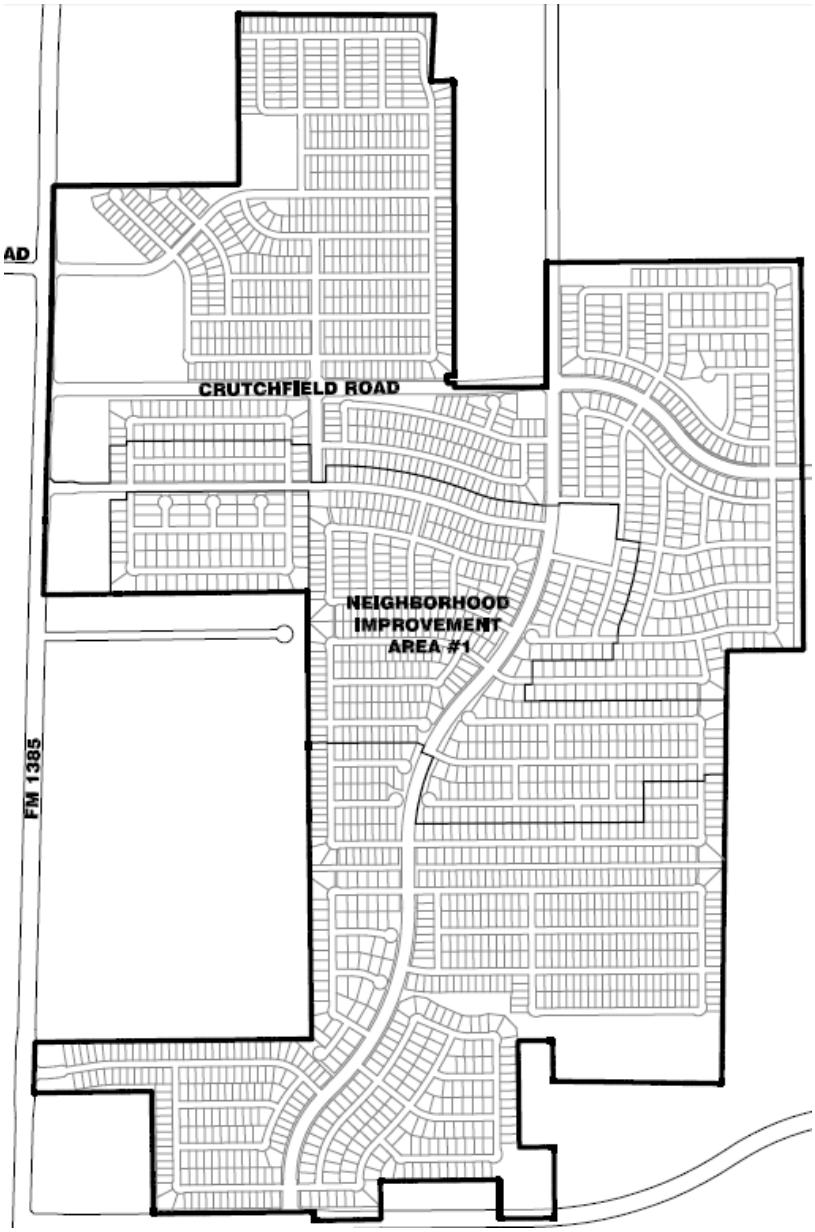
B. PROPERTY LOCATED IN NEIGHBORHOOD IMPROVEMENT AREA #1

The Neighborhood Improvement Area #1 contains approximately 130 acres. Neighborhood Improvement Area #1 was developed into approximately 515 single family residential lots.

A map of the property within the PID and Neighborhood Improvement Area #1 is shown in Table II-B.

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Table II-B
PID Boundary Map



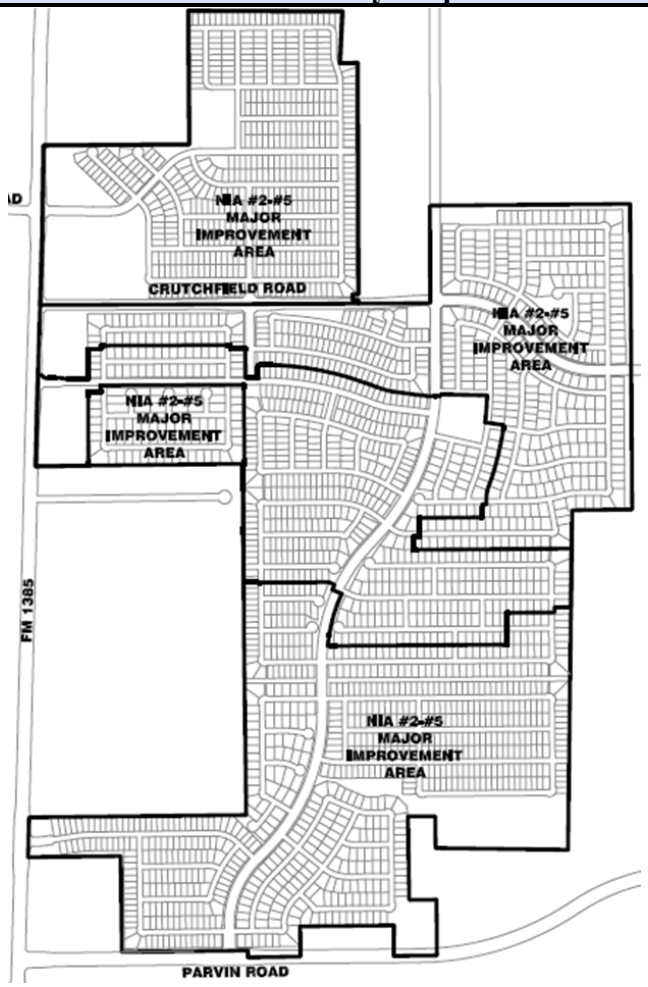
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C. PROPERTY LOCATED IN NEIGHBORHOOD IMPROVEMENT AREAS #2-5

Neighborhood Improvement Areas #2-5 includes approximately 493 acres and contains approximately 1,835 single family residential lots.

A map of the property within the Neighborhood Improvement Areas #2-5 is shown in Table II-C.

Table II-C
PID Boundary Map



(remainder of this page is intentionally left blank)

Neighborhood Improvement Area #2 contains approximately 45.4 acres and includes 162 single family residential lots.

Neighborhood Improvement Area #3 contains approximately 77.4 acres and includes 368 single family residential lots.

Neighborhood Improvement Area #4 contains approximately 77.337 acres and includes 305 single family residential lots.

Neighborhood Improvement Area #5A contains approximately 96 acres. Neighborhood Improvement Area #5A is expected to be developed into approximately 359 single family residential lots.

Neighborhood Improvement Area #5B contains approximately 168.6 acres. Neighborhood Improvement Area #5B is expected to be developed into approximately 641 single family residential lots.

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III. DESCRIPTION OF THE PUBLIC IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

Section 372.003 of the PID Act defines the improvements that may be undertaken by a municipality or county through the establishment of a public improvement district, as follows:

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

(i) landscaping;
(ii) erection of fountains, distinctive lighting, and signs;
(iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
(iv) construction or improvement of pedestrian malls;
(v) acquisition and installation of pieces of art;
(vi) acquisition, construction, or improvement of libraries;
(vii) acquisition, construction, or improvement of off-street parking facilities;
(viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;
(ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;
(x) the establishment or improvement of parks;
(xi) projects similar to those listed in Subdivisions (i)-(x);
(xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
(xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;
(xiv) payment of expenses incurred in the establishment, administration and operation of the district; and
(xv) the development, rehabilitation, or expansion of affordable housing

After analyzing the public improvements authorized by the PID Act, the City has determined that of the improvements authorized under the PID Act, it will undertake the Authorized Improvements more particularly described in Section III.B, Section III.C, Section III.D, Section III.E, Section III.F, Section III.G, and Section III.H herein for the benefit of the Property within the PID.

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B. DESCRIPTIONS AND COSTS OF THE AUTHORIZED IMPROVEMENTS THAT ONLY BENEFIT NEIGHBORHOOD IMPROVEMENT AREA #1

The Authorized Improvements that only benefit Improvement Area #1 are described below:

Neighborhood Improvement Area #1 Water Distribution System:

This water portion of the Neighborhood Improvement Area #1 waterline improvements consists of constructing 8-inch water line, including associated and 8-inch gate valves. One-inch diameter water services will be provided to each of the 515 lots within Neighborhood Improvement Area #1. All associated waterline testing, trench safety and erosion protection during construction are included. These lines have been designed and constructed in accordance with Mustang Special Utility District (MSUD) standards and specifications and are owned and operated by MSUD. These lines include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of Neighborhood Improvement Area #1 and all 515 lots within Neighborhood Improvement Area #1.

Neighborhood Improvement Area #1 Sanitary Sewer:

Neighborhood Improvement Area #1 wastewater improvements also include construction of 8" gravity sanitary sewer line that connects to the 10" gravity sewer main line. Construction includes connection at multiple points through concrete manholes. Services to individual lots are by 4" gravity sewer services. All lines have been designed and constructed in accordance with MSUD standards and specifications and are owned and operated by MSUD. These lines include the necessary appurtenances to be fully operational extending wastewater service to the limits of Neighborhood Improvement Area #1 and each of the 515 lots within Neighborhood Improvement Area #1.

Neighborhood Improvement Area #1 Storm Drainage:

The drainage portion of the Neighborhood Improvement Area #1 Improvements shall consist round concrete pipes, reinforced concrete boxes, inlets and rock riprap protection at outfalls. The main means of conveyance of storm drainage within Neighborhood Improvement Area #1 is within underground storm drainpipes. The roadway pavement section incorporates the use of curbs with integrated drainage inlets to control runoff and conveyance of storm-water throughout the drainage basins associated with Neighborhood Improvement Area #1. The system includes underground reinforced concrete pipe (RCP) with associated headwalls, safety end treatments, manholes and storm sewer energy dissipaters at the points of discharge. This project has been constructed to City standards and specifications and has been dedicated to the City to own and operate.

Neighborhood Improvement Area #1 Residential Streets:

Roadway improvements within Neighborhood Improvement Area #1 include construction of concrete pavement and pavement subgrade. Intersections, signage, lighting and re-vegetation of all disturbed areas within the right of way are included. These roadway improvements include streets that will provide street access to each lot within Neighborhood Improvement Area #1. All

roadway projects have been designed and constructed in accordance with City standards and specifications and has been dedicated to the City to own and operate These projects provide access to community roadways and state highways.

C. Descriptions and Costs of The Authorized Improvements that benefit Neighborhood Improvement Areas #2-5

The original plan for the PID anticipated the City as a customer of Upper Trinity Regional Water District (UTRWD) providing water to the properties in the PID. This plan has since changed and currently, the PID is being developed with Mustang Special Utility District ("MSUD") as its retail provider of water. The Major Improvements originally anticipated to be constructed and updates to the Major Improvements because of the change are described below:

The Neighborhood Improvement Areas #2-5 Major Improvements are described below and their Actual Costs are shown in Table III-A. The Neighborhood Improvement Areas #2-5 Major Improvement Bonds will only pay for Neighborhood Improvement Areas #2-5's share of the Major Improvements (approximately 79% except for the Offsite Sewer Improvements which are approximately 74%) as shown within Table III-A. The Actual Costs to construct the Major Improvements including the Off-Site Major Improvements is $11,520,649. The Actual Costs to construct the Neighborhood Improvement Areas #2-5 Major Improvements minus the Off-Site Sewer Major Improvements allocated to Neighborhood Improvement Areas #2-5 and as shown in Table V-B, is $10,611,272. The Actual Costs shown in Table III-A may be revised through Annual Service Plan Updates.

The Actual Costs for the Neighborhood Improvement Areas #2-5 Major Improvements are to be funded both from the proceeds of the Neighborhood Improvement Areas #2-5 Major Improvement Bonds as described herein and from funds contributed by the Developer.

1. Detention Ponds

Drainage System

Project shall consist of the construction of one (1) retention/detention pond, including excavation to a depth of 15-feet and the associated drainage improvements for each pond. Underground reinforced concrete storm sewer pipes, inlets and rock riprap protection at outfalls will also be installed at each pond. This project has been constructed according to City standards and specifications and is owned and operated by the City. The portion of these costs allocated to Neighborhood Improvement Areas #2-5 is $215,582.

Updates to the Drainage System Improvements:

According to Pettit Barazza, LLC (the "Project Engineer"), final design incorporated additional detention ponds, which are new projects. Storm drainage system associated with the detention ponds are included with these improvements and generally consists of reinforced concrete pipes and reinforced concrete boxes, along with headwalls and safety end treatments, erosion control such as riprap protection, and soil stabilization. The improvements were designed according to

City and the Texas Department of Transportation (TxDOT). The City maintains and operates the underground storm drainage system and the Homeowners' Association maintains and operates the detention ponds.

2. Paving

A. Road "A" Improvements

The Roadway 'A' portion of the project consists of the construction of approximately 240 linear feet of 6-inch thick, 36-foot wide, concrete pavement with curb and gutter and 3,280 linear feet of 6-inch thick, 44-foot wide, concrete pavement with curb and gutter. The concrete will be 3,600 pounds per square inch (psi) strength. 17,978 square yards (sy) of pavement sub-grade will be lime stabilized and compacted. Intersections, signage, lighting and re-vegetation of all disturbed areas within the right of way are included. This provides access from FM 1385 into the Sutton Fields Amenity Center and rest of the development.

B. Updates to the Roadway "A" Improvements:

According to the Project Engineer, Roadway "A" was renamed as Fenwick Trail. In addition, the final design includes 6-inch lime stabilization and 5-foot wide sidewalk and round concrete pipes are also included in the contracted quantities for Fenwick Trail improvements.

C. Road "F" Improvements

The Roadway 'F' portion of the project consists of the construction of 4 lanes divided concrete pavement with curb and gutter. The pavement sub-grade will be lime stabilized and compacted. Intersections, signage, lighting and re-vegetation of all disturbed areas within the right of way are included. This section is located within the project and provides north-south access to the entire development. The roadway improvements have constructed according to City standards.

D. Updates to the Roadway "F" Improvements:

The Project Engineer provided the following updates to the Roadway "F" Improvements:

The City required a second point of access for the current phases, which required the extension of Sutton Fields Boulevard to the north and partial construction of the intersection at Crutchfield Road. The southern end of Sutton Fields Boulevard was also extended to the end of the lots developed and platted with the current phases. 4-lane divided concrete pavement and 6-inch stabilized subgrade are currently under contract. The north and south extension of Sutton Fields Boulevard is a new project, not included in the initial list of Authorized Improvements for the PID and has been constructed according to City standards.

E. Road C1 – Crutchfield Road

The improvement of one-half (1/2) of Crutchfield Road (Road C1), from FM 1385 east to the intersection of Sutton Fields Boulevard, was required by the City as a second point of access to

the development through Sutton Fields Boulevard. The Roadway 'C1' portion of the project consists of the construction 4 lanes divided concrete pavement with curb and gutter. The pavement sub-grade will be lime stabilized and compacted. Intersections, signage, lighting and re-vegetation of all disturbed areas within the right of way are included. This section is located within the project and provides east-west access to the entire development. The improvement of Crutchfield Road is a new project that was not included in the initial list of Authorized Improvements for the PID and has been constructed according to City standards.

F. Road B – Boleyn Avenue

The City required the additional improvement of Boleyn Avenue as a condition of approval. The Roadway 'B' portion of the project consists of the construction of, 4 lanes divided concrete pavement with curb and gutter. The pavement sub-grade will be lime stabilized and compacted. Intersections, signage, lighting and re-vegetation of all disturbed areas within the right of way are included. This section is located within the project and provides a north access to the entire development. The construction of Boleyn Avenue is a new project that was not included in the initial list of Authorized Improvements for the PID and has been constructed according to City standards.

G. FM 1385

The FM 1385 roadway portion of the project consists of the construction left and right turn lanes within FM 1385 to enhance traffic turning movement in and out of the development. These improvements have been constructed to TX DOT, Denton County and City standards. These Improvements benefit the entire project.

H. Updates to the FM 1385 Improvements:

With the additional new project of Crutchfield Road (Road C1) Improvements by the City, an additional right turn lane was required. One (1) northbound right turn lane is being constructed at Fenwick Trail (Road A) and an additional one (1) northbound right turn lane at Crutchfield Road (Road C1) with the current phases. Both turn lanes consist of hot mix asphaltic concrete. The additional right turn lane is a new project that was not included in the initial list of Authorized Improvements for the PID.

As described above, MSUD continues to provide water and wastewater services to the properties in the PID, and holds the CCNs required for the PID.

Offsite Water

A. Water Distribution System

The City is a customer of the Upper Trinity Regional Water District ("UTRWD") and receives wholesale treated water through a major transmission line from the UTRWD Tom Harpool water treatment plant. Therefore, there are no water treatment plant upgrades required.

There is an existing 36-inch water transmission line located along the Western boundary of the project. The off-site improvements consist of constructing a new delivery point/ meter station, a 0.25 MG Ground Storage Tank, a 1.0 MG Elevated Storage Tank and a Pump Station with the required pumps to provide adequate pressure to the system. The combination of the Elevated and Ground Storage Tanks will provide the adequate storage capacity required by TCEQ and will also provide the required pressures for the entire system. Approximately 11,000 linear feet of 12-inch water line have been constructed as part of the water distribution system. All of the improvements benefit the Development. Additional waterline improvements include connection to the existing water-main, installation of associated 12-inch valves, fire hydrants, ductile iron fittings, erosion control, trench safety and testing. All water improvements have been constructed to City standards and specifications and all improvements are owned and operated by the City. These Improvements benefit Neighborhood Improvement Areas #2-5.

B. Updates to the Offsite Water Distribution System Improvements:

The original plan for the PID anticipated the City as a customer of Upper Trinity Regional Water District (UTRWD) providing water to the properties in the PID. This plan has since changed and currently, the PID is being developed with MSUD as its retail provider of water. The transition from UTRWD to MSUD resulted in the addition of 12-inch water lines along the future Tudor Place, and downsizing the proposed 12-inch water line along Fenwick Trail to an 8-inch water line. Also, a 12-inch water line was extended along the additional length of Sutton Fields Boulevard required by the City in conjunction with the current phase. The additional 12-inch water lines are new projects that were not included in the initial list of Authorized Improvements for the PID.

C. Elevated Storage Tank Engineering

Engineering for the Elevated Storage Tank would have started with NIA #1 to secure all necessary approvals, including TCEQ and the City. These Improvements would have benefitted the entire project.

The elevated storage tank is no longer required because of the transition from UTRWD to MSUD. As a result, the water distribution system was redesigned to accommodate the new points of connection and the elevated storage tank is no longer required for the PID.

3. Offsite Sewer

A. Sanitary Sewer

The City is a customer city of the Upper Trinity Regional Water District (UTRWD) and receives wastewater collection services by constructing a wastewater interceptor line and wastewater treatment services from the UTRWD collection point located at Parvin Road & Good Hope. UTRWD operates the Riverbend and Doe Creek wastewater treatment plants. The UTRWD treatment plant permit with the TCEQ has excess capacity to serve the Sutton Fields development. UTRWD is in the process of expanding both wastewater treatment plants.

This project consists of constructing 6-inch force main, associated lift station, 6,050 linear feet of 15-inch sanitary sewer gravity line, 1,250 linear feet of 12-inch sanitary sewer gravity line and 800 linear feet of 10-inch sanitary sewer gravity line generally flowing southeasterly along Parvin Road and connecting to the UTRWD collection point and Doe Creek/ Riverbend Wastewater Treatment Plants. Cutoff valves, air release valves have been constructed in accordance with City of Celina and TCEQ regulations. The gravity interceptor line has been designed to maintain the 3.0 fps minimum velocity. The line has been designed and constructed in accordance with the City's standards and specifications and is owned and operated by the City. The portion of the acquisition of this and other related costs allocated to Neighborhood Improvement Areas #2-3 is $909,377.

B. Updates to the Offsite Sanitary Sewer System Improvements:

The original plan for the PID anticipated the City as a customer of UTRWD providing wastewater collection services to the PID. This plan has since changed and currently, The PID has been developed with MSUD as its retail provider of wastewater collection services. As a result of this the transition from UTRWD to MSUD, the metering station at the UTRWD delivery point is no longer required because the offsite gravity sewer connects into an existing MSUD gravity line. The contracted quantities for the offsite sewer also includes gravity sanitary sewer mains from 8-inch to 24-inch diameters, along with a concrete encasement for crossing under Doe Creek, and removal and replacement of existing MSUD gravity lines to facilitate outfall. It also includes removal and replacement of existing fences.

4. Right of Way, Open Space, and Civic Site Land

Upon closing of the PID Bonds corresponding to the development of a certain number of lots, the City has paid a certain amount for the acquisition of the right-of-way, open space and civic site land comprising approximately 71.3 acres.

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Table III-A
Actual Costs of Major Improvements and Neighborhood Area #1 Improvements

	Total Costs
Major Improvements	
Detention Ponds	$1,713,240
Paving Road A - Fenwick	$1,757,332
Paving Road F - Sutton Fields	$1,329,016
Paving - FM 1385	$473,345
Crutchfield Road	$1,016,121
Boleyn Paving - Road B	$262,789
ROW, open space land acquisition and park contribution	$6,500,000
Offsite water improvements	$1,015,695
Offsite sewer improvements	$2,807,208
Professional consulting, legal fees and additional debt service reserve funding	$620,000
Subtotal Major Improvements	*$17,494,746*
Neighborhood Improvement Area #1 Improvements	
Water distribution improvements	$1,484,079
Sewer collection improvements	$1,327,844
Storm sewer collection improvements	$2,563,601
Roadway improvements including site preparation	$3,627,916
Subtotal NIA #1 Improvements	*$9,003,440*
Total	**$26,498,186**

Note: The updated Actual Costs as reported by the Developer in the first quarter 2020 developer quarterly disclosure.

D. Descriptions and Costs of the Authorized Improvements that only Benefit Neighborhood Improvement Area #2

The descriptions of the Neighborhood Improvement Area #2 Improvements are presented below and the Actual Costs of the Neighborhood Improvement Area #2 Improvements are shown in Table III-B. The Actual Costs shown in Table III-B may be revised in an Annual Service Plan Update as needed.

Roadway improvements:

The roadway improvements within the PID include construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. All roadway projects have been designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Water distribution system improvements:

The water distribution system improvements within the PID consist of construction and installation

of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Assessed Property. The water distribution system improvements have been designed and constructed in accordance with MSUD standards and specifications and are owned and operated by MSUD.

Sanitary sewer collection system improvements:

The sanitary sewer collection system improvements within the PID consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements have been designed and constructed in accordance with MSUD standards and specifications and are owned and operated by MSUD.

Storm drainage collection system improvements:

The storm drainage collection system improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts. The storm drainage collection system improvements have been designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Table III-B
Actual Costs of Neighborhood Improvement Area #2 Improvements

Authorized Improvements	Total Costs
Roadway improvements	$1,699,596
Water distribution improvements	$447,989
Sewer collection improvements	$459,689
Storm sewer collection improvements	$850,638
Other soft and miscellaneous costs	$770,204
Total Authorized Improvements	**$4,228,116**

Note: The updated Actual Costs as reported by the Developer in the first quarter 2020 developer quarterly disclosure.

E. Descriptions and Costs of the Authorized Improvements that only Benefit Neighborhood Improvement Area #3

The descriptions of the Neighborhood Improvement Area #3 Improvements are presented below and the Actual Costs of the Neighborhood Improvement Area #3 Improvements are shown in Table III-C. The Actual Costs shown in Table III-C may be revised in an Annual Service Plan Update as needed.

Roadway improvements:

The roadway improvements within the PID include construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. All roadway projects have been designed and constructed in accordance with City standards and specifications and are owned and operated by

the City.

Water distribution system improvements:

The water distribution system improvements within the PID consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Assessed Property. The water distribution system improvements have been designed and constructed in accordance with MSUD standards and specifications and are owned and operated by MSUD.

Sanitary sewer collection system improvements:

The sanitary sewer collection system improvements within the PID consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements have been designed and constructed in accordance with MSUD standards and specifications and are owned and operated by MSUD.

Storm drainage collection system improvements:

The storm drainage collection system improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts. The storm drainage collection system improvements have been designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Table III-C
Actual Costs of Neighborhood Improvement Area #3 Improvements

Authorized Improvements	Total Costs
Roadway improvements	$2,437,225
Water distribution improvements	$697,756
Sewer collection improvements	$629,868
Storm sewer collection improvements	$1,962,024
Other soft and miscellaneous costs	$988,693
Total Authorized Improvements	**$6,715,566**

Note: The updated Actual Costs as reported by the Developer in the first quarter 2020 developer quarterly disclosure.

F. Descriptions and Costs of the Authorized Improvements that only Benefit Neighborhood Improvement Area #4

The descriptions of the Neighborhood Improvement Area #4 Improvements are presented below and the estimated costs of the Neighborhood Improvement Area #4 Improvements are shown in Table III-D. The estimated costs shown in Table III-D may be revised in an Annual Service Plan Update as needed.

Roadway improvements:

The roadway improvements within the PID include construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. All roadway projects will be designed and contacted in accordance with City standards and specifications and will be owned and operated by the City.

Water distribution system improvements:

The water distribution system improvements within the PID consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Assessed Property. The water distribution system improvements will be designed and constructed in accordance with MSUD standards and specifications and are owned and operated by MSUD.

Sanitary sewer collection system improvements:

The sanitary sewer collection system improvements within the PID consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with MSUD standards and specifications and are owned and operated by MSUD.

Storm drainage collection system improvements:

The storm drainage collection system improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts, sheet draining slopes and drainage channels as well as detention ponds. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

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Table III-D
Actual Costs of Neighborhood Improvement Area #4 Improvements

Authorized Improvements	Total Costs
Roadway improvements	$2,277,454
Water distribution improvements	$1,504,742
Sewer collection improvements	$719,563
Storm sewer collection improvements	$1,311,377
Other soft and miscellaneous costs	$0
Total Authorized Improvements	**$5,813,136**

Note: The amounts shown may be revised in Annual Service Plan Updates.

G. Descriptions and Costs of the Authorized Improvements that only Benefit Neighborhood Improvement Area #5A

The descriptions of the Neighborhood Improvement Area #5A Improvements are presented below and the estimated costs of the Neighborhood Improvement Area #5A Improvements are shown in Table III-E. The estimated costs shown in Table III-E may be revised in an Annual Service Plan Update as needed.

Roadway improvements:

The roadway improvements within the PID include construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. All roadway projects will be designed and contacted in accordance with City standards and specifications and will be owned and operated by the City.

Water distribution system improvements:

The water distribution system improvements within the PID consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Assessed Property. The water distribution system improvements will be designed and constructed in accordance with MSUD standards and specifications and are owned and operated by MSUD.

Sanitary sewer collection system improvements:

The sanitary sewer collection system improvements within the PID consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with MSUD standards and specifications and are owned and operated by MSUD.

Storm drainage collection system improvements:

The storm drainage collection system improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts, sheet draining slopes and drainage channels as well as detention ponds. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Other Soft and Miscellaneous Costs

The other soft and miscellaneous costs include costs related to contingency, engineering, and consulting fees.

Table III-E
Estimated Costs of Neighborhood Improvement Area #5A Improvements

Authorized Improvements	Total Costs
Roadway improvements	$3,325,589
Water distribution improvements	$970,144
Sewer collection improvements	$959,493
Storm sewer collection improvements	$1,107,463
Other soft and miscellaneous costs	$4,072,657
Total Authorized Improvements	**$10,435,347**

Note: The amounts shown may be revised in Annual Service Plan Updates.

The costs of the Neighborhood Improvement Area #5A Improvements shown above are estimates and may be updated in Annual Service Plan Updates. Savings from one line item may be applied to other line items or other Neighborhood Improvement Area #5A Improvements specified in an Annual Service Plan Update or as otherwise approved by the City Council, provides such application complies with the provision of the PID Act.

H. Descriptions and Costs of the Authorized Improvements that only Benefit Neighborhood Improvement Area #5B

The descriptions of the Neighborhood Improvement Area #5B Improvements are presented below and the estimated costs of the Neighborhood Improvement Area #5B Improvements are shown in Table III-F. The estimated costs shown in Table III-F may be revised in an Annual Service Plan Update as needed.

Roadway improvements:

The roadway improvements within the PID include construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. All roadway projects will be designed and contacted in accordance with City standards and specifications and will be owned and operated by the City.

Water distribution system improvements:

The water distribution system improvements within the PID consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Assessed Property. The water distribution system improvements will be designed and constructed in accordance with MSUD standards and specifications and are owned and operated by MSUD.

Sanitary sewer collection system improvements:

The sanitary sewer collection system improvements within the PID consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with MSUD standards and specifications and are owned and operated by MSUD.

Storm drainage collection system improvements:

The storm drainage collection system improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts, sheet draining slopes and drainage channels as well as detention ponds. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Landscaping, irrigation, and other improvements:

The landscaping, irrigation, and other improvements consist of landscaping, irrigation, and entry monuments. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Other Soft and Miscellaneous Costs

The other soft and miscellaneous costs include costs related to contingency, engineering, and consulting fees.

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Table III-F
Estimated Costs of Neighborhood Improvement Area #5B Improvements

Authorized Improvements	Total Costs
Hard Costs	
Roadway improvements	$7,264,899
Water distribution improvements	$2,288,145
Sewer collection improvements	$2,273,106
Storm sewer collection improvements	$3,234,758
Landscaping, irrigation, and other improvements	$795,820
Subtotal Hard Costs	*$15,856,728*
Soft Costs	
Other soft &and miscellaneous costs	$3,678,552
Subtotal Soft Costs	*$3,678,552*
Total	**$19,535,280**

Note: The amounts shown may be revised in Annual Service Plan Updates.

The costs of the Neighborhood Improvement Area #5B Improvements shown above are estimates and may be updated in Annual Service Plan Updates. Savings from one line item may be applied to other line items or other Neighborhood Improvement Area #5B Improvements specified in an Annual Service Plan Update or as otherwise approved by the City Council, provides such application complies with the provision of the PID Act.

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IV. FUTURE NEIGHBORHOOD IMPROVEMENT AREA BONDS TEST

A. FUTURE NEIGHBORHOOD IMPROVEMENT AREA BONDS

The City is not anticipated to issue any additional future neighborhood improvement area bonds following the issuance of the Neighborhood Improvement Area #5 Bonds. As a result, the future neighborhood improvement area bonds test is no longer applicable.

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V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the cost of the Authorized Improvements based on the special benefits conferred to each Parcel resulting from the Authorized Improvements. The PID Act provides that the costs of certain Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The City Council has determined that funding the Actual Costs through the PID is beneficial to the City. The Authorized Improvements result in a special benefit to the Assessed Property, and such special benefit exceeds the amount of the Assessment. This conclusion is supported by the information provided to the City Council regarding the PID.

The proposed bond issuance program entails a series of PID Bond financings that are intended to finance the Authorized Improvements required for the Project. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. Following the initial Neighborhood Improvement Area #1 Bonds and the Neighborhood Improvement Areas #2-5 Major Improvement Bonds issued in 2015, the Neighborhood Improvement Areas #2-3 Bonds were issued in 2019, the Neighborhood Improvement Area #4 Bonds were issued in 2020, and the Neighborhood Improvement Area #5 Bonds were issued in 2022. This Service and Assessment Plan is being updated to provide for the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds and the Neighborhood Improvement Area #1 Refunding Bonds being issued in 2024.

The purpose of this gradual issuance of PID Bonds is to mirror the actual private development of the Authorized Improvements. The PID Bonds to be issued are most prudently and efficiently utilized when directly coinciding with construction of public infrastructure needed for private development that is to occur once the infrastructure is completed; it is most effective to issue the PID Bonds when the infrastructure is needed, not before. Furthermore, there is no economic advantage, and several disadvantages to issuing debt and encumbering property within the PID prior to the need for the Authorized Improvements.

Additionally, phased issuance of debt will maintain a prudent value to lien ("VtL") within the financing program. In order to maintain a prudent VtL, the initial issuance of PID Bonds for a specific set of Authorized Improvements may not fund the entire desired level of public infrastructure because the property value is not high enough to support the entire debt load at the VtL chosen for the development. In that case, the Developer will need to fund the additional infrastructure costs with cash at closing. This cash investment by the Developer for certain Authorized Improvements can be reimbursed by a subsequent parity lien bond financing, secured

by the same assessments, once the assessed property is partially or fully developed and the value has increased sufficiently to permit the issuance of the additional bonds in a prudent fashion.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Neighborhood Improvement Areas #2-5 Major Improvements, Neighborhood Improvement Area #1 Improvements, Neighborhood Improvement Area #2 Improvements, Neighborhood Improvement Area #3 Improvements, Neighborhood Improvement Area #4 Improvements, Neighborhood Improvement Area #5A Improvements, and Neighborhood Improvement Area #5B Improvements (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments levied on the Neighborhood Improvement Area #1 Assessed Property, the Neighborhood Improvement Area #2 Assessed Property, the Neighborhood Improvement Area #3 Assessed Property, the Neighborhood Improvement Area #4 Assessed Property, the Neighborhood Improvement Area #5A Assessed Property, the Neighborhood Improvement Area #5B Property, and the Neighborhood Improvement Areas #2-5 Major Improvements Assessed Property for such Authorized Improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Neighborhood Improvement Areas #2-5 Major Improvements, Neighborhood Improvement Area #1 Improvements, Neighborhood Improvement Area #2 Improvements, Neighborhood Improvement Area #3 Improvements, Neighborhood Improvement Area #4 Improvements, Neighborhood Improvement Area #5A Improvements, and Neighborhood Improvement Area #5B Improvements to Parcels in a manner that results in equal shares of the Actual Costs of such Authorized Improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

B. Allocation of Costs of Authorized Improvements Only Benefiting Neighborhood Improvement Area #1

The Neighborhood Improvement Area #1 Improvements only provide special benefit to Parcels within Neighborhood Improvement Area #1, and these costs are allocated 100% to Neighborhood Improvement Area #1. The Actual Costs of the Neighborhood Improvement Area #1 Improvements that only provide a benefit to Neighborhood Improvement Area #1 are shown in Table V-B.1. The costs detailed in Table V-B.1 are subject to revision through the Annual Service Plan Updates.

C. Allocation of Costs of Authorized Improvements Only Benefiting Neighborhood Improvement Area #2

The Neighborhood Improvement Area #2 Improvements only provide special benefit to Parcels within Neighborhood Improvement Area #2, and these costs are allocated 100% to Neighborhood Improvement Area #2. The Actual Costs of the Neighborhood Improvement Area #2 Improvements that only provide a benefit to Neighborhood Improvement Area #2 are shown in Table V-B.2. The Actual Costs detailed in Table V-B.2 are subject to revision through the Annual Service Plan Updates.

D. Allocation of Costs of Authorized Improvements Only Benefiting Neighborhood Improvement Area #3

The Neighborhood Improvement Area #3 Improvements only provide special benefit to Parcels within Neighborhood Improvement Area #3, and these costs are allocated 100% to Neighborhood Improvement Area #3. The Actual Costs of the Neighborhood Improvement Area #3 Improvements that only provide a benefit to Neighborhood Improvement Area #3 are shown in Table V-B.3. The Actual Costs detailed in Table V-B.3 are subject to revision through the Annual Service Plan Updates.

E. Allocation of Costs of Authorized Improvements Only Benefiting Neighborhood Improvement Area #4

The Neighborhood Improvement Area #4 Improvements only provide special benefit to Parcels within Neighborhood Improvement Area #4, and these costs are allocated 100% to Neighborhood Improvement Area #4. The estimated costs of the Neighborhood Improvement Area #4 Improvements that only provide a benefit to Neighborhood Improvement Area #4 are shown in Table V-B.4. The costs detailed in Table V-B.4 are subject to revision through the Annual Service Plan Updates.

F. Allocation of Costs of Authorized Improvements Only Benefiting Neighborhood Improvement Area #5A

The Neighborhood Improvement Area #5A Improvements only provide special benefit to Parcels within Neighborhood Improvement Area #5A, and these costs are allocated 100% to Neighborhood Improvement Area #5A. The estimated costs of the Neighborhood Improvement Area #5A Improvements that only provide a benefit to Neighborhood Improvement Area #5A are shown in Table V-B.5. The costs detailed in Table V-B.5 are subject to revision through the Annual Service Plan Updates.

G. Allocation of Costs of Authorized Improvements Only Benefiting Neighborhood Improvement Area #5B

The Neighborhood Improvement Area #5B Improvements only provide special benefit to Parcels within Neighborhood Improvement Area #5B, and these costs are allocated 100% to Neighborhood Improvement Area #5B. The estimated costs of the Neighborhood Improvement Area #5B Improvements that only provide a benefit to Neighborhood Improvement Area #5B are shown in Table V-B.6. The costs detailed in Table V-B.6 are subject to revision through the Annual Service Plan Updates.

H. Allocation of Costs of Major Improvements

The Major Improvements provide special benefit to all Assessed Property within the PID, and these costs are allocated between Neighborhood Area #1 and Neighborhood Improvement Areas #2-5 based on the estimated As-Built Assessed Value as shown in the Original SAP. The Actual

Costs of the Major Improvements are shown in Table V-B.1. The Actual Costs detailed in Table V-B.1 are subject to revision through the Annual Service Plan Updates.

I. ALLOCATION OF COSTS RELATING TO ISSUANCE OF PID BONDS

The costs relating to the issuance of the Neighborhood Improvement Area #1 Refunding Bonds are allocated 100% to Neighborhood Improvement Area #1 Assessed Property. The costs relating to issuing Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds are allocated 100% to Neighborhood Improvement Areas #2-5. The costs relating to the issuance of the Neighborhood Improvement Areas #2-3 Bonds are allocated 100% to Neighborhood Improvement Area #2 Assessed Property and the Neighborhood Improvement Area #3 Assessed Property. The costs related to the issuance of the Neighborhood Improvement Area #4 Bonds are allocated 100% to Neighborhood Improvement Area #4 Assessed. The costs relating to the issuance of the Neighborhood Improvement Area #5 Bonds are allocated 100% to Neighborhood Improvement Area #5A Assessed Property and the Neighborhood Improvement Area #5B Assessed Property.

Table V-A.1
NIA #2-5 Major Improvement Refunding Bond Issuance Costs

Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bond Issuance Costs	
Underwriter's Discount	$437,160
Costs of Issuance	$802,105
Deposit to Debt Service Reserve	$706,939
Deposit to Additional Interest Reserve	$145,720
Total Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bond Issuance Costs	**$2,091,924**

Table V-A.2
NIA #1 Refunding Bond Issuance Costs

Neighborhood Improvement Area #1 Refunding Bond Issuance Costs	
Underwriter's Discount	$299,700
Costs of Issuance	$602,192
Gross Bond Issuance Premium	$180,491
Surety for Debt Service Reserve Fund	$13,781
Deposit to Debt Service Reserve	$196,875
Deposit to Additional Interest Reserve	$99,900
Total Neighborhood Improvement Area #1 Refunding Bond Issuance Costs	**$1,392,940**

The Actual Costs of the Neighborhood Improvement Area #1 Improvements and the Neighborhood Improvement Areas #2-5 Major Improvements that provide a benefit to Neighborhood Improvement Area #1 and Neighborhood Improvement Areas #2-5 are shown in

Table V-B.1 and which were paid out of the proceeds of the Neighborhood Improvement Area #1 Bonds and the Neighborhood Improvement Areas #2-5 Major Improvement Bonds, respectively.

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Table V-B.1
Allocation of Costs of Major Improvements to NIA #2-5 and NIA #1

			Neighborhood Improvement Area #1		Neighborhood Improvement Areas #2-5	
		Total Costs[1]	*% Allocation*	*Share of Costs*	*% Allocation*	*Share of Costs*
Major Improvements						
Detention Ponds[2]		$1,713,240	20.81%	$356,525	79.19%	$1,356,714
Paving Road A - Fenwick[2]		$1,757,332	20.81%	$365,701	79.19%	$1,391,631
Paving Road F - Sutton Fields[2]		$1,329,016	20.81%	$276,568	79.19%	$1,052,447
Paving - FM 1385		$473,345	20.81%	$98,503	79.19%	$374,842
1/2 Crutchfield Road[2]		$1,016,121	20.81%	$211,455	79.19%	$804,666
ROW and Open Space Acquisition		$6,500,000	20.81%	$1,352,650	79.19%	$5,147,350
Boleyn Paving - Road B[2]		$262,789	20.81%	$54,686	79.19%	$208,103
Offsite Water		$1,015,695	20.81%	$211,366	79.19%	$804,329
Offsite Sewer[2]		$2,807,208	20.81%	$584,180	79.19%	$2,223,028
Professional consulting and legal fees		$620,000	20.81%	$129,022	79.19%	$490,978
	A	**$17,494,746**		**$3,640,657**		**$13,854,089**
Authorized Improvements Only Benefiting Neighborhood Improvement Area #1						
Water Improvements		$1,484,079	100%	$1,484,079	0%	$0
Sewer Improvements		$1,327,844	100%	$1,327,844	0%	$0
Storm Sewer Improvements		$2,563,601	100%	$2,563,601	0%	$0
Roadway Improvements		$3,627,916	100%	$3,627,916	0%	$0
	B	**$9,003,440**		**$9,003,440**		**$0**
Subtotal - Major Improvements + Neighborhood Area #1 Improvements	*C=A+B*	*$26,498,186*		*$12,644,096*		*$13,854,089*
Neighborhood Improvement Areas #2-5 Bond Issuance Costs						
Debt Service Reserve Fund		$1,430,125	0%	$0	100%	$1,430,125
Capitalized Interest		$2,398,264	0%	$0	100%	$2,398,264
Cost of Issuance		$1,179,750	0%	$0	100%	$1,179,750
Underwriter's Discount		$437,266	0%	$0	100%	$437,266
	D	**$5,445,405**		**$0**		**$5,445,405**
Neighborhood Improvement Area #1 Bond Issuance Costs						
Debt Service Reserve Fund		$978,100	100%	$978,100	0%	$0
Capitalized Interest		$1,448,051	100%	$1,448,051	0%	$0
Cost of Issuance		$871,556	100%	$871,556	0%	$0
Underwriter's Discount		$300,434	100%	$300,434	0%	$0
	E	**$3,598,141**		**$3,598,141**		**$0**
Subtotal – Neighborhood Improvement Areas #2-5 Bond Issuance Cost + Neighborhood Improvement Area #1 Bond Issuance Cost	*F=D or E*	*$9,043,546*		*$3,598,141*		*$5,445,405*
Total Authorized Improvements	***G=C+F***	**$35,541,732**		**$16,242,238**		**$19,299,494**

[1]See also Table III-A.

[2]The costs shown are updated from what was presented in the original SAP. City Council has allowed the cost overruns to be included in the NIA #2-5 Actual Cost, but the cost overruns are not permitted in the NIA #1 Actual Cost and were covered by the Developer.

The Actual Costs of the Neighborhood Improvement Area #2 Improvements that only provide a benefit to Neighborhood Improvement Area #2 are shown in Table V-B.2 below.

Table V-B.2
Allocation of NIA #2 Improvement Costs

		Neighborhood Improvement Area #2	
	Total Costs[1]	***% Allocation***	***Share of Costs***
Authorized Improvements Only Benefitting Neighborhood Improvement Area #2			
Roadway improvements	$1,699,596	100%	$1,699,596
Water distribution improvements	$447,989	100%	$447,989
Sewer collection improvements	$459,689	100%	$459,689
Storm Sewer collection improvements	$850,638	100%	$850,638
Other soft and miscellaneous costs	$770,204	100%	$770,204
Total NIA #2 Improvements	**$4,228,116**		**$4,228,116**

[1]See Table III-B for details.

The Actual Costs of the Neighborhood Improvement Area #3 Improvements that only provide a benefit to Neighborhood Improvement Area #3 are shown in Table V-B.3 below.

Table V-B.3
Allocation of NIA #3 Improvement Costs

		Neighborhood Improvement Area #3	
	Total Costs[1]	***% Allocation***	***Share of Costs***
Authorized Improvements Only Benefitting Neighborhood Improvement Area #3			
Roadway improvements	$2,437,225	100%	$2,437,225
Water distribution improvements	$697,756	100%	$697,756
Sewer collection improvements	$629,868	100%	$629,868
Storm Sewer collection improvements	$1,962,024	100%	$1,962,024
Other soft and miscellaneous costs	$988,693	100%	$988,693
Total NIA #3 Improvements	**$6,715,566**		**$6,715,566**

[1]See Table III-C for details.

The Actual costs of the Neighborhood Improvement Area #4 Improvements that only provide a benefit to Neighborhood Improvement Area #4 are shown in Table V-B.4.

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Table V-B.4
Allocation of NIA #4 Improvement Costs

		Neighborhood Improvement Area #4	
	Total Costs[1]	***% Allocation***	***Share of Costs***
Authorized Improvements Only Benefitting Neighborhood Improvement Area #4			
Roadway improvements	$2,277,454	100%	$2,277,454
Water distribution improvements	$1,504,742	100%	$1,504,742
Sewer collection improvements	$719,563	100%	$719,563
Storm Sewer collection improvements	$1,311,377	100%	$1,311,377
Other soft and miscellaneous costs	$0	100%	$0
Total NIA #4 Improvements	**$5,813,136**		**$5,813,136**

[1]See Table III-D for details.

The estimated costs of the Neighborhood Improvement Area #5A Improvements that only provide a benefit to Neighborhood Improvement Area #5A are shown in Table V-B.5 below.

Table V-B.5
Allocation of NIA #5A Improvement Costs

		Neighborhood Improvement Area #5A	
	Total Costs[1]	***% Allocation***	***Share of Costs***
Authorized Improvements Only Benefitting Neighborhood Improvement Area #5A			
Roadway improvements	$3,325,589	100%	$3,325,589
Water distribution improvements	$970,144	100%	$970,144
Sewer collection improvements	$959,493	100%	$959,493
Storm Sewer collection improvements	$1,107,463	100%	$1,107,463
Other soft and miscellaneous costs	$4,072,657	100%	$4,072,657
Total NIA #5A Improvements	**$10,435,347**		**$10,435,347**

[1]See Table III-E for details.

The estimated costs of the Neighborhood Improvement Area #5B Improvements that only provide a benefit to Neighborhood Improvement Area #5B are shown in Table V-B.6.

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Table V-B.6
Allocation of NIA #5B Improvement Costs

	Total Costs[1]	Neighborhood Improvement Area #5B	
		% Allocation	*Share of Costs*
Authorized Improvements Only Benefitting Neighborhood Improvement Area #5B			
Roadway improvements	$7,264,899	100%	$7,264,899
Water distribution improvements	$2,288,145	100%	$2,288,145
Sewer collection improvements	$2,273,106	100%	$2,273,106
Storm Sewer collection improvements	$3,234,758	100%	$3,234,758
Landscaping, irrigation, and other improvements	$795,820	100%	$795,820
Other soft and miscellaneous costs	$3,678,552	100%	$3,678,552
Total NIA #5B Improvements	**$19,535,280**		**$19,535,280**

[1]See Table III-E for details.

J. Determination of Special Benefit and Assessments

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has found and determined:

Neighborhood Improvement Area #1

a) The Neighborhood Improvement Area #1 Improvement costs, prior to the issuance of Neighborhood Improvement Area #1 Refunding Bonds, initially allocated to Neighborhood Improvement Area #1 equaled $16,242,238. Following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds, including the costs shown in Table V-A.1, the costs related to the Neighborhood Improvement Area #1 Improvements allocated to Neighborhood Improvement Area #1 equals $17,635,178; and

b) The Neighborhood Improvement Area #1 Assessed Property receives special benefit from the Neighborhood Improvement Area #1 Improvements; and

c) At the time of the issuance of the Neighborhood Improvement Area #1 Bonds, the parcels in the Neighborhood Improvement Area #1 Initial Parcel were collectively allocated 100% of the Neighborhood Improvement Area #1 Assessments, which equaled $11,560,000 at the time of the levy of the Neighborhood Improvement Area #1 Assessments. Following the issuance of Neighborhood Improvement Area #1 Refunding Bonds, the Neighborhood Improvement Area #1 Assessments will be outstanding in the amount of $9,990,000 and are allocated as shown on the Neighborhood Improvement Area #1 Assessment Roll

attached hereto as Appendix E. The Assessment per Unit for each Lot Type within Neighborhood Improvement Area #1 is shown in Appendix C as calculated pursuant to the Assessment allocation methodology using estimated buildout values as described in the Original SAP; and

d) The Neighborhood Improvement Area #1 Assessed Property receives a direct and special benefit from the Neighborhood Improvement Area #1 Improvements, and this benefit is equal to or greater than the amount of the Assessments, as shown on Table V-C.

Table V-C
Neighborhood Improvement Area #1 Special Benefit and Assessment - Updated

	Neighborhood Improvement Area #1 Bonds	Neighborhood Improvement Area #1 Refunding Bonds
Special Benefit		
Neighborhood Improvement Area #1 Improvements[1]	$12,644,097	$12,644,097
Neighborhood Improvement Area #1 Bond Issuance Costs		
Reserve Fund	$978,100	$978,100
Capitalized Interest	$1,448,051	$1,448,051
Cost of Issuance[2]	$871,556	$871,556
Underwriter's Discount/Underwriter's Counsel	$300,434	$300,434
Subtotal Neighborhood Improvement Area #1 Bond Issuance Costs	*$3,598,141*	*$3,598,141*
Neighborhood Improvement Area #1 Refunding Bond Issuance Costs		
Bond Insurance Premium	$0	$180,491
Surety for DSRF	$0	$13,781
Cost of Issuance	$0	$602,192
Underwriter's Discount	$0	$299,700
Deposit to Debt Service Reserve Fund	$0	$196,875
Deposit to Additional Interest Reserve	$0	$99,900
Subtotal Neighborhood Improvement Area #1 Refunding Bond Issuance Costs	*$0*	*$1,392,940*
Total	**$16,242,238**	**$17,635,178**
Special Benefit		
Total Special Benefit	$16,242,238	$17,635,178
Assessments	$11,560,000	$11,560,000
Refunding related savings[3]	$0	($74,395)
Excess Benefits	**$4,682,238**	**$6,000,782**

[1]See Table V-B.1 for details.
[2]Includes cost of issuance plus developer's counsel, SAP consultant, and appraisal costs.
[3]See Table VI-A.5.

Neighborhood Improvement Areas #2-5

a) The Neighborhood Improvement Areas #2-5 Major Improvement costs, prior to the issuance of Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds, initially allocated to Neighborhood Improvement Areas #2-5 equaled $19,299,355. Following the issuance of the Neighborhood Improvement Areas #2-5 Major Improvement Area Refunding Bond, including the costs shown in Table V-A.2, the costs related to the Neighborhood Improvement Areas #2-5 Major Improvement allocated to Neighborhood Improvement Areas #2-5 equals $21,391,279; and

b) The Neighborhood Improvement Areas #2-5 Major Improvements Assessed Property receives special benefit from the Neighborhood Improvement Areas #2-5 Major Improvements; and

c) The Neighborhood Improvement Areas #2-5 Initial Parcel was collectively allocated 100% of the Neighborhood Improvement Areas #2-5 Assessments, which equaled $16,825,000 at the time of the levy of the Neighborhood Improvement Area #2-5 Assessments. Following the issuance of the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds, the Neighborhood Improvement Areas #2-5 Assessments are outstanding in the amount of $14,572,000 and are allocated as shown on the Neighborhood Improvement Areas #2-5 Major Improvements Assessment Roll attached hereto as Appendix F; and

d) The Neighborhood Improvement Areas #2-5 Major Improvements Assessed Property receives a direct and special benefit from the Neighborhood Improvement Areas #2-5 Major Improvements, and this benefit is equal to or greater than the amount of the Assessments, as shown on Table V-D.

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Table V-D
Neighborhood Improvement Areas #2-5 Special Benefit and Assessment - Updated

	Neighborhood Improvement Areas #2-5 Major Improvement Bonds	Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds
Special Benefit		
Neighborhood Improvement Areas #2-5 Improvements[1]	$13,854,089	$13,854,089
Neighborhood Improvement Area #2-5 Major Improvement Bonds Bond Issuance Costs		
Reserve Fund	$1,430,125	$1,430,125
Capitalized Interest	$2,398,125	$2,398,125
Cost of Issuance[2]	$1,179,750	$1,179,750
Underwriter's Discount/Underwriter's Counsel	$437,266	$437,266
Subtotal Neighborhood Improvement Area #2-5 Major Improvement Bonds	*$5,445,266*	*$5,445,266*
Neighborhood Improvement Area #2-5 Major Improvement Refunding Bond Issuance Costs		
Cost of Issuance	*$0*	*$802,105*
Underwriter's Discount	*$0*	*$437,160*
Deposit to Debt Service Reserve Fund	*$0*	*$706,939*
Deposit to Additional Interest Reserve	*$0*	*$145,720*
Subtotal Neighborhood Improvement Area #2-5 Major Improvement Refunding Bond Issuance Costs	*$0*	*$2,091,924*
Total Special Benefit	*$19,299,355*	*$21,391,279*
Special Benefit		
Total Special Benefit	$19,299,355	$21,391,279
Assessment	$16,825,000	$16,825,000
Refunding related savings[3]	$0	($43,464)
Excess Benefits	**$2,474,355**	**$4,522,815**

[1]See Table V-B.1 for details
[2]Includes cost of issuance plus developer's counsel, SAP consultant, and appraisal costs.
[3]See Table VI-A.4 for details.

Neighborhood Improvement Area #2

a) The Actual Costs of the Neighborhood Improvement Area #2 Improvements allocated to Neighborhood Improvement Area #2 equals $4,228,116; and

b) The Neighborhood Improvement Area #2 Assessed Property receives special benefit from the Neighborhood Improvement Area #2 Improvements; and

c) The Neighborhood Improvement Area #2 Initial Parcel initially consisted of all property in Neighborhood Improvement Area #2, therefore the Neighborhood Improvement Area #2 Initial Parcel (or Parcel or Parcels subsequently subdivided from it) was allocated 100% of the Neighborhood Improvement Area #2 Assessments, which equal $1,905,000 as shown on the Neighborhood Improvement Area #2 Assessment Roll attached hereto as Appendix G. The Assessment per Unit for each Lot Type within Neighborhood Improvement Area #2 is shown in Appendix C as calculated pursuant to the Assessment allocation methodology using estimated buildout values as described in the Original SAP; and

d) The Neighborhood Improvement Area #2 Assessed Property receives a direct and special benefit from the Neighborhood Improvement Area #2 Improvements, and this benefit is equal to or greater than the amount of the Assessments, as shown on Table V-E.

Table V-E
Neighborhood Improvement Area #2 Special Benefit and Assessment

Special Benefit	
Neighborhood Improvement Area #2 Improvements[1]	$4,228,116
Reserve Fund	$164,967
Capitalized Interest	$0
Cost of Issuance	$110,529
Underwriter's Discount/Underwriter's Counsel	$57,150
Subtotal Special Benefit	*$4,560,762*
Assessments	
Assessments securing Neighborhood Improvement Areas #2-3 Bonds	$1,905,000
Excess Benefits	**$2,655,762**

[1]See Table V-B.2 for details

Neighborhood Improvement Area #3

a) The Actual Costs of the Neighborhood Improvement Area #3 Improvements allocated to Neighborhood Improvement Area #3 equals $6,715,566; and

b) The Neighborhood Improvement Area #3 Assessed Property receives special benefit from the Neighborhood Improvement Area #3 Improvements; and

c) The Neighborhood Improvement Area #3 Initial Parcel consists of all property in Neighborhood Improvement Area #3, therefore the Neighborhood Improvement Area #3 Initial Parcel (or Parcel or Parcels subsequently subdivided from it) was allocated 100% of the Neighborhood Improvement Area #3 Assessments, which equal $4,450,000 as shown on the Neighborhood Improvement Area #3 Assessment Roll attached hereto as Appendix H. The Assessment per Unit for each Lot Type within Neighborhood Improvement Area #3 is shown in Appendix C as calculated pursuant to the Assessment allocation methodology using estimated buildout values as described in the Original SAP; and

d) The Neighborhood Improvement Area #3 Assessed Property receives a direct and special benefit from the Neighborhood Improvement Area #3 Improvements, and this benefit is equal to or greater than the amount of the Assessments, as shown on Table V-F.

Table V-F
Neighborhood Improvement Area #3 Special Benefit and Assessment

Special Benefit	
Neighborhood Improvement Area #3 Improvements[1]	$6,715,566
Reserve Fund	$385,357
Capitalized Interest	$360,710
Cost of Issuance	$241,471
Underwriter's Discount/Underwriter's Counsel	$133,500
Subtotal Special Benefit	*$7,836,604*
Assessments	
Assessments securing Neighborhood Improvement Areas #2-3 Bonds	$4,450,000
Excess Benefits	**$3,386,604**

[1]See Table V-B.3 for details.

Neighborhood Improvement Area #4

a) The estimated costs of the Neighborhood Improvement Area #4 Improvements allocated to Neighborhood Improvement Area #4 equals $5,778,220; and

b) The Neighborhood Improvement Area #4 Assessed Property receives special benefit from the Neighborhood Improvement Area #4 Improvements; and

c) The Neighborhood Improvement Area #4 Initial Parcel consists of all property in Neighborhood Improvement Area #4, therefore the Neighborhood Improvement Area #4 Initial Parcel (or Parcel or Parcels subsequently subdivided from it) will be allocated 100% of the Neighborhood Improvement Area #4 Assessments, which equal $4,000,000 as shown on the Neighborhood Improvement Area #4 Assessment Roll attached hereto as Appendix I. The Assessment per Unit for each Lot Type within Neighborhood Improvement Area #4 is shown in Appendix C as calculated pursuant to the Assessment allocation methodology using estimated buildout values as described in the Original SAP; and

d) The Neighborhood Improvement Area #4 Assessed Property receives a direct and special benefit from the Neighborhood Improvement Area #4 Improvements, and this benefit is equal to or greater than the amount of the Assessments, as shown on Table V-G.

Table V-G
Neighborhood Improvement Area #4 Special Benefit and Assessment

Special Benefit	
Neighborhood Improvement Area #4 Improvements[1]	$5,813,136
Reserve Fund	$342,289
Capitalized Interest	$152,167
Cost of Issuance	$228,000
Administration Fund	$25,000
Underwriter's Discount/Underwriter's Counsel	$120,000
Subtotal Special Benefit	*$6,680,592*
Assessments	
Assessments securing Neighborhood Improvement Area #4 Bonds	$4,000,000
Excess Benefits	**$2,680,592**

[1]See Table V-B.4 for details.

Neighborhood Improvement Area #5A

a) The estimated costs of the Neighborhood Improvement Area #5A Improvements allocated to Neighborhood Improvement Area #5A equals $10,435,347; and

b) The Neighborhood Improvement Area #5A Assessed Property receives special benefit from the Neighborhood Improvement Area #5A Improvements; and

c) The Neighborhood Improvement Area #5A Initial Parcel consists of all property in Neighborhood Improvement Area #5A, therefore the Neighborhood Improvement Area #5A Initial Parcel (or Parcel or Parcels subsequently subdivided from it) will be allocated 100% of the Neighborhood Improvement Area #5A Assessments, which equal $7,300,000 as shown on the Neighborhood Improvement Area #5A Assessment Roll attached hereto as Appendix J-2. The Assessment per Unit for each Lot Type within Neighborhood Improvement Area #5A is shown in Appendix C as calculated pursuant to the Assessment allocation methodology using estimated buildout values as described in the Original SAP; and

d) The Neighborhood Improvement Area #5A Assessed Property receives a direct and special benefit from the Neighborhood Improvement Area #5A Improvements, and this benefit is equal to or greater than the amount of the Assessments, as shown on Table V-H.

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Table V-H
Neighborhood Improvement Area #5A Special Benefit and Assessment

Special Benefit	
Neighborhood Improvement Area #5A Improvements[1]	$10,435,347
Less Bond Premium	($110,134)
Reserve Fund	$576,580
Capitalized Interest	$177,013
Cost of Issuance	$339,972
Administrative Expenses	$35,000
Underwriter's Discount/Underwriter's Counsel	$219,000
Subtotal Special Benefit	*$11,672,779*
Assessments	
Assessments securing Neighborhood Improvement Area #5A's portion of NIA #5 Bonds	$7,300,000
Excess Benefits	**$4,372,779**

[1]See Table V-B.5 for details.

Neighborhood Improvement Area #5B

a) The estimated costs of the Neighborhood Improvement Area #5B Improvements allocated to Neighborhood Improvement Area #5B equals $19,535,280; and

b) The Neighborhood Improvement Area #5B Assessed Property receives special benefit from the Neighborhood Improvement Area #5B Improvements; and

c) The Neighborhood Improvement Area #5B Initial Parcel consists of all property in Neighborhood Improvement Area #5B, therefore the Neighborhood Improvement Area #5B Initial Parcel (or Parcel or Parcels subsequently subdivided from it) will be allocated 100% of the Neighborhood Improvement Area #5B Assessments, which equal $13,484,000 as shown on the Neighborhood Improvement Area #5B Assessment Roll attached hereto as Appendix J-3. The Assessment per Unit for each Lot Type within Neighborhood Improvement Area #5B is shown in Appendix C as calculated pursuant to the Assessment allocation methodology using estimated buildout values as described in the Original SAP; and

d) The Neighborhood Improvement Area #5B Assessed Property receives a direct and special benefit from the Neighborhood Improvement Area #5B Improvements, and this benefit is equal to or greater than the amount of the Assessments, as shown on Table V-I.

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Table V-I
Neighborhood Improvement Area #5B Special Benefit and Assessment

Special Benefit	
Neighborhood Improvement Area #5B Improvements[1]	$19,535,280
Less Bond Premium	($200,760)
Reserve Fund	$1,065,015
Capitalized Interest	$326,374
Cost of Issuance	$611,028
Administrative Expenses	$65,000
Underwriter's Discount/Underwriter's Counsel	$404,520
Subtotal Special Benefit	*$21,806,457*
Assessments	
Assessments securing Neighborhood Improvement Area #5B's portion of NIA #5 Bonds	$13,484,000
Excess Benefits	**$8,322,457**

[1]See Table V-B.6 for details.

The Developer has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. The Developer has ratified, confirmed, accepted, agreed to and approved: (i) the determinations and findings by the City Council as to the special benefits described herein and the Assessment Ordinance; (ii) the SAP and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property.

K. Annual Assessment Roll Updates

The Administrator shall prepare, and shall submit to the City Council for approval, updates to the Assessment Rolls and the Annual Service Plan Update to reflect changes such as (i) the identification of each Parcel or Lot (ii) the Assessment for each Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VII.G of this Service and Assessment Plan.

The Service and Assessment Plan Update shall reflect the actual interest on the PID Bonds on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the PID Bonds and Developer funds.

L. Assessments and Annual Installments

The Assessments have been levied on each Parcel or Lot according to the Assessment Rolls. The Annual Installments of the Assessments will be collected on the dates and in the amounts shown on the Assessment Rolls, subject to any revisions made during an Annual Service Plan Update.

M. Administrative Expenses

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel or Lot based on the amount of outstanding Assessment remaining on the Parcel or Lot. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which will be revised based on actual costs incurred in Annual Service Plan Updates. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of Administration Expenses.

N. Additional Interest Rate

Pursuant to the PID Act, the interest rate for Assessments which secure a series of PID Bonds, may exceed the actual interest rate per annum paid on the PID Bonds by no more than one half of one percent (0.50%). Funds generated by the Additional Interest Rate, if any, related to a series of PID Bonds are held in the Additional Interest Reserve held under the respective Indenture for such series of PID Bonds, which may be used to fund the associated interest charged between the date of prepayment of an Assessment and the date on which the related PID Bonds are redeemed, to offset any possible delinquent payments as provided for in the applicable Indenture.

With respect to the Neighborhood Improvement Areas #2-3 Bonds, Neighborhood Improvement Area #4 Bonds, and Neighborhood Improvement Area #5 Bonds, this Additional Interest Reserve shall be funded each year from Additional Interest collected, if any, up to 5.5% of the par amount of the respective series of PID Bonds. If in a given year the Additional Interest Reserve is fully funded at 5.5% of the par amount of the applicable series of PID Bonds, the City shall not collect the Additional Interest Rate in such year. However, in the event such amount is reduced below the required reserve, the City shall resume collecting the Additional Interest Rate as set forth in the applicable Indenture.

With respect to the Neighborhood Improvement Area #1 Refunding Bonds and the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds, the respective Additional Interest Reserve shall be initially funded up to an amount set forth in each respective Indenture from available funds. Following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds and the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds, in the event the amount deposited into the Additional Interest Reserve should drop below the established reserve, the City shall resume collecting the Additional Interest as set forth in the applicable Indenture.

O. TIRZ Credit

The City has agreed to use TIRZ Revenues from TIRZ No. 4 generated from property within Neighborhood Improvement Area #1 Assessed Property to offset a portion of the Annual Installment on the Neighborhood Improvement Area #1 Assessed Property and has agreed to use TIRZ Revenues from TIRZ No. 8 generated from property within Neighborhood Improvement Areas #2-5 Major Improvements Assessed Property to offset a portion of the Annual Installment

on the Neighborhood Improvement Areas #2-5 Major Improvements Assessed Property, respectively (the "TIRZ Credit"). The Annual Installment for each Parcel shall be calculated by taking into consideration any TIRZ Credit applicable to the Parcel.

P. INCORPORATION BY REFERENCE

The Recitals to this amended and restated Service and Assessment Plan are hereby incorporated by reference as if set forth in the body of this amended and restated Service and Assessment Plan and are made a part hereof for all purposes

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VI. SERVICE PLAN

A. SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. The Major Improvements financed with the Neighborhood Improvement Areas #2-5 Major Improvement Bonds and the Neighborhood Improvement Area #1 Improvements financed with the Neighborhood Improvement Area #1 Bonds have been constructed and accepted by the City or MSUD, as applicable. The Neighborhood Improvement Area #2 Improvements have been constructed and accepted by the City or MSUD, as applicable. The Neighborhood Improvement Area #3 Improvements have been constructed and accepted by the City or MSUD, as applicable. The Neighborhood Improvement Area #4 Improvements have been constructed and accepted by the City or MSUD, as applicable. The Neighborhood Improvement Area #5A Improvements have been completed and accepted by the City or MSUD, as applicable, and the Neighborhood Improvement Area #5B Improvements have been completed and accepted by the City or MSUD, as applicable. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Rolls. Any update to this Service and Assessment Plan is herein referred as an "Annual Service Plan Update."

The projected Annual Installments for the Neighborhood Improvement Area #1 Refunding Bonds, the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds, the Neighborhood Improvement Areas #2-3 Bonds (relating to Neighborhood Improvement Area #2), the Neighborhood Improvement Areas #2-3 Bonds (relating to Neighborhood Improvement Area #3), the Neighborhood Improvement Area #4 Bonds (relating to both Neighborhood Improvement Area #4), the Neighborhood Improvement Area #5 Bonds (relating to Neighborhood Improvement Area #5A and Neighborhood Improvement Area #5B), are shown on Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, and Appendix J-1, respectively. The projected annual installments are subject to revision and shall be updated in the Annual Service Plan Update as necessary.

Table VI-A.1 summarizes the original sources and uses of funds that were required to (i) construct the Major Improvements and Neighborhood Improvement Area #1 Improvements financed with the Neighborhood Improvement Areas #2-5 Major Improvement Bonds and Neighborhood Improvement Area #1 Bonds, respectively, (ii) establish the PID, and (iii) issue the Neighborhood Improvement Areas #2-5 Major Improvement Bonds and Neighborhood Improvement Area #1 Bonds, respectively.

Table VI-A.2 and Table VI-A.3 summarize the updated sources and uses of funds related to the issuance of the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds and Neighborhood Improvement Area #1 Refunding Bonds, respectively.

Table VI-A.1
Original Sources and Uses of Funds – NIA #1 and NIA #2-5

Sources of Funds	Neighborhood Improvement Area #1	Neighborhood Improvement Area #2-5
Gross Bond Amount	$11,560,000	$16,825,000
Developer's Advance[1]	$2,581,645	$437,266
Other funding sources[2]	$2,100,592	$2,037,228
Total Sources	**$16,242,238**	**$19,299,494**
Uses of Funds		
Authorized Improvements[3]	$12,644,097	$13,854,089
Debt Service Reserve Fund	$978,100	$1,430,125
Capitalized Interest	$1,448,051	$2,398,264
Costs of Issuance	$871,556	$1,179,750
Underwriter's Discount	$300,434	$437,266
Total Uses	**$16,242,238**	**$19,299,494**

[1]The amounts represent the Developer deposits at the time of bond issuance.

[2]The other funding sources represent projected costs of Authorized Improvements in excess of the bond proceeds and which were paid from Developer deposits at bond closing.

[3]See Table V-A for details.

The Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds are being issued to refund the Neighborhood Improvement Areas #2-5 Major Improvement Bonds. Table VI-A.2 shows the updated sources and uses for NIA #2-5 Major Improvements.

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Table VI-A.2

Projected Sources and Uses of Funds – NIA #2-5 Major Improvement Refunding Bonds

Sources of Funds	Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds
Gross Bond Amount	$14,572,000
Reoffering Premium	$106,548
Available Trust Fund Balances[1]	$3,413,632
Total Sources	**$18,092,180**
Uses of Funds	
Deposit to Current Refunding Fund	$16,000,256
Subtotal	*$16,000,256*
Bond Issuance Costs	
Cost of Issuance	$802,105
Underwriter's Discount	$437,160
Deposit to Debt Service Reserve Fund	$706,939
Deposit to Additional Interest Reserve	$145,720
Subtotal	*$2,091,924*
Total Uses	**$18,092,180**

[1]Represents funds available from pre-refunding trust accounts, related to the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds.

Prior to the issuance of the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds, the outstanding principal due, interest due, Administrative Expenses, and Additional Interest for the prepayment reserve and the delinquency reserve from 2024 to 2040 was $14,615,464, $12,214,325, $860,278 and $925,375 respectively, for the Neighborhood Improvement Areas #2-5 Major Improvement Bonds, which was anticipated to be collected from 1,831 Lots (initial 1,835 Lots less 4 prepaid Lots including one 50' Lot and three 70' Lots) within Neighborhood Improvement Area #2-5.

The Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds are being issued to refund the Neighborhood Improvement Areas #2-5 Major Improvement Bonds. Table VI-A.2 shows the updated sources and uses for the Neighborhood Improvement Areas #2-5 Major Improvements.

Following the issuance of the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds, the total principal due, interest due, Administrative Expense due and Additional Interest for the Additional Interest Reserve Account due from 2024 to 2040 is $14,572,000, $8,014,514, $860,278, and $630,960, respectively, for the Neighborhood Improvement Areas #2-

5 Major Improvement Refunding Bonds which is anticipated to be collected from 1,831 Lots (initial 1,835 Lots less 4 prepaid Lots including one 50' Lot and three 70' Lots) within Neighborhood Improvement Area #2-5. As a result, the principal, interest, and Additional Interest Reserve refunding savings from the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds are $43,464, $4,199,811, $0, and $294,415, respectively, totaling $4,537,691. Table VI-A.3 shows a summary of net savings from the refunding.

Table VI-A.3
Summary of Savings – NIA #2-5 Major Improvement Refunding Bonds

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest[1]	Total
Neighborhood Improvement Area #2-5 Major Improvement Bonds - Original	1,835	2016-2040	$16,825,000	$23,921,064	$960,909	$925,375	$42,632,348
Estimated Savings after Refunding							
Neighborhood Improvement Area #2-5 Major Improvement Bonds - Outstanding	1,831	2025-2040	$14,615,464	$12,214,325	$860,278	$925,375	$28,615,442
Neighborhood Improvement Area #2-5 Major Improvement Refunding Bonds	1,831	2025-2040	$14,572,000	$8,014,514	$860,278	$630,960	$24,077,752
Net Refunding related savings	-		**$43,464**	**$4,199,811**	**$0**	**$294,415**	**$4,537,691**

[1]Additional Interest will only be collected as needed following the issuance of the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds.

The Neighborhood Improvement Area #1 Refunding Bonds are being issued to refund the Neighborhood Improvement Area #1 Bonds. Table VI-A.4 shows the updated sources and uses for Neighborhood Improvement Area #1 Improvements.

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Table VI-A.4
Projected Sources and Uses of Funds – NIA #1 Refunding Bonds

Sources of Funds	Neighborhood Improvement Area #1 Refunding Bonds
Gross Bond Amount	$9,990,000
Reoffering Premium	$319,417
Available Trust Fund Balances[1]	$1,937,573
Total Sources	**$12,246,990**
Uses of Funds	
Deposit to Current Refunding Fund	$10,854,050
Subtotal	*$10,854,050*
Bond Issuance Costs	
Bond Insurance Premium	$180,491
Surety for DSRF	$13,781
Cost of Issuance	$602,192
Underwriter's Discount	$299,700
Deposit to Debt Service Reserve Fund	$196,875
Deposit to Additional Interest Reserve	$99,900
Subtotal	*$1,392,940*
Total Uses	**$12,246,990**

[1]Represents funds available from pre-refunding trust accounts related to the Neighborhood Improvement Area #1 Bonds.

Prior to the issuance of the Neighborhood Improvement Area #1 Refunding Bonds, the outstanding principal due, interest due, Administrative Expenses, and Additional Interest for the prepayment reserve and the delinquency reserve from 2025 to 2045 was $10,064,395, $9,832,088, $1,777,365 and $682,950, respectively, for the Neighborhood Improvement Area #1 Bonds, which was anticipated to be collected from 502 Lots (initial 515 Lots less 13 prepaid Lots including seven 50' Lots, two 60' Lots and four 70' Lots) within Neighborhood Improvement Area #1.

The Neighborhood Improvement Area #1 Refunding Bonds are being issued to refund the Neighborhood Improvement Area #1 Bonds. Table VI-A.4 shows the updated sources and uses for Neighborhood Improvement Area #1 Improvements.

Following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds, the total principal due, interest due, and Additional Interest for the Additional Interest Reserve Account from 2025 to 2045 is $9,990,000, $8,014,514, $1,777,365, and $588,550, respectively, for the Neighborhood Improvement Area #1 Refunding Bonds which is anticipated to be collected from 502 Lots (initial 515 Lots less 13 prepaid Lots including seven 50' Lots, two 60' Lots and four 70'

Lots) within Neighborhood Improvement Area #1. As a result, the principal, interest, and Additional Interest Reserve refunding savings from the Neighborhood Improvement Area #1 Refunding Bonds are $74,395, $1,817,571, $0, and $94,400, respectively, totaling $1,986,369. Table VI-A.5 shows a summary of net savings from the refunding.

Table VI-A.5
Summary of Savings – NIA #1 Refunding Bonds

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest[1]	Total
Neighborhood Improvement Area #1 Bonds - Original	515	2016-2045	$11,560,000	$16,854,770	$1,844,948	$787,225	$31,046,943
Estimated Savings after Refunding							
Neighborhood Improvement Area #1 Bonds - Outstanding	502	2025-2045	$10,064,395	$9,832,088	$1,777,365	$682,950	$22,356,798
Neighborhood Improvement Area #1 Refunding Bonds	502	2025-2045	$9,990,000	$8,014,514	$1,777,365	$588,550	$20,370,429
Net Refunding related savings	**-**		**$74,395**	**$1,817,574**	**$0**	**$94,400**	**$1,986,369**

[1]Additional Interest will only be collected as needed following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds.

The Actual Costs for Neighborhood Improvement Area #2 Improvements and the Neighborhood Improvement Area #3 Improvements plus the costs related to the issuance of the Neighborhood Improvement Area #2-3 Bonds is $12,118,963 as shown in Table VI-B.

Table VI-B
Sources and Uses of Funds – NIA #2 and NIA #3

Sources of Funds	**Neighborhood Improvement Area #2**	**Neighborhood Improvement Area #3**	**Total**
Neighborhood Improvement Areas #2-3 Bond Amount	$1,905,000	$4,450,000	$6,355,000
Other funding sources[1]	$2,655,762	$3,108,201	$5,763,963
Total Sources	**$4,560,762**	**$7,558,201**	**$12,118,963**
Uses of Funds			
Authorized Improvements[2]	$4,228,116	$6,437,163	$10,665,279
Debt Service Reserve Fund	$164,967	$385,357	$550,324
Capitalized Interest	$0	$360,710	$360,710
Costs of Issuance	$110,529	$241,471	$352,000
Underwriter's Discount	$57,150	$133,500	$190,650
Total Uses	**$4,560,762**	**$7,558,201**	**$12,118,963**

[1]The other funding sources represent projected costs of Authorized Improvements to be paid by the Developer in excess of the Neighborhood Improvement Areas #2-3 Bond proceeds and Developer deposits at bond closing.

[2]See Table V-D and Table V-E for details.

The Actual costs for Neighborhood Improvement Area #4 Improvements plus the costs related to the issuance of the Neighborhood Improvement Area #4 Bonds is $6,680,592 as shown in Table VI-C.

Table VI-C
Sources and Uses of Funds – NIA #4

Sources of Funds	Neighborhood Improvement Area #4
Neighborhood Improvement Area #4 Bond Amount	$4,000,000
Other funding sources[1]	$2,680,592
Total Sources	**$6,680,592**
Authorized Improvements[2]	$5,813,136
Debt Service Reserve Fund	$342,289
Capitalized Interest	$152,167
Costs of Issuance	$228,000
Administration Fund	$25,000
Underwriter's Discount	$120,000
Total Uses	**$6,680,592**

[1]The other funding sources represent projected costs of Authorized Improvements to be paid by the Developer in excess of the Neighborhood Improvement Area #4 Bond proceeds and Developer deposits at bond closing.
[2]See Table V-F for details.

The Estimated Costs for Neighborhood Improvement Area #5A Improvements and the Neighborhood Improvement Area #5B Improvements plus the costs related to the issuance of the Neighborhood Improvement Area #5 Bonds is $33,790,130 as shown in Table VI-D.

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Table VI-D
Estimated Sources and Uses of Funds – NIA #5A and NIA #5B

Sources of Funds	Neighborhood Improvement Area #5A	Neighborhood Improvement Area #5B	Total
Neighborhood Improvement Area #5 Bond Amount	$7,300,000	$13,484,000	$20,784,000
Bond Premium	$110,134	$200,760	$310,894
Other funding sources[1]	$4,372,779	$8,322,457	$12,695,236
Total Sources	**$11,782,913**	**$22,007,217**	**$33,790,130**
Uses of Funds			
Authorized Improvements[2]	$10,435,347	$19,535,280	$29,970,627
Debt Service Reserve Fund	$576,580	$1,065,015	$1,641,595
Capitalized Interest	$177,013	$326,374	$503,387
Costs of Issuance	$339,972	$611,028	$951,000
Administrative Expenses	$35,000	$65,000	$100,000
Underwriter's Discount	$219,000	$404,520	$623,520
Total Uses	**$11,782,913**	**$22,007,217**	**$33,790,130**

[1]The other funding sources represent projected costs of Authorized Improvements already paid or to be paid by the Developer in excess of the Neighborhood Improvement Area #5 Bond proceeds at bond closing.

[2]See Table III-E and Table III-F for details.

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Areas #2-5 is shown by Table VI-E. The annual projected costs and indebtedness is subject to revision and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table VI-E
Annual Projected Costs and Annual Projected Indebtedness – NIA #2-5 Major Improvement Areas

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	NIA #2-5 Projected Annual Installments[1]
2019 - 2023	$19,299,355	$16,825,000	$2,474,355	$8,986,178
2024	$2,091,924	$0	$0	$1,790,088
2025	$0	$0	$0	$1,449,114
2026	$0	$0	$0	$1,516,410
2027	$0	$0	$0	$1,516,364
2028	$0	$0	$0	$1,513,217
2029	$0	$0	$0	$1,511,029
2030	$0	$0	$0	$1,509,624
Total	**$21,391,279**	**$16,825,000**	**$2,474,355**	**$19,792,024**

[1]Projected Annual Installments prior to 2025 are related to the Neighborhood Improvement Areas #2-5 Major Improvement Bonds. Projected Annual Installments beginning in 2025 are related to the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds.

The annual projected costs shown in Table VI-E are the annual expenditures relating to the Authorized Improvements shown in Table III-A, the costs associated with creating the PID and costs of issuing the PID Bonds, including reserves shown in Table V-B.1. The difference between the initial annual projected cost and the initial annual projected indebtedness represents an amount funded by the Developer.

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #1 is shown by Table VI-F. The annual projected costs and indebtedness is subject to revision and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table VI-F
Annual Projected Costs and Annual Projected Indebtedness – NIA #1

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	NIA #1 Projected Annual Installments[1]
2019 - 2023	$16,242,238	$11,560,000	$4,682,238	$4,888,405
2024	$1,392,940	$0	$0	$1,078,158
2025	$0	$0	$0	$851,735
2026	$0	$0	$0	$901,013
2027	$0	$0	$0	$906,195
2028	$0	$0	$0	$900,304
2029	$0	$0	$0	$898,892
2030	$0	$0	$0	$901,684
Total	**$17,635,178**	**$11,560,000**	**$4,682,238**	**$11,326,386**

[1]Projected Annual Installments prior to 2025 are related to the Neighborhood Improvement Area #1 Bonds. Projected Annual Installments beginning in 2025 are related to the Neighborhood Improvement Area #1 Refunding Bonds.

The annual projected costs shown in Table VI-E are the annual expenditures relating to the Authorized Improvements shown in Table III-A, the costs associated with creating the PID and costs of issuing the PID Bonds, including reserves shown in Table V-B.1. The difference between the initial annual projected cost and the initial annual projected indebtedness represents an amount funded by the Developer.

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Areas #2-3 is shown by Table VI-G. The annual projected costs and indebtedness is subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table VI-G
Annual Projected Costs and Annual Projected Indebtedness - NIA #2-3

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	NIA #2 Projected Annual Installments	NIA #3 Projected Annual Installments
2019 & Prior	$12,118,963	$6,355,000	$5,763,963	$0	$0
2020	$0	$0	$0	$144,563	$196,967
2021	$0	$0	$0	$114,277	$245,994
2022	$0	$0	$0	$114,448	$261,694
2023	$0	$0	$0	$114,627	$261,714
2024	$0	$0	$0	$114,814	$261,749
2025	$0	$0	$0	$115,009	$261,798
2026	$0	$0	$0	$115,213	$261,862
2027	$0	$0	$0	$115,425	$261,941
Total	**$12,118,963**	**$6,355,000**	**$5,763,963**	**$948,376**	**$2,013,719**

The annual projected costs shown in Table VI-G are the annual expenditures relating to the Authorized Improvements shown in Tables III-B and III-C, the costs associated with creating the PID and costs of issuing the PID Bonds, including reserves shown in Table V-B.2 and Table V-B.3. The difference between the annual projected cost and the annual projected indebtedness represents an amount funded by the Developer.

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #4 Bonds is shown by Table VI-H below. The annual projected costs and indebtedness is subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table VI-H
Annual Projected Costs and Annual Projected Indebtedness - NIA #4

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	NIA #4 Projected Annual Installments
2021	$6,680,592	$4,000,000	$2,680,592	$0
2022	$0	$0	$0	$245,000
2023	$0	$0	$0	$245,444
2024	$0	$0	$0	$245,902
2025	$0	$0	$0	$246,374
2026	$0	$0	$0	$246,860
2027	$0	$0	$0	$247,362
Total	**$6,680,592**	**$4,000,000**	**$2,680,592**	**$1,476,942**

The annual projected costs shown in Table VI-H are the annual expenditures relating to the Authorized Improvements shown in Table III-D, the costs associated with creating the PID and

costs of issuing the PID Bonds, including reserves shown in Table V-B.4. The difference between the annual projected cost and the annual projected indebtedness represents an amount funded by the Developer.

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #5 is shown by Table VI-I. The annual projected costs and indebtedness is subject to revision and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table VI-I
Annual Projected Costs and Annual Projected Indebtedness - NIA #5

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources[1]	NIA #5A Projected Annual Installments[2]	NIA #5B Projected Annual Installments[2]
2021	$11,782,913	$7,300,000	$4,482,913	$0	$0
2022	$22,007,217	$13,484,000	$8,523,217	$0	$0
2023	$0	$0	$0	$405,599	$754,672
2024	$0	$0	$0	$406,460	$756,350
2025	$0	$0	$0	$406,267	$755,920
2026	$0	$0	$0	$407,055	$757,450
2027	$0	$0	$0	$406,790	$756,872
2028	$0	$0	$0	$407,507	$758,254
Total	**$33,790,130**	**$20,784,000**	**$13,006,130**	**$2,439,677**	**$4,539,518**

[1]Other funding sources consists of amounts already paid or to be paid by the Developer in excess of the Neighborhood Improvement Area #5 Bond proceeds at bond closing and the applicable bond premium.
[2]Annual Installments in year 2022 are covered by capitalized interest and bond proceeds for Administrative Expenses.

The annual projected costs shown in Table VI-I are the annual expenditures relating to the Authorized Improvements shown in Tables III-E and III-F, the costs associated with creating the PID and costs of issuing the PID Bonds, including reserves shown in Table VI-D. The difference between the annual projected cost and the annual projected indebtedness represents an amount funded by the Developer.

B. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan update include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice"). The PID Assessment Notice is attached hereto as Appendix D and may be updated in an Annual Service Plan Update.

VII. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE NEIGHBORHOOD IMPROVEMENT AREA #1

The Assessment and Annual Installments for each Assessed Property located within Neighborhood Improvement Area #1 is shown on the Neighborhood Improvement Area #1 Assessment Roll, attached as Appendix E, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Neighborhood Improvement Area #1 Refunding Bonds, to fund the Additional Interest Reserve, if necessary, as described in Section VI, and to cover Administrative Expenses of Neighborhood Improvement Area #1. The Annual Installment for each Parcel shall be calculated by taking into consideration any TIRZ Credit applicable to such Parcel in Neighborhood Improvement Area #1. The TIRZ Credit for each Parcel shall be as described in Section V.O and shall be as provided for in Section VII.D below.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS RELATED TO THE MAJOR IMPROVEMENTS FOR PARCELS LOCATED WITHIN THE NEIGHBORHOOD IMPROVEMENT AREAS #2-5

The Assessment and Annual Installments related to the Major Improvements for each Assessed Property located within Neighborhood Improvement Areas #2-5 are shown on the Neighborhood Improvement Areas #2-5 Major Improvements Assessment Roll, attached as Appendix F, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds, to fund the Additional Interest Reserve, if necessary, as described in Section VI, to cover Administrative Expenses of Neighborhood Improvement Areas #2-5. The Annual Installment for each Parcel shall be calculated by taking into consideration any TIRZ Credit applicable to such Parcel in Neighborhood Improvement Areas #2-5. The TIRZ Credit for each Parcel shall be as described in Section V.O and shall be as provided for in Section VII.E below.

C. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE NEIGHBORHOOD IMPROVEMENT AREA #2, NEIGHBORHOOD IMPROVEMENT AREA #3, NEIGHBORHOOD IMPROVEMENT AREA #4, NEIGHBORHOOD IMPROVEMENT AREA #5A, AND NEIGHBORHOOD IMPROVEMENT AREA #5B

The Assessment and Annual Installments related to the Neighborhood Improvement Area #2 Improvements for each Assessed Property located within Neighborhood Improvement Area #2 are shown on the Neighborhood Improvement Area #2 Assessment Roll, attached as Appendix G,

and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay the debt obligations under the Neighborhood Improvement Areas #2-3 Bonds and to cover Administrative Expenses of Neighborhood Improvement Area #2.

The Assessment and Annual Installments related to the Neighborhood Improvement Area #3 Improvements for each Assessed Property located within Neighborhood Improvement Area #3 are shown on the Neighborhood Improvement Area #3 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay the debt obligations under the Neighborhood Improvement Areas #2-3 Bonds, and to cover Administrative Expenses of Neighborhood Improvement Area #3.

The Assessment and Annual Installments related to the Neighborhood Improvement Area #4 Improvements for each Assessed Property located within Neighborhood Improvement Area #4 are shown on the Neighborhood Improvement Area #4 Assessment Roll, attached as Appendix I, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay the debt obligations under the Neighborhood Improvement Area #4 Bonds, and to cover Administrative Expenses of Neighborhood Improvement Area #4.

The Assessment and Annual Installments related to the Neighborhood Improvement Area #5A Improvements for each Assessed Property located within Neighborhood Improvement Area #5A are shown on the Neighborhood Improvement Area #5A Assessment Roll, attached as Appendix J-2, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay the debt obligations under the Neighborhood Improvement Area #5 Bonds and to cover Administrative Expenses of Neighborhood Improvement Area #5A.

The Assessment and Annual Installments related to the Neighborhood Improvement Area #5B Improvements for each Assessed Property located within Neighborhood Improvement Area #5B are shown on the Neighborhood Improvement Area #5B Assessment Roll, attached as Appendix J-3, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay the debt obligations under the Neighborhood Improvement Area #5 Bonds, and to cover Administrative Expenses of

Neighborhood Improvement Area #5B.

D. TIRZ Credit for Parcels Located in Neighborhood Improvement Area #1

The Annual Installment for each Parcel in Neighborhood Improvement Area #1 shall be calculated by taking into consideration any TIRZ Credit applicable to such Parcel.

The TIRZ Credit for each Parcel in Neighborhood Improvement Area #1 in any given year shall be determined by the TIRZ Revenues collected within TIRZ No. 4 in the preceding year (i.e., TIRZ Revenues collected in 2019 shall be used to calculate the TIRZ Credit applicable to Annual Installments to be collected in 2020).

E. TIRZ Credit for Parcels Located in Neighborhood Improvement Areas #2-5

The Annual Installment for each Parcel in Neighborhood Improvement Areas #2-5 shall be calculated by taking into consideration any TIRZ Credit applicable to such Parcel.

The TIRZ Credit for each Parcel in Neighborhood Improvement Areas #2-5 in any given year shall be determined by the TIRZ Revenues collected within TIRZ No. 8 in the preceding year (i.e., TIRZ Revenues collected in 2019 shall be used to calculate the TIRZ Credit applicable to Annual Installments to be collected in 2020).

F. Reallocation of Assessments for Parcels Located Within the PID

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the new divided Assessed Property
B = the Assessment for the Assessed Property prior to division
C = the estimated As-Built Assessed Value of the new divided Assessed Property
D = the sum of the As-Built Assessed Value for all of the new divided Assessed Properties

The calculation of the As-Built Assessed Value of an Assessed Property shall be performed by the Administrator based on information from the City, the Developer, third party consultants, the Official Public Records of Denton County, Texas, and any other relevant source of information regarding the Assessed Property. The calculation as confirmed by the City Council shall be conclusive.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded Subdivision Plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the new subdivided Lot
B = the Assessment for the Parcel prior to subdivision
C = the sum of the estimated As-Built Assessed Value of all new subdivided Lots with same Lot Type
D = the sum of the estimated As-Built Assessed Value for all of the new subdivided Lots excluding Non-Benefitted Property
E = the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an estimated As-Built Assessed Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact future as-built Lot value and any other information available to the Developer. The calculation of the estimated As-Built Lot value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Developer, homebuilders, third party consultants, and/or the Official Public Records of Denton County, Texas regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

3. Upon Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of

an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

G. Mandatory Prepayment of Assessments

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the transferring party of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

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

H. Reduction of Assessments

1. If after all Authorized Improvements to be funded with a series of PID Bonds have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs used to calculate the Assessments securing such series of PID Bonds, resulting in excess Bond proceeds being available to redeem Bonds of such series, then the Assessment securing such series of PID Bonds for each Parcel of Assessed Property shall be reduced by the City Council such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs and such excess Bond proceeds shall applied to redeem Bonds of such series or as described in the applicable Indenture. The Assessments shall not be reduced to an amount less than the related outstanding series of PID Bonds. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess PID Bond proceeds being available to redeem PID Bonds, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the PID Bonds, including interest on the PID Bonds and Administrative Expenses, and such excess Bond proceeds shall be applied to redeem Bonds or as described in the applicable Indenture. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on estimated build out value of each Parcel or Lot, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced

Assessments equals the amount required to repay the PID Bonds, including interest on the PID Bonds and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the PID Bonds is equal to the outstanding principal amount of the PID Bonds.

3. If after all Authorized Improvements to be funded with a series of PID Bonds have been completed and the Actual Costs for the Authorized Improvements are less than the Budgeted Costs used to calculate the Assessments securing the PID Bonds, resulting in excess Bond proceeds, then the City Council may reduce the Assessment securing the PID Bonds for each Assessed Property such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding series of PID Bonds.

4. Similarly, if the City does not undertake some of the Authorized Improvements with the PID Bonds then the City Council may reduce the Assessment securing the PID Bonds for each Assessed Property to reflect only the Actual Costs that were expended. The Assessments shall not be reduced to an amount less than the related outstanding series of PID Bonds.

5. The City Council may apply excess PID Bond proceeds to the redemption of the respective PID Bonds or as described in the applicable Indenture.

I. PAYMENT OF ASSESSMENTS

1. Payment in Full

(a) The Assessment for any Parcel may be paid in full at any time in accordance the PID Act. The Payment shall include all Prepayment Costs. If prepayment in full will result in redemption of PID Bonds, the payment amount shall be reduced from any proceeds from the Debt Service Reserve Fund applied to the redemption pursuant to the Indenture, net of any other costs applicable to the redemption of PID Bonds.

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

(c) Upon payment in full of an Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the related Indenture; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate. The City shall provide the owner of the affected Assessed Property a recordable "Notice of PID Assessment Termination."

(d) At the option of the Parcel owner, the Assessment on any Parcel may be paid in

part in an amount equal to the amount of prepaid Assessments plus Prepayment Costs with respect thereto. Upon the payment of such amount for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made. The partial Assessment payment will be used to redeem the bonds.

2. Payment of Annual Installments

The Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the Act authorizes the City to collect interest and collection costs on the outstanding Assessment. An Annual Installment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown in the Assessment Roll, which includes interest on the outstanding Assessment and Administrative Expenses.

The Annual Installments as listed on the Assessment Rolls for Neighborhood Improvement Area #1 in Appendix E and Neighborhood Improvement Areas #2-5 in Appendix F have been calculated using an estimated interest rate on the Neighborhood Improvement Area #1 Refunding Bonds of 5.00% and an estimated interest rate on the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds of 5.375% for years 1 through 9 (2024-2033) and 5.875% for years 10 through 16 (2034-2040), respectively.

The Annual Installments as listed on the Assessment Rolls for Neighborhood Improvement Area #2 in Appendix G and Neighborhood Improvement Areas #3 in Appendix H have been calculated using an interest rate of 4.125% for the Neighborhood Improvement Area #2-3 Bonds maturing through 2039 and an interest rate of 4.250% for the Neighborhood Improvement Area #2-3 Bonds maturing after 2039.

The Annual Installments as listed on the Assessment Rolls for Neighborhood Improvement Area #4 in Appendix I have been calculated using an interest rate of 4.125% for the Neighborhood Improvement Area #4 Bonds.

The Annual Installments as listed on the Assessment Rolls for Neighborhood Improvement Area #5A and Neighborhood Improvement Area #5B in Appendix J (including Appendix J-1, Appendix J-2, and Appendix J-3) have been calculated using an interest rate of 2.875% in years 1 through 6 (2022-2027), 3.25% in years 7 through 11 (2028-2032), 3.50% in years 12 through 21 (2033-2042), and 4.00% in years 22 through 30 (2043-2051) on the Neighborhood Improvement Area #5 Bonds.

The Annual Installments shall be reduced to equal the actual costs of repaying the PID Bonds and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances. If additional Assessments are levied on the Project by the City, the Annual Installments will be adjusted to reflect the changes.

The City reserves and shall have the right and option to refund the PID Bonds in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installment so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding PID Bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding PID Bonds, and such refunding PID Bonds shall constitute "PID Bonds" for purposes of this Service and Assessment Plan.

J. COLLECTION OF ANNUAL INSTALLMENTS

The Administrator shall, no less frequently than annually, prepare and submit to the City Council for its approval, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a calculation of the Annual Installment for each Assessed Property. Administrative Expenses shall be allocated among Assessed Properties in proportion to the amount of the Annual Installments for the Assessed Property. Each Annual Installment shall be reduced by any credits applied under the Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, and existing deposits for an additional interest reserve. Annual Installments may be collected by the City (or such entity to whom the City directs) in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies in the same manner and at the same time as ad valorem taxes. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Any sale of Assessed Property for nonpayment of the delinquent Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such Assessed Property and such Assessed Property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such Assessed Property as they become due and payable.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated each September 1 and assessed annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

Each Annual Installment for the Neighborhood Improvement Area #2 Assessments, including the interest on the unpaid amount of an Assessment, shall be assessed annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of each year following the commencement of collection of the Neighborhood Improvement Area #2 Annual Installments. Collection of the Annual Installment for the Neighborhood Improvement Area #2 Assessments commenced as of September 1, 2019.

Each Annual Installment for the Neighborhood Improvement Area #3 Assessments, including the interest on the unpaid amount of an Assessment, shall be assessed annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of each

year following the commencement of collection of the Neighborhood Improvement Area #3 Annual Installments. Collection of the Annual Installment for the Neighborhood Improvement Area #3 Assessments commenced with the issuance of the Neighborhood Improvement Areas #2-3 Bonds.

Each Annual Installment for the Neighborhood Improvement Area #4 Assessments, including the interest on the unpaid amount of an Assessment, shall be assessed annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of each year following the commencement of collection of the Neighborhood Improvement Area #4 Annual Installments. Collection of the Annual Installment for the Neighborhood Improvement Area #4 Assessments commenced with the issuance of the Neighborhood Improvement Area #4 Bonds.

Each Annual Installment for the Neighborhood Improvement Area #5A Assessments and the Neighborhood Improvement Area #5B Assessments including the interest on the unpaid amount of an Assessment shall begin with the issuance of Neighborhood Improvement Area #5 Bonds and be assessed annually thereafter. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of each year following the commencement of collection of the Neighborhood Improvement Area #5A Annual Installments and the Neighborhood Improvement Area #5B Annual Installments. Collection of the Annual Installment for the Neighborhood Improvement Area #5A Assessments and Neighborhood Improvement Area #5B Assessments shall commence with the issuance of the Neighborhood Improvement Area #5 Bonds.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator of the PID. The City shall notify Developer in writing at least thirty (30) days in advance before appointing a third-party Administrator.

To the extent consistent with the PID Act, an owner of an Assessed Property claiming that a calculation error has been made in the Assessment Roll, including the calculation of the Annual Installment, must send a written notice describing the error to the City no later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. If an owner fails to give such notice, such owner shall be deemed to have accepted the calculation of the Assessment Rolls (including the Annual Installments) and to have waived any objection to the calculation. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Property owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Rolls should be modified or changed in favor of the Assessed Property owner, such change or modification shall be presented to the City Council for approval, to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Property owner (except for the final year during which the Annual Installment shall be collected), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Rolls may be appealed to the City Council. Any amendments made to the Assessment Rolls pursuant to calculation errors shall be made pursuant to the PID Act.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall terminate on the date the Assessment is paid in full, including payment of any unpaid Annual Installments and Delinquent Collection Costs, if any. After the termination of the Assessment, and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination."

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

D. ADMINISTRATION AND INTERPRETATION OF PROVISIONS

The City Council shall administer (or cause the administration of) the PID, this SAP, and all Annual Service Plan Updates consistent with the PID Act, unless stated otherwise herein or in the Indenture, such determination shall be conclusive.

E. SEVERABILITY

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan, or the application of same to an Assessed Property or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part thereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

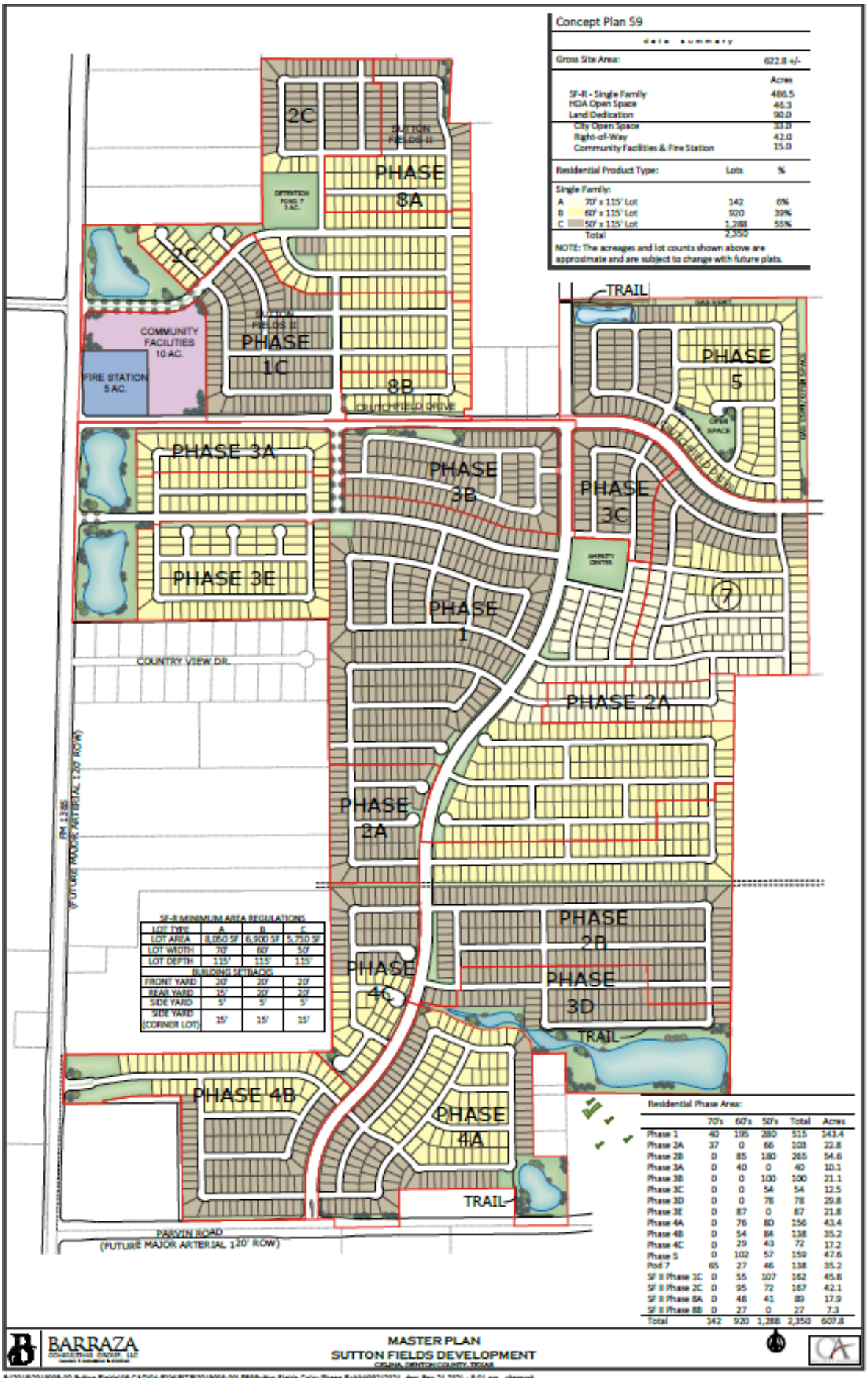
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APPENDIX A
UPDATED PID MAP AND CONCEPT PLAN

APPENDIX A
Updated PID Map and Concept Plan

PID Boundary Map




Concept Plan 59
data summary
Gross Site Area: 622.8 +/-
Acres
SF-R - Single Family 486.5
HOA Open Space 46.3
Land Dedication 90.0
City Open Space 33.0
Right-of-Way 42.0
Community Facilities & Fire Station 15.0
Residential Product Type: Lots %
Single Family:
A 70' x 115' Lot 142 6%
B 60' x 115' Lot 920 39%
C 50' x 115' Lot 1,288 55%
Total 2,350
NOTE: The acreages and lot counts shown above are approximate and are subject to change with future plats.
2C
SUTTON FIELDS II
PHASE 8A
DETENTION POND 7 3 AC.
2C
COMMUNITY FACILITIES 10 AC.
FIRE STATION 5 AC.
SUTTON FIELDS II
PHASE 1C
8B
CRUTCHFIELD DRIVE
TRAIL
PHASE 5
OPEN SPACE
PHASE 3A
PHASE 3B
PHASE 3C
PHASE 3E
AMENITY CENTER
7
PHASE 1
COUNTRY VIEW DR.
PHASE 2A
PM 1385
(FUTURE MAJOR ARTERIAL 120' ROW)
PHASE 2A
PHASE 2B
PHASE 4C
PHASE 3D
TRAIL
PHASE 4B
PHASE 4A
TRAIL
PARVIN ROAD
(FUTURE MAJOR ARTERIAL 120' ROW)
SF-R MINIMUM AREA REGULATIONS
LOT TYPE A B C
LOT AREA 8,050 SF 6,900 SF 5,750 SF
LOT WIDTH 70' 60' 50'
LOT DEPTH 115' 115' 115'
BUILDING SETBACKS
FRONT YARD 20' 20' 20'
REAR YARD 10' 20' 20'
SIDE YARD 5' 5' 5'
SIDE YARD (CORNER LOT) 15' 15' 15'
Residential Phase Area:
70's 60's 50's Total Acres
Phase 1 40 195 280 515 143.4
Phase 2A 37 0 66 103 22.8
Phase 2B 0 85 180 265 54.6
Phase 3A 0 40 0 40 10.1
Phase 3B 0 0 100 100 21.1
Phase 3C 0 0 54 54 12.5
Phase 3D 0 0 78 78 29.8
Phase 3E 0 87 0 87 21.8
Phase 4A 0 76 80 156 43.4
Phase 4B 0 54 84 138 35.2
Phase 4C 0 29 43 72 17.2
Phase 5 0 102 57 159 47.6
Pod 7 65 27 46 138 35.2
SF II Phase 1C 0 55 107 162 45.8
SF II Phase 2C 0 95 72 167 42.1
SF II Phase 8A 0 48 41 89 17.9
SF II Phase 8B 0 27 0 27 7.3
Total 142 920 1,288 2,350 607.8
BARRAZA CONSULTING GROUP, LLC
MASTER PLAN
SUTTON FIELDS DEVELOPMENT
DENTON COUNTY, TEXAS

APPENDIX B
LEGAL DESCRIPTIONS OF PARCELS

APPENDIX B
Legal Description of Parcels

622.779 ACRE TRACT

BEING that certain tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, the Thomas H. McIntyre Survey, Abstract No. 903, the Thomas B. Cox Survey, Abstract No. 309, the Carrol Jackson Survey, Abstract No. 1546, the Jacob Rue Survey, Abstract No. 1109, and the Hiram Rue Survey, Abstract No. 1111, in Denton County, Texas, and being all of that certain tract of land described in deed to Denton County 128 Development LLC recorded in Document No. 2013-135475, of the Real Property Records of Denton County, Texas (RPRDCT), all of that certain tract of land described in deed to Tarsan Corporation recorded in Document No. 2002-108524, RPRDCT, all of those certain tracts of land described in deeds to Mike A. Myers Investment Holdings, L.P. recorded in Document No. 2005-33384, RPRDCT, Document No. 2007-53939 RPRDCT, and Document No. 2005-93340, RPRDCT, all of that certain tract of land described in deed to The Amanda S. Myers Irrevocable Asset Trust recorded in Document No. 2011-125051, RPRDCT, all of that certain tract of land described in deed to Ok Kyun and Youngmoo Kim, Trustees of the Kim Family Living Trust recorded in Document No. 2005-86220, RPRDCT, and part of that certain tract of land described in deed to Frisco Industrial Partners recorded in Document NO. 2008-66233, RPRDCT, and being more particularly described as follows;

BEGINNING at a 1/2 inch capped iron rod found, said iron rod being located on the east right-of-way line of Farm to Market (FM) Road No. 1385 (variable width R.O.W.), and also being the northwest corner of Countryview Addition, an addition to Denton County according to Final Plat recorded in Cabinet F, Page 267, of the Plat Records of Denton County, Texas;

THENCE North 01°28’19” East, with said east right-of-way line of FM No. 1385, a distance of 310.72 feet to a ½ inch iron rod found for corner, said iron rod being the northwest corner of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2007-53939 RPRDCT, and a southwest corner of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340 RPRDCT;

THENCE North 01°22’30” East, continuing with the east right-of-way line of FM No. 1385, a distance of 204.07 feet to a 1/2 inch iron rod found for corner, said iron rod being the northwest corner of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340 RPRDCT, and the southwest corner of the aforementioned tract of land described in deed to Tarsan Corporation recorded in Document No. 2002-108524, RPRDCT;

THENCE North 01°32’20” East, continuing with the east right-of-way line of FM No. 1385, a distance of 455.39 feet to a 1/2 inch iron rod found for corner;

THENCE North 01°55’54” East, continuing with the east right-of-way line of FM No. 1385, a distance of 446.59 feet to a 1/2 inch iron rod found for corner at the intersection of the east right-of-way line of FM No. 1385, and the approximate center of Crutchfield Road (undedicated public road), the northwest corner of said Tarsan Corporation tract, and the southwest corner of said Denton County 128 Development LLC tract;

THENCE North 89°43’38” East, continuing with the east right-of-way line of FM No. 1385, a distance of 2.88 feet to a 1/2 inch iron rod found for corner;

THENCE North 01°41’28” East, continuing with the east right-of-way line of FM No. 1385, a distance of 606.35 feet to a point for corner;

THENCE North 00°48’41” East, continuing with the east right-of-way line of FM No. 1385, a distance of 797.78 feet to a 1/2 inch iron rod found for corner at the most westerly northwest corner of said Denton County 128 Development LLC tract;
THENCE North 89°34’28” East, leaving the east right-of-way line of FM No. 1385, and with the north line of said Denton County 128 Development LLC tract, a distance of 1280.69 feet to a 1/2 inch iron rod found for corner;
THENCE North 00°20’50” West, with a west line of said Denton County 128 Development LLC tract, a distance of 546.92 feet to a 5/8 inch iron rod found for corner;
THENCE North 00°25’58” West, with a west line of said Denton County 128 Development LLC tract, a distance of 553.08 feet to a 1/2 inch iron rod found for corner;
THENCE North 00°04’10” East, with a west line of said Denton County 128 Development LLC tract, a distance of 73.78 feet to a 1/2 inch iron rod found for corner at the most northerly northwest corner of said Denton County 128 Development LLC tract, and the most southerly southwest corner of that certain tract of land described in deed to Blue Angus Ranch, LP, recorded in Instrument No. 2007-107216, RPRDCT;
THENCE South 89°46’34” East, with the most northerly north line of said Denton County 128 Development LLC tract, and the most southerly south line of said Blue Angus Ranch, LP tract, a distance of 959.68 feet to a 3/8 inch iron rod found for corner at the most southerly southeasterly corner of said Blue Angus Ranch, LP tract, and a southwest corner of that certain tract of land described in deed to Fashand Farm, Ltd. recorded in Document No. 2004-135532, RPRDCT;
THENCE South 89°47’07” East, continuing with the most northerly north line of said Denton County 128 Development LLC tract, and with a south line of said Fashand Farm, Ltd. tract, a distance of 395.15 feet to a ½ inch iron rod found for corner;
THENCE South 02°54’24” West, with an east line of said Denton County 128 Development LLC tract, and a west line of said Fashand Farm, Ltd. tract, a distance of 454.69 feet to a 1/2 inch iron rod found for corner;
THENCE North 89°30’36” East, with a north line of said Denton County 128 Development LLC tract, and a south line of said Fashand Farm, Ltd. tract, a distance of 156.62 feet to 1/2 inch iron rod found for corner located at a northeast corner of said Denton County 128 Development LLC tract, a southwest corner of said Fashand Farm, Ltd. tract, and also being the northwest corner of that certain tract of land described in deed to Fashand Farm, Ltd. recorded in Document No. 2005-21653, RPRDCT;
THENCE South 00°08’58” East, with the most easterly east line of said Denton County 128 Development LLC tract, the west line of said Fashand Farm, Ltd. tract recorded in Document No. 2005-21653, RPRDCT, and the west line of that certain tract of land described in deed to Jan M. Paliwoda and Margaret Paliwoda recorded in Volume 4364, Page 1631, RPRDCT, a distance of 2034.69 feet to a 1/2 inch iron rod found for corner located at the northeast corner of that certain tract of land described in deed to SBA Towers IV, LLC recorded in Document No. 2013-94302, RPRDCT;
THENCE South 89°15’21” West, with the north line of said SBA Towers IV, LLC tract, a distance of 50.31 feet to a 1/2 inch iron rod found for corner;
THENCE South 00°56’04” East, with the west line of said SBA Towers IV, LLC tract, a distance of 50.03 feet to a 1/2 inch iron rod found for corner;
THENCE North 89°12’39” East, with the south line of said SBA Towers IV, LLC tract, a distance of 49.92 feet to a 1/2 inch iron rod found for corner located on said most easterly east

line of said Denton County 128 Development LLC tract, and the we--st line of said Jan M. Paliwoda and Margaret Paliwoda tract;
THENCE South 01°18’28” East, with said most easterly east line of said Denton County 128 Development LLC tract, and the west line of the Jan M. Paliwoda and Margaret Paliwoda tract, a distance of 31.08 feet to a 1/2 inch iron rod found for corner located on said approximate center of Crutchfield Road, and being the southeast corner of said Denton County 128 Development LLC tract;
THENCE North 89°43’38” East, with said approximate center of Crutchfield Road, the north line of said Tarsan tract, and the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005- 33384, RPRDCT, a distance of 627.96 feet to a railroad spike found for corner at the northeast corner of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT;
THENCE North 00°08’37” West, continuing with the approximate center of Crutchfield Road, and with the west line of the aforementioned Amanda S. Myers Irrevocable Asset Trust tract, a distance of 858.91 feet to a 1/2 inch iron rod found for corner, said iron rod being the northwest corner of said Amanda S. Myers Irrevocable Asset Trust tract, and the southwest corner of said Fashand Farm, Ltd. tract recorded in Document No. 2004-135532, RPRDCT;
THENCE North 89°30’51” East, continuing with the approximate center of Crutchfield Road, and with the north line of the Amanda S. Myers Irrevocable Asset Trust tract, a distance of 1759.29 feet to a 1/2 inch iron rod found for corner;
THENCE South 00°23’19” East, with the east line of the Amanda S. Myers Irrevocable Asset Trust tract, and the west line of that certain tract of land described in deed to Smiley Road, Ltd. recorded in Document No. 2006-2064, RPRDCT, a distance of 2685.16 feet to a 5/8 inch iron rod found for corner;
THENCE South 89°13’31” West, with a line described in Boundary Line Agreement recorded in Instrument No. 2005-122140, RPRDT, a distance of 527.69 feet to a 1/2 inch iron rod found for corner;
THENCE South 00°41’45” West, with a line described in said Boundary Line Agreement recorded in Instrument No. 2005-122140, RPRDT, a distance of 2985.21 feet to a 60d nail found in asphalt for corner, said nail being located in the approximate center of Parvin Road (undedicated public road);
THENCE North 89°11’44” West, with said approximate center of Parvin Road, and with a line described in said Boundary Line Agreement recorded in Instrument No. 2005-122140, RPRDT, a distance of 1163.46 feet to a 3/8 inch iron rod found for corner;
THENCE North 00°42’55” West, leaving the approximate center of Parvin Road and with the west line of the Amanda S. Myers Irrevocable Asset Trust tract, the east line of that certain tract of land described in deed to Donald K. Estep and Sonja K. Estep recorded in Document No. 2011-67774, RPRDCT, and that certain tract of land described in deed to Donald Kenny Estep and Sonja Kay Estep recorded in Document No. 2001-99806, RPRDCT, a distance of 280.30 feet to a 5/8 inch iron rod with plastic cap marked “PETITT-RPLS 4087” set for corner;
THENCE South 89°32’42” West, with a south line of that certain tract of land described in deed to Ok Kyun and Youngmoo Kim, Trustees of the Kim Family Living Trust recorded in Document No. 2005-86220, RPRDCT, a distance of 239.66 feet to a 5/8 inch iron rod with plastic cap marked “PETITT-RPLS 4087” set for corner;
THENCE South 00°49’27” East, with an easterly line of said Kim Family Living Trust tract, the west line of said Estep tracts, and the west line of that certain tract of land described in deed to

Claude Adams and Kathleen Adams recorded in Document No. 2011-67775, RPRDCT, and the west line of that certain tract of land described in deed to David P. Brewer and Carolyn Brewer recorded in Document No. 2012-34990, RPRDCT, a distance of 734.88 feet to a 1/2 inch iron rod found for corner at the southwest corner of said Brewer tract, and an interior "ell" corner of the Kim Family Living Trust tract;

THENCE North 89°20'27" East, a distance of 238.85 feet to a 1/2 inch iron rod found for corner, said iron rod being located at the southeast corner of the Brewer tract, a northeast corner of the Kim Family Living Trust tract, and also being located in the aforementioned approximate center of Parvin Road;

THENCE South 00°32'10" East, with an easterly line of the Kim Family Living Trust tract, and said approximate center of Parvin Road, a distance of 490.79 feet to a 1/2 inch iron rod found for corner at the most southerly southeast corner of the Kim Family Living Trust tract;

THENCE South 89°26'22" West, with the south line of the Kim Family Living Trust tract, and the approximate center of Parvin Road, a distance of 378.96 feet to a nail in asphalt found for corner;

THENCE North 00°17'53" East, leaving the approximate center of Parvin Road, and with a west line of the Kim Family Living Trust tract, and the east line of that certain tract of land described in deed to John M. Cosper and Jackie Cosper recorded in Volume 626, Page 706, RPRDCT, passing at a distance of 27.73 feet a 5/8 inch iron rod in concrete found, continuing in all, a distance of 267.98 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner, from which a 5/8 inch iron rod in concrete found bears South 00°17'53" West, a distance of 2.99 feet;

THENCE South 89°25'59" West, with a south line of the Kim Family Living Trust tract, and the north line of the Cosper tract, a distance of 824.19 feet to a 1/2 inch iron rod found for corner;

THENCE South 00°39'57" East, with the west line of the Cosper tract, and an easterly line of the Kim Family Living Trust tract, passing at a distance of 244.64 feet a 1/2 inch iron rod found, continuing in all, a distance of 265.80 feet to a 1/2 inch iron rod found for corner at a southeast corner of Kim Family Living Trust tract, and also being located in the aforementioned approximate center of Parvin Road;

THENCE South 89°09'41" West, with the south line of the Kim Family Living Trust tract, and the approximate center of Parvin Road, passing at a distance of 411.81 feet a 1/2 inch iron rod found at the northeast corner of that certain tract of land described in deed to Swisher Partners, L.P. recorded in Document No. 2004-7927, RPRDCT, continuing in all, a distance of 462.41 feet to a 1/2 inch iron rod found for corner at the southeast corner of that certain tract of land described in deed to the City of Celina, Texas recorded in Document No. 2008-62468, RPRDCT;

THENCE North 00°41'57" West, with the east line of said City of Celina, Texas tract, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 89°18'56" West, with a north line of the City of Celina, Texas tract, and Parvin Road, a distance of 1107.30 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner;

THENCE North 00°41'04" West, leaving said north line of Parvin Road, a distance of 843.46 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 89°18'56" West, a distance of 815.06 feet to a 5/8 inch iron rod with plastic cap marked "PETITTRPLS 4087" set for corner, said iron rod being located on an easterly line of said City of Celina, Texas tract, and the aforementioned east right-of-way line of FM No. 1385;

THENCE North 01°32’26” East, with said east right-of-way line of FM No. 1385 according to City of Celina, Texas tract deed, a distance of 350.05 feet to a 5/8 inch iron rod with plastic cap marked “PETITT-RPLS 4087” set for corner;
THENCE North 89°22’47” East, leaving the east right-of-way line of FM No. 1385, and with the north line of the aforementioned tract of land described in deed to Frisco Industrial Partners recorded in Document No. 2008-66233, RPRDCT, and the south line of that certain tract of land described in deed to Anna Liz Hong recorded in Document No. 2014-15601, RPRDCT, a distance of 1908.52 feet to a 5/8 inch iron rod with plastic cap marked “PETITTRPLS 4087” set for corner;
THENCE North 00°41’47” West, with the east line of said Anna Liz Hong tract, and the most westerly line of the aforementioned Kim Family Living Trust tract, a distance of 1546.84 feet to an old wood corner post found for corner, from which a 5/8 inch iron rod found bears South 16°28’53” West, a distance of 1.57 feet;
THENCE North 00°24’23” West, with the west line of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, passing at a distance of 479.75 feet a 5/8 inch iron rod found at the southeast corner of that certain tract of land described in deed to Lee A. Brown recorded in Document No. 2003-122624, RPRDCT, continuing with said west line of the Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, and the east line of said Lee A. Brown tract, in all, a total distance of 951.64 feet to a 5/8 inch iron rod found for corner at the southeast corner of the aforementioned Countryview Addition;
THENCE North 00°07’02” West, continuing with the west line of the Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, and the east line of said Countryview Addition, a distance of 588.61 feet to a 5/8 inch iron rod with plastic cap marked “PETITT-RPLS 4087” set for corner, from which a ½ inch iron rod found bears South 89°26’31” West, a distance of 1.51 feet;
THENCE South 89°18’14” West, with the south line of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340, RPRDCT, a distance of 1301.63 feet to a 1/2 inch iron rod found for corner at the most southerly southwest corner of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340 RPRDCT, and the southeast corner of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2007-53939 RPRDCT;
THENCE South 89°15’45” West, with the south line of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2007-53939 RPRDCT, a distance of 522.72 feet to the POINT OF BEGINNING of herein described tract of land containing an area of 622.779 acres of land.
Note: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

SUTTON FIELDS PHASE 2A
22.782 ACRES

TRACT 1

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE FREEMAN WILKERSON SURVEY, ABSTRACT NUMBER 1411, IN THE CITY OF CELINA, DENTON COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO CADG SUTTON FIELDS, LLC RECORDED IN DOCUMENT NO. 2015-15963, OF THE REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS (RPRDCT), AND PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CADG SUTTON FIELDS, LLC RECORDED IN DOCUMENT NO. 2015-30387, RPRDCT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND FOR THE SOUTHWEST CORNER OF LOT 2, BLOCK N, OF SUTTON FIELDS PHASE 1A, AN ADDITION TO THE CITY OF CELINA ACCORDING TO FINAL PLAT RECORDED IN DOCUMENT NUMBER 2017-395, PLAT RECORDS, DENTON COUNTY, TEXAS (PRDCT), SAID IRON ROD ALSO BEING LOCATED IN THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LEE A. BROWN RECORDED IN DOCUMENT NUMBER 2003-122624 RPRDCT, ALSO BEING LOCATED IN THE WEST LINE OF SAID CADG SUTTON FIELDS, LLC TRACT RECORDED IN DOCUMENT NUMBER 2015-15963 RPRDCT;

THENCE NORTH 89°18'13” EAST WITH THE SOUTH LINE OF SAID SUTTON FIELDS PHASE 1A, A DISTANCE OF 129.75 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND FOR CORNER, SAID IRON ROD ALSO BEING LOCATED IN THE WEST RIGHT-OF-WAY LINE OF CLEVES AVENUE (CALLED 50-FOOT RIGHT-OF-WAY);

THENCE SOUTH 00°41'47” EAST, CONTINUING WITH THE SOUTH LINE OF SAID SUTTON FIELDS PHASE 1A, AND SAID WEST RIGHT-OF-WAY LINE OF CLEVES AVENUE, A DISTANCE OF 5.00 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND FOR CORNER;

THENCE NORTH 89°18'13” EAST, DEPARTING SAID WEST RIGHT-OF-WAY LINE OF CLEVES AVENUE, AND CONTINUING WITH THE SOUTH LINE OF SUTTON FIELDS PHASE 1A, A DISTANCE OF 619.40 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND FOR CORNER;

THENCE SOUTH 63°21'49” EAST, CONTINUING WITH SAID SOUTH LINE OF SUTTON FIELDS PHASE 1A, A DISTANCE OF 51.22 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND FOR CORNER, SAID IRON ROD BEING LOCATED IN THE WESTERLY RIGHT-OF-WAY LINE OF BOTHWELL BOULEVARD, SAID RIGHT-OF-WAY ACCORDING TO THE RIGHTS-OF-WAY FOR

SUTTON FIELDS PHASE 1, AN ADDITION TO THE CITY OF CELINA ACCORDING TO FINAL PLAT RECORDED IN DOCUMENT NUMBER 2017-398, PRDCT, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, WITH SAID WEST RIGHT-OF-WAY LINE OF BOTHWELL BOULEVARD, AND WITH SAID CURVE TO THE LEFT WHICH HAS A CENTRAL ANGLE OF 21°57'17", A RADIUS OF 1445.00 FEET, A CHORD THAT BEARS SOUTH 15°39'33" WEST, A DISTANCE OF 550.31 FEET, FOR AN ARC DISTANCE OF 553.70 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER, SAID IRON ROD ALSO BEING A SOUTHWEST CORNER OF SAID RIGHTS-OF-WAY FOR SUTTON FIELDS PHASE 1;

THENCE SOUTH 85°19'22" EAST, WITH THE SOUTH LINE OF THE BOTHWELL BOULEVARD DEDICATION ACCORDING TO SAID RIGHTS-OF-WAY FOR SUTTON FIELDS PHASE 1, A DISTANCE OF 90.00 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER, SAID IRON ROD BEING A SOUTHEAST CORNER OF SAID RIGHTS-OF-WAY FOR SUTTON FIELDS PHASE 1, THE SOUTHWEST CORNER OF SUTTON FIELDS PHASE 1B, AN ADDITION TO THE CITY OF CELINA ACCORDING TO FINAL PLAT RECORDED IN DOCUMENT NUMBER 2017-478, PRDCT, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, OVER AND ACROSS SAID CADG SUTTON FIELDS, LLC TRACT RECORDED IN DOCUMENT NO. 2015-30387, RPRDCT, AND WITH SAID CURVE TO THE LEFT WHICH HAS A CENTRAL ANGLE OF 05°22'43", A RADIUS OF 1355.00 FEET, A CHORD THAT BEARS SOUTH 01°59'34" WEST, A DISTANCE OF 127.16 FEET, FOR AN ARC DISTANCE OF 127.20 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

THENCE CONTINUING OVER AND ACROSS SAID CADG SUTTON FIELDS, LLC TRACT RECORDED IN DOCUMENT NO. 2015-30387, RPRDCT, THE FOLLOWING COURSES TO A 5/8-INCH IRON RODS WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER:

SOUTH 00°41'47" EAST, A DISTANCE OF 177.23 FEET;

SOUTH 89°43'30" WEST, A DISTANCE OF 90.00 FEET;

NORTH 00°41'47" WEST, A DISTANCE OF 20.00 FEET;

AND SOUTH 89°43'30" WEST, A DISTANCE OF 635.87 FEET, SAID IRON ROD BEING LOCATED IN THE WEST LINE OF SAID CADG SUTTON FIELDS, LLC TRACT RECORDED IN DOCUMENT NO. 2015-30387, RPRDCT, AND THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT II IN DEED TO TIMOTHY DAN CHESNEY AND MARGIE BETH CHESNEY RECORDED IN DOCUMENT NUMBER 94-R0036277, RPRDCT;

THENCE NORTH 00°41'47” WEST, WITH THE COMMON LINE OF SAID CADG SUTTON FIELDS, LLC AND SAID CHESNEY TRACT RECORDED IN DOCUMENT NUMBER 94-R0036277 RPRDCT, AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TIM CHESNEY AND MARGIE BETH CHESNEY RECORDED IN VOLUME 1209, PAGE 434, RPRDCT, A DISTANCE OF 344.97 FEET TO AN OLD WOOD CORNER POST FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID CADG SUTTON FIELDS, LLC TRACT RECORDED IN DOCUMENT NO. 2015-30387, RPRDCT, A SOUTHWEST CORNER OF SAID CADG SUTTON FIELDS, LLC TRACT RECORDED IN DOCUMENT NO. 2015-15963, RPRDCT, AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JENNIFER S. DAHL AND RICHARD A. DAHL, RECORDED IN DOCUMENT NUMBER 2006-1961 RPRDCT, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS SOUTH 16°28'53" WEST, A DISTANCE OF 1.57 FEET;

THENCE NORTH 00°24'23” WEST, WITH A WEST LINE OF SAID CADG SUTTON FIELDS, LLC TRACT RECORDED IN DOCUMENT NO. 2015-15963, RPRDCT, AND THE EAST LINE OF SAID DAHL TRACT, A DISTANCE OF 498.94 TO THE POINT OF BEGINNING, AND CONTAINING 13.792 ACRES OF LAND.

TRACT 2

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE FREEMAN WILKERSON SURVEY, ABSTRACT NUMBER 1411, THE CARROL JACKSON SURVEY, ABSTRACT NUMBER 1546, THE JACOB RUE SURVEY, ABSTRACT NUMBER 1109, AND THE THOMAS B. COX SURVEY, ABSTRACT NUMBER 309, IN THE CITY OF CELINA, DENTON COUNTY, TEXAS, AND BEING PART OF THOSE CERTAIN TRACTS OF LAND DESCRIBED AS TRACT 1, AND TRACT 4, IN DEED TO CADG SUTTON FIELDS, LLC RECORDED IN DOCUMENT NO. 2015-15963, OF THE REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS (RPRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND FOR THE NORTHEAST CORNER OF LOT 5, BLOCK R, OF SUTTON FIELDS PHASE 1B, AN ADDITION TO THE CITY OF CELINA RECORDED IN DOCUMENT NUMBER 2017-478, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS (PRDCT), SAID IRON ROD ALSO BEING LOCATED ON A LINE DESCRIBED IN BOUNDARY LINE AGREEMENT RECORDED IN INSTRUMENT NUMBER 2005-122140, RPRDCT;

THENCE SOUTH 89°18'13” WEST, WITH A NORTH LINE OF SAID SUTTON FIELDS PHASE 1B, A DISTANCE OF 1367.16 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND FOR CORNER, SAID IRON ROD BEING THE SOUTHEAST CORNER OF LOT 55, BLOCK R, OF SAID SUTTON FIELDS PHASE 1B;

THENCE NORTH 00°23'16” WEST, WITH THE EAST LINE OF SAID LOT 55, BLOCK R, A DISTANCE OF 121.55 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND FOR THE NORTHEAST CORNER OF SAID LOT 55, BLOCK R, ALSO BEING LOCATED IN THE SOUTH RIGHT-OF-WAY LINE OF HIGHTOWER STREET (CALLED 50-FOOT RIGHT-OF-WAY);

THENCE NORTH 89°36'44” EAST, WITH SAID SOUTH RIGHT-OF-WAY LINE OF HIGHTOWER STREET, A DISTANCE OF 41.70 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND FOR CORNER;

THENCE NORTH 00°23'16” WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 165.00 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND FOR THE NORTHEAST CORNER OF LOT 11, BLOCK SSSS, OF SAID SUTTON FIELDS PHASE 1B, SAID IRON ROD ALSO BEING LOCATED IN THE SOUTH LINE OF LOT 8, BLOCK SSSS, OF SAID SUTTON FIELDS PHASE 1B;

THENCE NORTH 89°36'44” EAST, WITH THE SOUTH LINE OF SAID BLOCK SSSS, PASSING AT A
DISTANCE OF 552.07 FEET A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND AT A SOUTHEAST CORNER OF SAID SUTTON FIELDS PHASE 1B, CONTINUING OVER AND ACROSS SAID CADG SUTTON FIELDS, LLC TRACT 4, IN ALL, A TOTAL DISTANCE OF 1001.00 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” SET FOR CORNER;

THENCE CONTINUING OVER AND ACROSS SAID CADG SUTTON FIELDS, LLC TRACT 4, THE FOLLOWING COURSES TO A 5/8-INCH IRON RODS WITH CAP MARKED “PETITT-RPLS 4087” SET FOR CORNER:

NORTH 84°18'02” EAST, A DISTANCE OF 152.84 FEET;

NORTH 00°23'16” WEST, A DISTANCE OF 41.64 FEET;

AND NORTH 89°36'44” EAST, A DISTANCE OF 178.60 FEET;

THENCE SOUTH 00°41'45” WEST, CONTINUING OVER AND ACROSS SAID CADG SUTTON FIELDS, LLC TRACT 4, PASSING AT A DISTANCE OF 12.21 FEET A 1/2-INCH IRON ROD FOUND AT AN INTERIOR "ELL" CORNER OF SAID TRACT 4, CONTINUING WITH SAID LINE DESCRIBED IN BOUNDARY LINE AGREEMENT, IN ALL, A TOTAL DISTANCE OF 335.04 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8.990 ACRES OF LAND.

CONTAINING IN ALL (TRACT 1 AND TRACT 2), A TOTAL OF 22.782 ACRES OF LAND.

SUTTON FIELDS PHASE 2B
54.573 ACRES

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE FREEMAN WILKERSON SURVEY, ABSTRACT NUMBER 1411, THE CARROL JACKSON SURVEY, ABSTRACT NUMBER 1546, AND THE JACOB RUE SURVEY, ABSTRACT NUMBER 1109, IN DENTON COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CADG SUTTON FIELDS, LLC, RECORDED IN DOCUMENT NUMBER 2015-30387, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS (RPRDCT), AND PART OF TRACT 1 AND TRACT 4 IN DEED TO CADG SUTTON FIELDS, LLC, RECORDED IN DOCUMENT NUMBER 2015-15963, RPRDCT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND FOR THE SOUTHWEST CORNER OF SUTTON FIELDS PHASE 1B, AN ADDITION TO THE CITY OF CELINA ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2017-478, PLAT RECORDS, DENTON COUNTY, TEXAS (PRDCT), SAID IRON ROD ALSO BEING THE SOUTHEAST CORNER OF A RIGHT-OF-WAY DEDICATION FOR BOTHWELL BOULEVARD ACCORDING TO THE RIGHTS-OF-WAY FOR SUTTON FIELDS PHASE 1, AN ADDITION TO THE CITY OF CELINA RECORDED IN DOCUMENT NUMBER 2017-398, PRDCT;

THENCE WITH THE SOUTH LINE OF SAID SUTTON FIELDS PHASE 1B, THE FOLLOWING BEARINGS AND DISTANCES TO 5/8-INCH IRON RODS WITH CAPS MARKED “PETITT-RPLS 4087” FOUND FOR CORNER:

NORTH 89°18'14” EAST, A DISTANCE OF 1596.19 FEET;

NORTH 00°41'47” WEST, A DISTANCE OF 280.00 FEET;

NORTH 89°18'13” EAST, A DISTANCE OF 420.00 FEET;

NORTH 00°41'47” WEST, A DISTANCE OF 105.00 FEET;

NORTH 44°18'13” EAST, A DISTANCE OF 14.14 FEET;

AND NORTH 89°18'13” EAST, A DISTANCE OF 120.62 FEET, SAID IRON ROD BEING LOCATED ON A LINE DESCRIBED IN BOUNDARY LINE AGREEMENT RECORDED IN INSTRUMENT NUMBER 2005-122140, RPRDCT;

THENCE SOUTH 00°41'45” WEST, WITH SAID BOUNDARY AGREEMENT LINE, A DISTANCE OF 1560.41 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” SET FOR CORNER;

THENCE, DEPARTING THE WEST LINE OF SAID BOUNDARY AGREEMENT LINE, AND OVER AND ACROSS SAID CADG SUTTON FIELDS TRACTS, THE FOLLOWING COURSES AND DISTANCES TO 5/8-INCH IRON RODS WITH CAP MARKED “PETITT-RPLS 4087” SET FOR CORNER:

SOUTH 89°18'13” WEST, A DISTANCE OF 128.64 FEET;

SOUTH 00°41'47” EAST, A DISTANCE OF 25.00 FEET;

SOUTH 89°18'13” WEST, A DISTANCE OF 50.00 FEET;

NORTH 00°41'47” WEST, A DISTANCE OF 20.00 FEET;

SOUTH 89°18'13” WEST, A DISTANCE OF 410.00 FEET;

NORTH 00°41'47” WEST, A DISTANCE OF 280.00 FEET;

SOUTH 89°18'13” WEST, A DISTANCE OF 710.00 FEET;

SOUTH 00°41'47” EAST, A DISTANCE OF 20.00 FEET;

SOUTH 89°18'13” WEST, A DISTANCE OF 50.00 FEET;

NORTH 00°41'47” WEST, A DISTANCE OF 20.00 FEET;

SOUTH 89°18'13” WEST, A DISTANCE OF 570.00 FEET;

SOUTH 00°41'47” EAST, A DISTANCE OF 115.00 FEET;

NORTH 89°18'13” EAST, A DISTANCE OF 20.50 FEET;

SOUTH 00°41'47” EAST, A DISTANCE OF 50.00 FEET;

SOUTH 89°18'13” WEST, A DISTANCE OF 53.99 FEET;

SOUTH 00°41'47” EAST, A DISTANCE OF 115.00 FEET;

SOUTH 89°40'23” WEST, A DISTANCE OF 53.81 FEET;

NORTH 86°04'38” WEST, A DISTANCE OF 61.02 FEET;

NORTH 80°36'44” WEST, A DISTANCE OF 61.02 FEET;

NORTH 76°42'01” WEST, A DISTANCE OF 83.14 FEET;

NORTH 71°56'34" WEST, A DISTANCE OF 90.00 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

NORTHEASTERLY, WITH SAID CURVE TO THE LEFT, WHICH HAS A CENTRL ANGLE OF 18°45'13", A RADIUS OF 1655.00 FEET, A CHORD THAT BEARS NORTH 08°40'49" EAST, A DISTANCE OF 539.29 FEET, AND AN ARC DISTANCE OF 541.70 FEET;

NORTH 00°41'47" WEST, A DISTANCE OF 77.93 FEET;

SOUTH 89°18'13" WEST, A DISTANCE OF 28.50 FEET;

NORTH 00°41'47" WEST, A DISTANCE OF 50.00 FEET;

NORTH 89°18'13" EAST, A DISTANCE OF 28.50 FEET;

NORTH 00°41'47" WEST, A DISTANCE OF 141.37 FEET;

NORTH 89°43'30" EAST, A DISTANCE OF 90.00 FEET;

NORTH 00°41'47" WEST, A DISTANCE OF 177.23 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

AND NORTHEASTERLY, WITH SAID CURVE TO THE RIGHT, WHICH HAS A CENTRAL ANGLE OF 05°22'42", A RADIUS OF 1355.00 FEET, A CHORD THAT BEARS NORTH 01°59'34" EAST, A DISTANCE OF 127.15 FEET, AND AN ARC DISTANCE OF 127.20 FEET TO THE POINT OF BEGINNING, AND CONTAINING 54.573 ACRES OF LAND.

SUTTON FIELDS NORTH PHASE 2C

WHEREAS CADG Sutton Fields II, LLC is the owner of that certain tract of land situated in the Thomas H. McIntyre Survey, Abstract Number 903, in Denton County, Texas, according to deed recorded in Document Number 2015-128856, Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap marked "PETITT RPLS 4087" found for corner at the northeast corner of Lot 10X, Block L, according to the Final Plat of Sutton Fields North Phase 1, an addition to the City of Celina, Denton County, Texas, recorded in Document Number 2018-334, of the Plat Records of Denton County, Texas (PRDCT), from which a 1/2-inch iron rod found on the east right-of-way line of Farm to Market Road Number 1385 (variable width R.O.W.) bears South 89°33'57" West, a distance of 393.66 feet;

THENCE North 89°33'57" East, with the common north line of said CADG Sutton Fields II, LLC tract, and the south line of that certain tract of land described in deed to Munish Gupta and Anusha Gupta, recorded in Document Number 2013-84112, RPRDCT, a distance of 887.32 feet to a 1/2-inch iron rod found for corner at the southeast corner of said Gupta tract;

THENCE North 00°21'49" West, with the we line of said CADG tract, a distance of 547.19 feet to a 5/8-inch iron rod with cap marked "J-E #3700) found for corner at the southeast corner of that certain tract of land described in deed to Jeff Hammer, recorded in Volume 2156, Page 762, RPRDCT;

THENCE North 00°25'32" West, with the common line of said CADG tract and Hammer tract, a distance of 553.05 feet to a 1/2-inch iron rod found for corner at the southeast corner of that certain tract of land described in deed to SS Group LLC, recorded in Document Number 2016-42707, RPRDCT;

THENCE North 00°02'29" East, with the common line of said CADG tract and said SS Group LLC tract, a distance of 73.81 feet to a 1/2-inch iron rod found for corner at the northwest corner of said CADG tract and the southwest corner of that certain tract of land described in deed to Blue Angus Ranch LP, recorded in Instrument Number 2007-107216, RPRDCT;

THENCE South 89°46'58" East, with the common line of said CADG tract and said Blue Angus Ranch LP tract, a distance of 796.76 feet to a 5/8-inch iron rod with cap marked "PETITT RPLS 4087" set for corner, from which a 3/8-inch iron rod found at the southeast corner of said Blue Angus Ranch LP tract bears South 89°47'08" East, a distance of 163.00 feet;

THENCE leaving said common line, over and across said CADG tract the following courses to 5/8-inch iron rods with cap marked "PETITT RPLS 4087" set for corner:

South 00°18'36" East, a distance of 119.09 feet;

North 89°41'24" East, a distance of 85.00 feet;

South 00°18'36” East, a distance of 50.00 feet;

South 89°41'24” West, a distance of 30.00 feet;

South 00°18'36” East, a distance of 470.00 feet;

North 89°41'24” East, a distance of 30.00 feet;

South 00°18'36” East, a distance of 50.00 feet;

South 89°41'24” West, a distance of 419.92 feet;

South 44°41'24” West, a distance of 21.21 feet;

South 00°18'36” East, a distance of 200.00 feet;

South 45°18'36” East, a distance of 21.21 feet;

North 89°41'24” East, a distance of 15.00 feet;

South 00°18'36” East, a distance of 50.00 feet;

South 89°41'24” West, a distance of 15.00 feet;

South 44°41'24” West, a distance of 21.21 feet;

South 00°18'36” East, a distance of 100.00 feet;

North 89°41'24” East, a distance of 860.00 feet;

North 00°18'36” West, a distance of 40.00 feet;

North 89°41'24” East, a distance of 50.00 feet;

South 00°18'36” East, a distance of 30.00 feet;

And North 89°41'24” East, a distance of 127.68 feet, said iron rod located on the common line of said CADG tract and that certain tract of land described in deed to Fashand Farm LTD., recorded in Document Number 2005-21653, RPRDCT;

THENCE South 00°09'07” East, with said common line, a distance of 653.00 feet to a 5/8-inch iron rod with cap marked “PETITT RPLS 4087” found for corner at the northeast corner of Lot 5, Block K, according to said Final Plat of Sutton Fields North Phase 1;

THENCE with the north line of said Sutton Fields North Phase 1, the following courses to 5/8-inch iron rods with cap marked “PETITT RPLS 4087” found for corner:

South 89°41'24” West, a distance of 129.41 feet;

North 00°18'36” West, a distance of 83.00 feet;

South 89°41'24” West, a distance of 50.00 feet;

South 00°18'36” East, a distance of 20.00 feet;

South 89°41'24” West, a distance of 751.31 feet;

North 00°18'36” West, a distance of 20.00 feet;

South 89°41'24” West, a distance of 60.00 feet;

South 00°18'36” East, a distance of 20.00 feet;

South 89°41'24” West, a distance of 186.72 feet;

North 65°23'52” West, a distance of 197.00 feet;

And North 29°10'28” West, a distance of 333.82 feet, said iron rod located on the south right-of-way line of Bonar Road (called 60-foot wide R.O.W. at this point), and located at the beginning of a non-tangent curve to the right;

THENCE Northeasterly, with said curve which has a central angle of 2°16'34”, a radius of 370.00 feet, a chord that bears North 69°47'08” East, a distance of 14.70 feet, and an arc length of 14.70 to the end of said curve, a 5/8-inch iron rod with cap marked “PETITT RPLS 4087” found for corner at the easternmost corner of said Bonar Road right-of-way dedication;

THENCE North 19°04'35” West, with the east line of said Bonar Road right-of-way dedication, a distance of 60.00 feet to a 5/8-inch iron rod with cap marked “PETITT RPLS 4087” found for corner at the northernmost corner of said Bonar Road right-of-way dedication, and at the beginning of a non-tangent curve to the left;

THENCE Southwesterly, with the north right-of-way line of said Bonar Road and said curve which has a central angle of 24°57'49”, a radius of 430.00 feet, a chord that bears South 58°26'30” West, a distance of 185.87 feet, and an arc length of 187.35 feet to the end of said curve, a 5/8-inch iron rod with cap marked “PETITT RPLS 4087” found for corner;

THENCE continuing with the north right-of-way line of said Bonar Road, the following courses to 5/8-inch iron rods with cap marked “PETITT RPLS 4087” found for corner:

South 89°19'36” West, a distance of 21.45 feet;

North 46°18'23” West, a distance of 5.00 feet;

South 43°41'40” West, a distance of 50.00 feet;

South 46°18'23” East, a distance of 5.00 feet;

South 01°18'23” East, a distance of 21.22 feet;

South 43°41'40” West, a distance of 200.00 feet;

South 88°41'37” West, a distance of 21.21 feet;

North 46°18'23” West, a distance of 15.00 feet;

South 43°41'40” West, a distance of 50.00 feet;

South 46°18'23” East, a distance of 5.00 feet;

South 43°41'37” West, a distance of 82.73 feet, said iron rod located at the beginning of a tangent curve to the right;

And Southwesterly, with said curve which has a central angle of 4°02'44”, a radius of 260.00 feet, a chord that bears South 45°42'58” West, a distance of 18.35 feet, and an arc length of 18.36 feet to the end of said curve, said point located at the southeast corner of said Lot 10X, Block L;

THENCE North 42°15'40” West, leaving said north right-of-way line, with the east line of said Lot 10X, a distance of 15.21 feet to a 5/8-inch iron rod with cap marked “PETITT RPLS 4087” found for corner;

THENCE North 46°18'23” West, continuing with said east line, a distance of 485.24 feet to a 5/8-inch iron rod with cap marked “PETITT RPLS 4087” found for corner;

THENCE North 00°12'44” West, continuing with said east line, a distance of 130.31 feet to the POINT OF BEGINNING of herein described tract and containing an area of 42.114 acres of land.

SUTTON FIELDS NORTH PHASE 4

34.245 ACRE TRACT

BEING that certain tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, in Denton County, Texas, and being part of that certain tract of land described in deed to Frisco Industrial Partners recorded in Document NO. 2008-66233, Real Property Records, Denton County, Texas (RPRDCT), and part of that certain tract of land described in deed to Ok Kyun and Youngmoo Kim, Trustees of the Kim Family Living Trust recorded in Document No. 2005-86220, RPRDCT, and being more particularly described as follows;

BEGINNING at a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" found, said iron rod being located on the east right-of-way line of Farm to Market (FM) Road No. 1385 (variable width R.O.W.), and being a northeast corner of that certain tract of land described in deed to the City of Celina, Texas recorded in Document No. 2008-62468 (RPRDCT);

THENCE North 89°22'47" East, leaving the east right-of-way line of FM Road No. 1385, and with the north line of said Frisco Industrial Partners tract, and the south line of that certain tract of land described in deed to Anna Liz Hong, recorded in Document No. 2014-15601 (RPRDCT), a distance of 1786.40 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner, from which a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found at the northeast corner of said Frisco Industrial Partners tract bears North 89°22'47" East, a distance of 122.12 feet;

THENCE South 45°38'57" East, leaving the common line of said Frisco Industrial Partners tract and Anna Liz Hong tract, a distance of 378.83 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 44°21'03" West, a distance of 146.76 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner, said iron rod being the beginning of a tangent curve to the left;

THENCE Southwesterly with said curve to the left, which has a central angle of 45°04'06", a radius of 845.00 feet, a chord which bears South 21°49'00" West for 647.67 feet, and an arc distance of 664.67 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 00°43'03" East, a distance of 221.13 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner, said iron rod being located in the north line of said City of Celina, Texas tract recorded in Document No. 2008-62468 (RPRDCT);

THENCE South 89°18'56" West, with a north line of said City of Celina, Texas tract (Parvin Road), a distance of 901.06 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner, said iron rod being a southwest corner of that certain tract of land described in deed to CADG Sutton Fields, LLC recorded in Document No. 2015-30204, RPRDCT;

THENCE North 00°41'04" West, leaving said north line of the City of Celina, Texas tract, and with a west line of said CADG Sutton Fields, LLC tract, a distance of 843.46 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 89°18'56" West, with a south line of said CADG Sutton Fields, LLC tract, a distance of 815.06 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner, said iron rod being located on an easterly line of said City of Celina, Texas tract, and said east right-of-way line of FM No. 1385;

THENCE North 01°32'26” East, with said east right-of-way line of FM No. 1385 according to City of Celina, Texas tract deed, a distance of 350.05 feet to the POINT OF BEGINNING, and containing 34.245 acres of land.

DESCRIPTION
SUTTON FIELDS PHASE 4A
43.391 ACRES

BEING that certain tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, in Denton County, Texas, and being part of that certain tract of land described as Tract I, and all of that certain tract of land described as Tract II in deed to MM Sutton Fields 4A-4B, LLC recorded in Instrument No. 2019-17527, of the Real Property Records of Denton County, Texas (RPRDCT), part of that certain tract of land described in deed to CADG Sutton Fields, LLC recorded in Document No. 2015-30204, RPRDCT, part of that certain tract of land described in deed to CADG Sutton Fields, LLC recorded in Document No. 2015-30387, RPRDCT, and also being part of that certain tract of land described in deed to Ok Kyun and Youngmoo Kim, Trustees of the Kim Family Living Trust recorded in Document No. 2005-86220, RPRDCT, and part of that certain tract of land described in deed to Frisco Industrial Partners recorded in Document No. 2008-66233, RPRDCT, and being more particularly described as follows;

BEGINNING at a 1/2-inch iron rod found at a northeast corner of that certain tract of land described in deed to the City of Celina, Texas recorded in Document No. 2008-62468, RPRDCT, said iron rod also being located in the west line of said Kim Family Living Trust tract;

THENCE South 89°18'56" West, with a north line of said City of Celina, Texas tract (Parvin Road), a distance of 216.24 feet to a 1/2-inch iron rod with cap stamped "BOHLER" found for corner at the southeast corner of Sutton Fields - Phase 4B, an addition to the City of Celina, Texas according to Final Plat recorded in Document No. 2021-102, PRDCT;

THENCE with the easterly line of said Sutton Fields - Phase 4B, the following courses to 1/2-inch iron rods with cap stamped "BOHLER" found for corner;

North 00°43'03" West, a distance of 195.38 feet;

North 89º16'57" East, a distance of 10.00 feet;

North 00°43'03" West, a distance of 25.75 feet, said iron rod being the beginning of a tangent curve to the right;

And northeasterly, with said curve which has a central angle of 40°22'19", a radius of 845.00 feet, a chord which bears North 19°28'06" East, a chord distance of 583.17 feet, and an arc distance of 595.41 feet to the end of said curve, a point for corner;

THENCE South 50º20'44" East, over and across said CADG Sutton Fields, LLC tracts recorded in Document No. 2015-30204, RPRDCT, and Document No.2015-30387, PRDCT, a distance of 45.00 feet to a point for corner, said point being the beginning of a non-tangent curve to the right;

THENCE continuing over and across said CADG Sutton Fields, LLC tract recorded in Document No.2015-30387, PRDCT, the following courses to points for corner:

Northeasterly, with said curve which has a central angle of 04°41'47", a radius of 800.00 feet, a chord which bears North 42°00'10" East, a chord distance of 65.56 feet, and an arc distance of 65.58 feet to the end of said curve;

North 44°21'03" East, a distance of 153.27 feet, said point being the beginning of a tangent curve to the left;

And northeasterly, with said curve which has a central angle of 26°17'37", a radius of 1700.00 feet, a chord which bears North 31°12'14" East, a chord distance of 773.32 feet, and an arc distance of 780.15 feet to the end of said curve, said point being located on the southerly end of a called 90 foot Right-of-Way

Dedication for Bothwell Boulevard according to Final Plat of Sutton Fields Phase 2B, an Addition to the City of Celina, Texas recorded in Document No. 2019-402, PRDCT;

THENCE South 71º56'34" East, with the southerly line of said Sutton Fields Phase 2B, a distance of 45.00 feet to a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found for corner, said iron rod being the beginning of a non-tangent curve to the right;

THENCE southwesterly, leaving said south line of Sutton Fields Phase 2B, and with said curve to the right which has a central angle of 01°20'09", a radius of 1745.00 feet, a chord which bears South 18°43'30" West, for 40.68 feet, and an arc distance of 40.68 feet to the end of said curve, a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner at the northwest corner of said Tract II in deed to MM Sutton Fields 4A-4B, LLC;

THENCE South 79°12'15" East, with the northerly line of said Tract II, a distance of 179.41 feet to a 5/8-inch iron rod with plastic cap stamped "BCG 10194538" found for corner;

THENCE South 59°14'17" East, continuing with said northerly line of Tract II, a distance of 93.71 feet to a 5/8-inch iron rod with plastic cap stamped "BCG 10194538" found for corner;

THENCE South 66°56'02" East, continuing with said northerly line of Tract II, a distance of 170.74 feet to a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found for corner, said iron rod being the beginning of a tangent curve to the left;

THENCE southeasterly, continuing with said northerly line of Tract II, and with said curve which has a central angle of 23°36'21", a radius of 110.00 feet, a chord which bears South 78°44'13" East, a chord distance of 45.00 feet, and an arc distance of 45.32 feet to the end of said curve, a 5/8-inch iron rod with plastic cap stamped "BCG 10194538" found for corner;

THENCE continuing with said northerly line of Tract II, the following courses to 5/8-inch iron rods with plastic cap stamped "BCG 10194538" found for corner:

North 89°27'37" East, a distance of 88.80 feet;

North 73°58'48" East, a distance of 57.59 feet;

South 82°46'08" East, a distance of 113.69 feet;

And South 43°42'34" East, a distance of 116.69 feet;

THENCE South 06°55'13" East, with the easterly line of said Tract II, a distance of 89.29 feet to a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found at the northwest corner of that certain tract of land described in deed to Donald Kenny Estep and Sonja Kay Estep recorded in Document No. 2001-99806, RPRDCT;

THENCE South 00°49'27" East, with an easterly line of said Kim Family Living Trust tract, the west line of said Estep tracts, the west line of that certain tract of land described in deed to Claude Adams and Kathleen Adams recorded in Document No. 2011-67775, RPRDCT, and the west line of that certain tract of land described in deed to David P. Brewer and Carolyn Brewer recorded in Document No. 2012-34990, RPRDCT, a distance of 734.88 feet to a 1/2-inch iron rod with cap stamped "BUSBY 4967" found for corner at the southwest corner of said Brewer tract, and an interior "ell" corner of the Kim Family Living Trust tract;

THENCE North 89°20'27" East, with a north line of said Kim Family Living Trust tract, a distance of 238.85 feet to a "PK" nail found for corner, from which a "PK" nail found bears South 82º58'29" West, a distance of 1.22 feet, said nail for corner being located at a northeast corner of the Kim Family Living Trust tract, and also being located in the approximate center of Parvin Road (undedicated public road at this point);

THENCE South 00°32'10” East, with an easterly line of the Kim Family Living Trust tract, and said approximate center of Parvin Road, a distance of 490.79 feet to a 1/2-inch iron rod found for corner at the most southerly southeast corner of the Kim Family Living Trust tract;

THENCE South 89°26'22” West, with the south line of the Kim Family Living Trust tract, and the approximate center of Parvin Road, a distance of 378.96 feet to a nail in asphalt found for corner;

THENCE North 00°17'53” East, leaving the approximate center of Parvin Road, and with a west line of the Kim Family Living Trust tract, and the east line of that certain tract of land described in deed to John M. Cosper and Jackie Cosper recorded in Volume 626, Page 706, RPRDCT, passing at a distance of 27.73 feet a 5/8-inch iron rod in concrete found, continuing in all, a total distance of 267.98 feet to a 5/8-inch iron rod with plastic cap stamped “PETITT-RPLS 4087” found for corner, from which a 5/8-inch iron rod in concrete found bears South 00°17'53” West, a distance of 2.99 feet;

THENCE South 89°25'59” West, with a south line of the Kim Family Living Trust tract, and the north line of the Cosper tract, a distance of 824.19 feet to a 1/2-inch iron rod found for corner;

THENCE South 00°39'57” East, with the west line of the Cosper tract, and an easterly line of the Kim Family Living Trust tract, passing at a distance of 244.64 feet a 1/2-inch iron rod found, continuing in all, a total distance of 265.80 feet to a 1/2-inch iron rod found for corner at a southeast corner of the Kim Family Living Trust tract, and also being located in the aforementioned approximate center of Parvin Road;

THENCE South 89°09'41” West, with the south line of the Kim Family Living Trust tract, and the approximate center of Parvin Road, passing at a distance of 411.81 feet a 1/2-inch iron rod found at the northeast corner of that certain tract of land described in deed to Swisher Partners, L.P. recorded in Document No. 2004-7927, RPRDCT, continuing in all, a total distance of 462.41 feet to a 1/2-inch iron rod found for corner at the southeast corner of said tract of land described in deed to the City of Celina, Texas recorded in Document No. 2008-62468, RPRDCT;

THENCE North 00°41'57” West, with the east line of said City of Celina, Texas tract, and the west line of said Kim Family Living Trust tract, a distance of 60.00 feet to the POINT OF BEGINNING, and containing 43.391 acres of land.

DESCRIPTION
SUTTON FIELDS – PHASE 4C
17.203 ACRES

BEING that certain tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, in Denton County, Texas, and being part of that certain called 97.51 acre tract of land as described in Special Warranty Deed to CADG Sutton Fields, LLC, recorded in Document Number 2015-30387, of the Real Property Records of Denton County, Texas (RPRDCT), and part of that certain called 36.770 acre tract of land as described in Special Warranty Deed to CADG Sutton Fields, LLC, recorded in Document Number 2015-30204, RPRDCT, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped “PETITT-RPLS 4087” found at the southwest corner of Lot 15, Block RR, of Sutton Fields Phase 2A, an Addition to the City of Celina, Texas according to Final Plat recorded in Document No. 2019-268, of the Plat Records of Denton County, Texas (PRDCT);

THENCE North 89°43'30" East, with the south line of said Block RR, Sutton Fields Phase 2A, a distance of 635.87 feet at a 5/8-inch iron rod with plastic cap stamped “PETITT-RPLS 4087” found at the southeast corner of Block RR, and also being located on the west right-of-way line of Bothwell Boulevard (called 90 foot right-of-way according to said Sutton Fields Phase 2A Final Plat);

THENCE South 00°41'47" East, with said west right-of-way line of Bothwell Boulevard, passing at a distance of 20.00 feet a 5/8-inch iron rod with plastic cap stamped “PETITT-RPLS 4087” found at a southwest corner of said Sutton Fields Phase 2A, and a northwest corner of Sutton Fields Phase 2B, an Addition to the City of Celina, Texas according to Final Plat recorded in Document No. 2019-402, PRDCT, continuing with the west right-of-way line of Bothwell Boulevard, in all, a total distance of 161.37 feet to a 5/8-inch iron rod with plastic cap stamped “PETITT-RPLS 4087” found for corner at the intersection of said west right-of-way line of Bothwell Boulevard, and the north right-of-way line of Pensby Drive (called 50 foot right-of-way according to said Sutton Fields Phase 2B Final Plat);

THENCE with the westerly right-of-way line of said Pensby Drive and Bothwell Boulevard according to said Sutton Fields Phase 2B Final Plat, the following courses to a 5/8-inch iron rods with plastic cap stamped “PETITT-RPLS 4087” found for corner;

South 89°18'13" West, a distance of 28.50 feet;

South 00°41'47" East, a distance of 50.00 feet;

North 89°18'13" East, a distance of 28.50 feet;

And South 00º41’47” East, a distance of 77.93 feet, said iron rod being the beginning of a tangent curve to the right;

THENCE Southwesterly, continuing with said westerly right-of-way line of Bothwell Boulevard, and with said curve, passing at an arc distance of 541.70 feet a 1/2-inch iron rod with plastic cap stamped “BOHLER” found at the most westerly southwest corner of said Bothwell Boulevard right-of-way dedication and Sutton Fields Phase 2B, continuing with the westerly right-of-way line of Bothwell Boulevard, dedicated according to Sutton Fields - Phase 4B, an Addition to the City of Celina, Texas according to Final Plat recorded in Document No. 2021-102, PRDCT, and with said curve which, in all, has a central angle of 45°02'51”, a radius of 1655.00 feet, a chord which bears South 21°49'38” West, a chord distance of 1267.95 feet, and an arc distance of 1301.20 feet to the end of said curve, a 1/2-inch iron rod with plastic cap stamped “BOHLER” found for corner;

THENCE South 44°21'03" West, continuing with the westerly right-of-way line of Bothwell Boulevard, a distance of 6.52 feet to a 1/2-inch iron rod with plastic cap stamped “BOHLER” found for corner;

THENCE North 45°38'57" West, with a northerly line of Block RR of said Sutton Fields - Phase 4B, a distance of 378.83 feet to a 5/8-inch iron rod with plastic cap stamped “PETITT-RPLS 4087” found at a northeast corner of said Sutton Fields - Phase 4B, and being located on the south line of that certain tract of land described in deed to Anna Liz Hong recorded in Document No. 2014-15601, RPRDCT;

THENCE with the south and east lines of said Anna Liz Hong tract, the following courses to a 5/8-inch iron rods with plastic cap stamped “PETITT-RPLS 4087” found for corner:

North 89°22'47" East, a distance of 122.12 feet;

And North 00°41'47" West, a distance of 1201.87 feet to the POINT OF BEGINNING, and containing 17.203 acres of land.

DESCRIPTION
SUTTON FIELDS PHASE 5
47.556 ACRES

BEING that certain tract of land situated in the Thomas B. Cox Survey, Abstract Number 309, in Denton County, Texas, and being part of that certain called 190.449 acre tract of land as Tract 4 described in Special Warranty Deed to CADG Sutton Fields, LLC, recorded in Document Number 2015-15963, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of said Tract 4, and the southwest corner of that certain called 131.286 acre tract of land described in Special Warranty Deed to Fashand Farm Ltd. recorded in Document No. 2004-135532, RPRDCT, also located in the east line of that certain called 22.493 acre tract of land described in Special Warranty Deed to Fashand Farm, Ltd. recorded in Document No. 2005-21653, RPRDCT, and also being located in the approximate center of Crutchfield Road (undedicated dirt road);

THENCE North 89°30'51" East, with said approximate center of Crutchfield Road, the north line of said Tract 4, the south line of said 131.286 acre Fashand Farm Ltd. tract, and the south line of that certain called 324.64 acre tract of land described in General Warranty Deed to Denton Sorrells, LLC recorded in Document No. 2016-161419, RPRDCT, a distance of 1759.29 feet to a 1/2-inch iron rod found at the northeast corner of said Tract 4;

THENCE South 00°23'19" East, with the east line of Tract 4, and the west line of that certain called 109.26 acre tract of land described in Special Warranty Deed to Smiley Road, Ltd. recorded in Document No. 2006-2064, RPRDCT, a distance of 1496.51 feet to a 5/8-inch iron rod with plastic cap stamped "BCG 10194538" set for corner, from which a 5/8-inch iron rod found at a southeast corner of Tract 4 bears South 00°23'19" East, a distance of 1188.65 feet;

THENCE over and across said Tract 4, the following courses to a 5/8-inch iron rods with plastic cap stamped "BCG 10194538" set for corner:

South 89°36'44" West, a distance of 277.78 feet, and the beginning of a tangent curve to the right;

Northwesterly, with said curve which has a central angle of 51°15'03", a radius of 700.00 feet, a chord which bears North 64°45'45" West, a chord distance of 605.48 feet, for an arc distance of 626.15 feet to the end of said curve;

North 39°08'13" West, a distance of 163.84 feet, and the beginning of a tangent curve to the left;

Northwesterly, with said curve which has a central angle of 51°00'28", a radius of 608.00 feet, a chord which bears North 64°38'27" West, a chord distance of 523.58 feet, for an arc distance of 541.27 feet to the end of said curve;

And South 89°51'19” West, a distance of 250.19 feet, said iron rod being located on the east line of a right-of-way dedication for Crutchfield Road (variable width right-of-way), and Bothwell Boulevard (variable with right-of-way), dedicated according to Rights-of-Way for Sutton Fields Phase 1, an Addition to the City of Celina, Texas according to Final Plat recorded in Document No. 2017-398, of the Plat Records of Denton County, Texas;

THENCE North 00°08'41” West, with said east right-of-way line, a distance of 16.23 feet to a 5/8-inch iron rod with plastic cap stamped “BCG 10194538” set for corner;

THENCE South 89°43'38” West, with the north right-of-way line of said Crutchfield Road, a distance of 114.99 feet to a 5/8-inch iron rod with plastic cap stamped “BCG 10194538” set for corner, replacing a railroad spike previously found at this location;

THENCE North 00º08’37” West, with the west line of said Tract 4, and the approximate center of Crutchfield Road (an undedicated gravel road at this point), a distance of 858.91 feet to the POINT OF BEGINNING, and containing 47.556 acres of land.

DESCRIPTION
SUTTON FIELDS PHASE 7
35.081 ACRES

BEING that certain tract of land situated in the Thomas B. Cox Survey, Abstract Number 309, and the Jacob Rue Survey, Abstract Number 1109, in Denton County, Texas, and being part of that certain called 190.449 acre tract of land as Tract 4 described in Special Warranty Deed to CADG Sutton Fields, LLC recorded in Document Number 2015-15963, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found at a southeast corner of said Tract 4, and the southwest corner of that certain called 109.26 acre tract of land described in Special Warranty Deed to Smiley Road, Ltd. recorded in Document No. 2006-2064, RPRDCT;

THENCE South 89°13'31" West, with a south line of Tract 4 according to a line described in Boundary Line Agreement recorded in Instrument No. 2005-122140, RPRDCT, a distance of 527.69 feet to a 1/2-inch iron rod found for corner in the east line of Lot 22, Block AA, of Sutton Fields Phase 2A, an addition to the City of Celina, Denton County, Texas according to Final Plat recorded in Document No. 2019-268, RPRDCT;

THENCE North 00°41'45" East, with the east line of said Sutton Fields Phase 2A, a distance of 12.21 feet to a 5/8-inch iron rod with plastic cap stamped "PETITT-RPLS 4087" found for corner;

THENCE with the north line of Sutton Fields Phase 2A, the following courses to a 5/8-inch iron rods with plastic cap stamped "PETITT-RPLS 4087" found for corner:

South 89°36'44" West, a distance of 178.60 feet;

South 00°23'16" East, a distance of 41.64 feet;

South 84°18'02" West, a distance of 152.84 feet;

And South 89°36'44" West, a distance of 448.93 feet, said iron rod being located at a southeast corner of Lot 1 , Block SSSS, of Sutton Fields Phase 1B, an addition to the City of Celina, Denton County, Texas according to Final Plat recorded in Document No. 2017-478, RPRDCT;

THENCE with the east line of said Sutton Fields Phase 1B, the following courses to a 5/8-inch iron rods with plastic cap stamped "PETITT-RPLS 4087" found for corner:

North 00°23'16" West, a distance of 115.00 feet;

North 89°36'44" East, a distance of 45.87 feet;

North 00°23'16" West, a distance of 50.00 feet;

North 00°55'40" East, a distance of 55.53 feet;

North 06°55'46" East, a distance of 45.36 feet;

North 13°54'11" East, a distance of 61.67 feet;

North 17°38'39" East, a distance of 76.00 feet;

North 15°53'29" East, a distance of 81.96 feet;

North 14°05'00" East, a distance of 79.58 feet;

North 12°18'08" East, a distance of 79.58 feet;

North 10°31'15" East, a distance of 79.58 feet;

North 08°38'01" East, a distance of 91.90 feet;

And North 07°00'50" East, a distance of 50.00 feet, said iron rod being a northeast corner of said Sutton Fields Phase 1B;

THENCE over and across said Tract 4, the following courses to a 5/8-inch iron rods with plastic cap stamped "BCG 10194538" set for corner:

North 05°38'44" East, a distance of 68.48 feet;

North 04°20'10" East, a distance of 52.35 feet;

North 03°09'52" East, a distance of 52.35 feet;

North 01°59'33" East, a distance of 52.35 feet;

North 00°49'15" East, a distance of 52.35 feet;

North 00°02'43" East, a distance of 16.97 feet;

North 00°08'41" West, a distance of 133.79 feet;

North 17°53'15" East, a distance of 153.49 feet;

South 39°08'13" East, a distance of 30.00 feet;

North 50°51'47" East, a distance of 50.00 feet;

North 39°08'13" West, a distance of 30.00 feet

North 50°51'47" East, a distance of 175.00 feet;

South 39°08'13" East, a distance of 84.95 feet to the beginning of a tangent curve to the left;

Southeasterly with said curve which has a central angle of 51°15'03", a radius of 700.00 feet, a chord that bears South 64°45'45" East, a chord distance of 605.48 feet, and an arc distance of 626.15 feet to the end of said curve;

And North 89°36'44" East, a distance of 277.78 feet, said iron rod being located on the east line of said Tract 4, west line of said Smiley Road, Ltd. tract;

THENCE South 00°23'19" East, with said east line of Tract 4, and the west line of said Smiley Road, Ltd. tract, a distance of 1188.65 feet to the POINT OF BEGINNING, and containing 35.081 acres of land.

DESCRIPTION
SUTTON FIELDS PHASE 8A
17.866 ACRES

BEING that certain tract of land situated in the THOMAS H. McINTYRE SURVEY, ABSTRACT NUMBER 903, in the City of Celina, Denton County, Texas, and being part of that certain called 127.897 acre tract of land described in deed to CADG Sutton Fields II, LLC, recorded in Document Number 2015-127939 of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap found at the most easterly northeast corner of said CADG Sutton Fields II, LLC tract, and being the northwest corner of that certain called 22.493 acre tract of land described in deed to Fashand Farm, LTD. recorded in Document Number 2005-21653, RPRDCT;

THENCE South 00°09'07" East, with the most easterly east line of said CADG Sutton Fields II, LLC tract, and the west line of said Fashand Farm tract, a distance of 615.62 feet to a 1/2-inch iron rod with cap stamped "BOHLER" found for corner at the northeast corner of Lot 22, Block T, of Sutton Fields North - Phase 2C, an Addition to the City of Celina, Denton County, Texas, according to Final Plat recorded in Document Number 2020-404, of the Plat Records of Denton County, Texas (PRDCT),

THENCE South 89°41'24" West, with the north line of said Lot 22, Block T, a distance of 127.68 feet to a 1/2-inch iron rod with cap stamped "BOHLER" found for corner on the east right-of-way line of Fitzgerald Avenue (called 50-foot wide right-of-way according to said Sutton Fields North - Phase 2C), and the northwest corner of said Lot 22, Block T;

THENCE North 00°18'36" West, with said east right-of-way line of Fitzgerald Avenue, a distance of 30.00 feet to a 1/2-inch iron rod with cap stamped "BOHLER" found for corner;

THENCE South 89°41'24" West, with the north dedication line of said Fitzgerald Avenue, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped "BOHLER" found for corner on the west right-of-way line of Fitzgerald Avenue;

THENCE South 00°18'36" East, with said west right-of-way line of Fitzgerald Avenue, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped "BOHLER" found at the northeast corner of Lot 15, Block N, of said Sutton Fields North - Phase 2C;

THENCE South 89°41'24" West, with the north line of said Block N, a distance of 860.00 feet to the northwest corner of Lot 28, Block N, of said Sutton Fields North - Phase 2C, said iron rod also being located on the east right-of-way line of Atwood Drive (called 50-foot wide right-of-way according to said Sutton Fields North - Phase 2C);

THENCE with an easterly line of said Sutton Fields North - Phase 2C, the following courses to 1/2-inch iron rods with cap stamped "BOHLER" found for corner:

North 00°18'36” West, a distance of 100.00 feet;

North 44°41'24” East, a distance of 21.21 feet;

North 89°41'24” East, a distance of 15.00 feet;

North 00°18'36” West, a distance of 50.00 feet;

South 89°41'24” West, a distance of 15.00 feet;

North 45°18'36” West, a distance of 21.21 feet;

And North 00°18'36” West, a distance of 200.00 feet, said iron rod being located at the south end of a corner clip located at the intersection of said east right-of-way line of Atwood Drive and the south right-of-way line of Aston Drive (called 50-foot wide right-of-way according to said Final Plat of Sutton Fields North - Phase 2C);

THENCE North 44°41'24” East, with said corner clip, a distance of 21.21 feet to a 1/2-inch iron rod with cap stamped “BOHLER” found for corner;

THENCE North 89°41'24” East, with said south right-of-way line of Aston Drive, a distance of 419.92 feet to a 1/2-inch iron rod with cap stamped “BOHLER” found at the southeast corner of the dedication for Aston Drive;

THENCE North 00°18'36” West, with the east line of said dedication for Aston Drive, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped “BOHLER” found for corner;

THENCE South 89°41'24” West, with the north right-of-way line of Aston Drive, a distance of 30.00 feet to a 1/2-inch iron rod with cap stamped “BOHLER” found for corner at the southeast corner of Lot 1, Block R, of said Sutton Fields North - Phase 2C;

THENCE North 00°18'36” West, with the east line of said Block R, a distance of 470.00 feet to a 1/2-inch iron rod with cap stamped “BOHLER” found for corner on the south right-of-way line of Abby Drive (called 50-foot wide right-of-way according to said Final Plat of Sutton Fields North - Phase 2C), and being the northeast corner of Lot 9, Block R, of said Sutton Fields North - Phase 2C;

THENCE North 89°41'24” East, with said south right-of-way line of Abby Drive, a distance of 30.00 feet to a 1/2-inch iron rod with cap stamped “BOHLER” found for corner at the southeast corner of the dedication for Abby Drive;

THENCE North 00°18'36” West, with the east line of said dedication for Abby Drive, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped “BOHLER” found for corner;

THENCE South 89°41'24” West, with the north right-of-way line of Abby Drive, a distance of 85.00 feet to a 1/2-inch iron rod with cap stamped “BOHLER” found at the southeast corner of Lot 1, Block T, of said Sutton Fields North - Phase 2C;

THENCE North 00°18'36” West, with the east line of said Lot 1, Block T, a distance of 119.06 feet to a 1/2-inch iron rod with cap stamped “BOHLER” found for the most northerly northeast corner of said Sutton Fields North - Phase 2C, and being located on the north line of said CADG Sutton Fields II, LLC tract, and the south line of that certain called 38.223 acre tract of land described in deed to Blue Angus Ranch, LP recorded in Document Number 2007-107216, RPRDCT;

THENCE South 89°46'58” East, with said north line of the CADG Sutton Fields II, LLC tract, and said south line of the Blue Angus Ranch, LP tract, a distance of 162.99 feet to a 3/8-inch iron rod found at the most southerly southeast corner of said Blue Angus Ranch, LP tract, and a southwest corner of that certain called 131.286 acre tract of land described in deed to Fashand Farm Ltd. recorded in Document Number 2004-135532, RPRDCT;

THENCE South 89°47'30” East, with said north line of the CADG Sutton Fields II, LLC tract, and a south line of said Fashand Farm Ltd. tract recorded in Document Number 2004-135532, RPRDCT, a distance of 395.36 feet to a 1/2-inch iron rod found at the most northerly northeast corner of said CADG Sutton Fields II, LLC tract, and an interior “ELL” corner of said Fashand Farm Ltd. tract;

THENCE South 02°55'32” West, with an easterly line of said CADG Sutton Fields II, LLC tract, and a westerly line of said Fashand Farm Ltd. tract recorded in Document Number 2004-135532, RPRDCT, a distance of 454.72 feet to a 1/2-inch iron rod found at the southwest corner of said Fashand Farm tract;

THENCE North 89°27'35” East, with a north line of said CADG Sutton Fields II, LLC tract, and the most southerly line of said Fashand Farm Ltd. tract recorded in Document Number 2004-135532, RPRDCT, a distance of 156.79 feet to the POINT OF BEGINNING and containing an area of 17.866 acres of land.

DESCRIPTION
SUTTON FIELDS PHASE 8B
7.196 ACRES

BEING that certain tract of land situated in the THOMAS H. McINTYRE SURVEY, ABSTRACT NUMBER 903, in the City of Celina, Denton County, Texas, and being part of that certain called 127.897 acre tract of land described in deed to CADG Sutton Fields II, LLC recorded in Document Number 2015-127939 of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the southwest corner of that certain called 3.00 acre tract of land described in deed to Jan M. Paliwoda & Margaret Paliwoda, recorded in Volume 4364, Page 1631, RPRDCT, and being located on the north right-of-way line of Crutchfield Road (variable width right-of-way according to Rights-of-Way for Sutton Fields Phase 1, an addition to the City of Celina, Denton County, Texas according to Final Plat recorded in Document Number 2017-398, of the Plat Records of Denton County, Texas);

THENCE South 89°43'38" West, with said north right-of-way line of Crutchfield Road, a distance of 894.24 feet to a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found at the most southerly southeast corner of Sutton Fields North - Phase 1, an addition to the City of Celina, Denton County, Texas, according to Final Plat recorded in Document Number 2018-334, of the Plat Records of Denton County, Texas (PRDCT);

THENCE with an easterly line of said Sutton Fields North - Phase 1, the following courses to 5/8-inch iron rods with cap stamped "PETITT-RPLS 4087" found for corner:

North 00°17'11" West, a distance of 45.00 feet;

North 45°17'29" West, a distance of 35.37 feet;

North 00°18'36" West, a distance of 100.09 feet;

North 44°41'24" East, a distance of 21.21 feet;

North 89°41'24" East, a distance of 15.00 feet;

North 00°18'36" West, a distance of 50.00 feet;

South 89°41'24" West, a distance of 25.00 feet;

North 45°18'36" West, a distance of 21.21 feet;

And North 00°18'36" West, a distance of 100.00 feet, said iron rod being located at the southwest corner of Lot 3X, Block H, of said Sutton Fields North - Phase 1;

THENCE North 89°41'24" East, with the south line of said Block H, a distance of 751.31 feet to a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found at the southeast corner of Lot 12, Block H, of said Sutton Fields North - Phase 1, and on the west right-of-way line of Fitzgerald Avenue (called 50-foot wide right-of-way according to said Sutton Fields North - Phase 1);

THENCE South 00°18'36" East, with said west right-of-way line of Fitzgerald Avenue, a distance of 36.82 feet to a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found for corner;

THENCE North 89°50'53" East, with the south line of said right-of-way dedication for Fitzgerald Avenue, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found for corner;

THENCE North 00°18'36” West, with the east right-of-way line of said Fitzgerald Avenue, a distance of 20.00 feet to a 5/8-inch iron rod with cap stamped “PETITT-RPLS 4087” found at the southwest corner of Lot 2. Block J, Sutton Fields North - Phase 1;

THENCE North 89°50'53” East, with the south line of said Lot 2, Block J, a distance of 127.99 feet to a 5/8-inch iron rod with cap stamped “PETITT-RPLS 4087” found at the southeast corner of said Lot 2, Block J, and also being located on the east line of said CADG Sutton Fields II, LLC tract, and the west line of said Paliwoda tract;

THENCE South 00°09'07” East, with said east line of the CADG Sutton Fields II, LLC tract, and the west line of said Paliwoda tract, a distance of 252.19 feet to a 1/2-inch iron rod with cap stamped “#6005” found at the northeast corner of that certain called 0.057 acre tract of land described in deed to SBA Towers IV, LLC, recorded in Document Number 2013-94302, RPRDCT;

THENCE South 89°09'16” West, with the north line of said SBA Towers IV tract, a distance of 50.18 feet to a 1/2-inch iron rod with cap stamped “#6005” found at the northwest corner of said SBA Towers IV tract;

THENCE South 00°57'44” East, with the west line of said SBA Towers IV tract, a distance of 50.16 feet to a 1/2-inch iron rod with cap stamped “#6005” found at the southwest corner of said SBA Towers IV tract;

THENCE North 89°07'28” East, with the south line of said SBA Towers IV tract, a distance of 49.90 feet to a 1/2-inch iron rod found at the southeast corner of said SBA Towers IV tract;

THENCE South 00°54'46” East, with the east line of said CADG Sutton Fields II, LLC tract, and the west line of said Paliwoda tract, a distance of 31.06 feet to the POINT OF BEGINNING and containing an area of 7.196 acres of land.

APPENDIX C
ASSESSMENT PER UNIT AND PROJECTED TAX RATE EQUIVALENTS

APPENDIX C
Assessment Per Unit and Projected Tax Rate Equivalents

The original Assessment per Unit for NIA #1, as calculated using the estimated buildout values described in the Original SAP are shown in Table C-1.1.

Table C-1.1
Original Assessment Per Unit – NIA #1

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value (Per Original SAP)	% of Total Buildout Value	Total Assessments Allocated	Assessment per Unit
A	70	40	$14,700,000	9.05%	$1,046,634	$26,166
B	60	195	$63,940,500	39.38%	$4,552,537	$23,346
C	50	280	$83,720,000	51.56%	$5,960,829	$21,289
Total		**515**	**$162,360,500**		**$11,560,000**	

The updated Assessment per Unit for NIA #1 following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds, as calculated using the estimated buildout values described in the Original SAP are shown in Table C-1.2.

Table C-1.2
Updated Assessment Per Unit – NIA #1

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value (Per Original SAP)	% of Total Buildout Value	Total Assessments Allocated	Assessment per Unit
A	70	36	$14,700,000	9.05%	$833,688	$23,158
B	60	193	$63,940,500	39.38%	$3,999,797	$20,724
C	50	273	$83,720,000	51.56%	$5,156,515	$18,888
Total		**502**	**$162,360,500**		**$9,990,000**	

The original Assessment per Unit for NIA #2-5 Major Improvements as calculated using the methodology described in the Original SAP are shown in Table C-2.1.

Table C-2.1
Original Assessment Per Unit – NIA #2-5 Major Improvements

Lot Type	Lot Size	No. of Units	Total Assessments Allocated	Assessment per Unit
NIA #2				
A	70	-	-	-
B	60	55	$504,292	$9,169
C	50	107	$981,076	$9,169
Subtotal		*162*	*$1,485,368*	
NIA #3				
A	70	37	$339,251	$9,169
B	60	85	$779,360	$9,169
C	50	246	$2,255,559	$9,169
Subtotal		*368*	*$3,374,169*	
NIA #4				
A	70	-	-	-
B	60	149	$1,366,172	$9,169
C	50	156	$1,430,354	$9,169
Subtotal		*305*	*$2,796,526*	
NIA #5A				
A	70	-	-	-
B	60	127	$1,164,455	$9,169
C	50	232	$2,127,193	$9,169
Subtotal	*0*	*359*	*$3,291,649*	
NIA #5B				
A	70	65	$595,981	$9,169
B	60	309	$2,833,202	$9,169
C	50	267	$2,448,106	$9,169
Subtotal		*641*	*$5,877,289*	
Total		**1,835**	**$16,825,000**	

The updated Assessment per Unit for NIA #2-5 Major Improvements following the issuance of the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds as calculated using the methodology described in the Original SAP are shown in Table C-2.2.

Table C-2.2
Updated Assessment Per Unit – NIA #2-5 Major Improvements

Lot Type	Lot Size	No. of Units	Total Assessments Allocated	Assessment per Unit
NIA #2				
A	70	-	-	-
B	60	55	$454,314	$8,260
C	50	107	$805,949	$7,532
Subtotal		*162*	*$1,260,263*	
NIA #3				
A	70	34	$272,754	$8,022
B	60	85	$681,886	$8,022
C	50	245	$1,965,435	$8,022
Subtotal		*364*	*$2,920,075*	
NIA #4				
A	70	-	-	-
B	60	149	$1,175,992	$7,893
C	50	156	$1,231,240	$7,893
Subtotal		*305*	*$2,407,231*	
NIA #5A				
A	70	-	-	-
B	60	127	$1,014,023	$7,984
C	50	232	$1,852,388	$7,984
Subtotal	*0*	*359*	*$2,866,411*	
NIA #5B				
A	70	65	$518,988	$7,984
B	60	309	$2,467,189	$7,984
C	50	267	$2,131,843	$7,984
Subtotal		*641*	$5,118,020	
Total		**1,831**	**$14,572,000**	

The original Assessment per Unit for NIA #2 (which includes NIA #2's share of NIA #2-5 Major Improvements) is shown in Table C-3.

Table C-3
Original Assessment Per Unit – NIA #2

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value (per Original SAP)	% of Total Buildout Value	Total NIA #2 Assessments Allocated	Assessment per Unit - NIA #2	Assessment per Unit - NIA #2-5[1]	Combined Assessment per Unit - NIA #2
A	70	-	-	-	-	-	-	-
B	60	55	$18,034,500	36.05%	$686,737	$12,486	$9,169	$21,655
C	50	107	$31,993,000	63.95%	$1,218,263	$11,386	$9,169	$20,555
Total		**162**	**$50,027,500**		**$1,905,000**			

[1]Represents the Assessment per Unit related to the Neighborhood Improvement Areas #2-5 Major Improvements per table C-2.1.

The Assessment per Unit for NIA #2 (which includes NIA #2's share of NIA #2-5 Major Improvements) is shown in Table C-4.

Table C-4
Updated Assessment Per Unit – NIA #2

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value (per Original SAP)	% of Total Buildout Value	Total NIA #2 Assessments Allocated	Assessment per Unit - NIA #2	Assessment per Unit - NIA #2-5[1]	Combined Assessment per Unit - NIA #2
A	70	-	-	-	-	-	-	-
B	60	55	$18,034,500	36.05%	$686,737	$12,486	$8,260	$20,746
C	50	107	$31,993,000	63.95%	$1,218,263	$11,386	$7,532	$18,918
Total		**162**	**$50,027,500**		**$1,905,000**			

[1]Represents the Assessment per Unit related to the Neighborhood Improvement Areas #2-5 Major Improvements per table C-2.2.

The original Assessment per Unit for NIA #3 (which includes NIA #3's share of NIA #2-5 Major Improvements) is shown in Table C-5.

Table C-5
Original Assessment Per Unit – NIA #3

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value (per Original SAP)	% of Total Buildout Value	Total NIA #3 Assessments Allocated	Assessment per Unit - NIA #3	Assessment per Unit - NIA #2-5[1]	Combined Assessment per Unit - NIA #3
A	70	37	$13,597,500	11.82%	$526,059	$14,218	$9,169	$23,387
B	60	85	$27,871,500	24.23%	$1,078,290	$12,686	$9,169	$21,855
C	50	246	$73,554,000	63.95%	$2,845,651	$11,568	$9,169	$20,737
Total		**368**	**$115,023,000**		**$4,450,000**			

[1]Represents the Assessment per Unit related to the Neighborhood Improvement Areas #2-5 Major Improvements per Table C-2.1.

The updated Assessment per Unit for NIA #3 (which includes NIA #4's share of NIA #2-5 Major Improvements) is shown in Table C-6.

Table C-6
Updated Assessment Per Unit – NIA #3

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value (per Original SAP)	% of Total Buildout Value	Total NIA #3 Assessments Allocated	Assessment per Unit - NIA #3	Assessment per Unit - NIA #2-5[1]	Combined Assessment per Unit - NIA #3
A	70	34	$13,597,500	11.82%	$526,059	$14,218	$8,022	$22,240
B	60	85	$27,871,500	24.23%	$1,078,290	$12,686	$8,022	$20,708
C	50	245	$73,554,000	63.95%	$2,845,651	$11,568	$8,022	$19,590
Total		**364**	**$115,023,000**		**$4,450,000**			

[1]Represents the Assessment per Unit related to the Neighborhood Improvement Areas #2-5 Major Improvements per Table C-2.2.

The original Assessment per Unit for NIA #4 (which includes NIA #4's share of NIA #2-5 Major Improvements) is shown in Table C-7.

Table C-7
Original Assessment Per Unit – NIA #4

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value (per Original SAP)	% of Total Buildout Value	Total NIA #4 Assessments Allocated	Assessment per Unit - NIA #4	Assessment per Unit - NIA #2-5[1]	Combined Assessment per Unit - NIA #4
A	70	-	-	-	-	-	-	-
B	60	149	$48,857,100	51.16%	$2,046,347	$13,734	$9,169	$22,903
C	50	156	$46,644,000	48.84%	$1,953,653	$12,523	$9,169	$21,692
Total		**305**	**$95,501,100**		**$4,000,000**			

[1]Represents the Assessment per Unit related to the Neighborhood Improvement Areas #2-5 Major Improvements per Table C-2.1.

The Assessment per Unit for NIA #4 (which includes NIA #4's share of NIA #2-5 Major Improvements) is shown in Table C-8.

Table C-8
Updated Assessment Per Unit – NIA #4

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value (per Original SAP)	% of Total Buildout Value	Total NIA #4 Assessments Allocated	Assessment per Unit - NIA #4	Assessment per Unit - NIA #2-5[1]	Combined Assessment per Unit - NIA #4
A	70	-	-	-	-	-	-	-
B	60	149	$48,857,100	51.16%	$2,046,347	$13,734	$7,984	$21,718
C	50	156	$46,644,000	48.84%	$1,953,653	$12,523	$7,984	$20,507
Total		**305**	**$95,501,100**		**$4,000,000**			

[1]Represents the Assessment per Unit related to the Neighborhood Improvement Areas #2-5 Major Improvements per Table C-2.2.

The original Assessment per Unit for NIA #5A (which includes NIA #5A's share of NIA #2-5 Major Improvements) is shown in Table C-9.

Table C-9
Original Assessment Per Unit – NIA #5A

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value[1]	% of Total Buildout Value	Total NIA #5A Assessments Allocated	Assessment per Unit - NIA #5A	Assessment per Unit - NIA #2-5[2]	Combined Assessment per Unit - NIA #5A
A	70	-	-	-	-	-	-	-
B	60	127	$49,530,000	39.28%	$2,867,547	$22,579	$9,169	$31,748
C	50	232	$76,560,000	60.72%	$4,432,453	$19,105	$9,169	$28,274
Total		**359**	**$126,090,000**		**$7,300,000**			

[1]Calculated based on the projected home value per unit provided by the developer on November 12, 2021.
[2]Represents the Assessment per Unit related to the Neighborhood Improvement Areas #2-5 Major Improvements per Table C-2.1.

The updated Assessment per Unit for NIA #5A (which includes NIA #5A's share of NIA #2-5 Major Improvements) is shown in Table C-10.

Table C-10
Updated Assessment Per Unit – NIA #5A

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value[1]	% of Total Buildout Value	Total NIA #5A Assessments Allocated	Assessment per Unit - NIA #5A	Assessment per Unit - NIA #2-5[2]	Combined Assessment per Unit - NIA #5A
A	70	-	-	-	-	-	-	-
B	60	127	$49,530,000	39.28%	$2,867,547	$22,579	$7,984	$30,563
C	50	232	$76,560,000	60.72%	$4,432,453	$19,105	$7,984	$27,089
Total		**359**	**$126,090,000**		**$7,300,000**			

[1]Calculated based on the projected home value per unit provided by the developer on November 12, 2021.
[2]Represents the Assessment per Unit related to the Neighborhood Improvement Areas #2-5 Major Improvements per Table C-2.2.

The original Assessment per Unit for NIA #5B (which includes NIA #5B's share of NIA #2-5 Major Improvements) is shown in Table C-11.

Table C-11
Original Assessment Per Unit – NIA #5B

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value[1]	% of Total Buildout Value	Total NIA #5B Assessments Allocated	Assessment per Unit - NIA #5B	Assessment per Unit - NIA #2-5[2]	Combined Assessment per Unit - NIA #5B
A	70	65	$27,950,000	11.81%	$1,593,092	$24,509	$9,169	$33,678
B	60	309	$120,510,000	50.94%	$6,868,820	$22,229	$9,169	$31,398
C	50	267	$88,110,000	37.24%	$5,022,088	$18,809	$9,169	$27,978
Total		**641**	**$236,570,000**	**100.00%**	**$13,484,000**			

[1]Calculated based on the projected home value per unit provided by the developer on November 12, 2021.
[2]Represents the Assessment per Unit related to the Neighborhood Improvement Areas #2-5 Major Improvements per Table C-2.1.

The updated Assessment per Unit for NIA #5B (which includes NIA #5B's share of NIA #2-5 Major Improvements) is shown in Table C-12.

Table C-12
Updated Assessment Per Unit – NIA #5B

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value[1]	% of Total Buildout Value	Total NIA #5B Assessments Allocated	Assessment per Unit - NIA #5B	Assessment per Unit - NIA #2-5[2]	Combined Assessment per Unit - NIA #5B
A	70	65	$27,950,000	11.81%	$1,593,092	$24,509	$7,984	$32,493
B	60	309	$120,510,000	50.94%	$6,868,820	$22,229	$7,984	$30,213
C	50	267	$88,110,000	37.24%	$5,022,088	$18,809	$7,984	$26,793
Total		**641**	**$236,570,000**	**100.00%**	**$13,484,000**			

[1]Calculated based on the projected home value per unit provided by the developer on November 12, 2021.
[2]Represents the Assessment per Unit related to the Neighborhood Improvement Areas #2-5 Major Improvements per Table C-2.2.

The original projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit within NIA #1 is shown in Table C-13.1.

Table C-13.1
Original Estimated Tax Rate Equivalent per unit – NIA #1

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	40	$77,000	$350,000	$2,416.47	$3.14	$0.69
B	60	195	$65,000	$300,000	$2,156.74	$3.32	$0.72
C	50	280	$47,500	$280,000	$1,966.05	$4.14	$0.70

[1]Represents initial estimated finished lot value per unit and projected home value per unit shown in the Limited Offering Memorandum for NIA #5.

The updated projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit within NIA #1 is shown in Table C-13.2.

Table C-13.2
Updated Estimated Tax Rate Equivalent per unit – NIA #1

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	36	$77,000	$635,207	$1,811.26	$2.35	$0.29
B	60	193	$65,000	$598,897	$1,620.91	$2.49	$0.27
C	50	273	$47,500	$473,406	$1,477.31	$3.11	$0.31

[1]Represents initial estimated finished lot value per unit and projected home value per unit based on the average 2023 certified values of completed homes.

The original projected tax rate equivalent per unit calculated for the NIA #2-5 Major Improvements for each unit within NIA #2-5 is shown in Table C-14.1.

Table C-14.1
Original Estimated Tax Rate Equivalent per unit – NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
NIA #2[1]							
A	70	-	-	-	-	-	-
B	60	55	$66,000	$300,000	$958.82	$1.45	$0.32
C	50	107	$55,000	$280,000	$958.82	$1.74	$0.34
Subtotal		*162*					
NIA #3[2]							
A	70	37	$70,000	$400,000	$958.82	$1.37	$0.24
B	60	85	$60,000	$300,000	$958.82	$1.60	$0.32
C	50	246	$50,000	$290,000	$958.82	$1.92	$0.33
Subtotal[1]		*368*					
NIA #4							
A	70	-	-	-	-	-	-
B	60	149	$61,500	$310,000	$958.82	$1.56	$0.31
C	50	156	$50,500	$280,000	$958.82	$1.90	$0.34
Subtotal[3]		*305*					
NIA #5A							
A	70	-	-	-	-	-	-
B	60	127	$78,000	$390,000	$958.82	$1.23	$0.25
C	50	232	$65,000	$330,000	$958.82	$1.48	$0.29
Subtotal[3]		*359*					
NIA #5B							
A	70	65	$91,000	$430,000	$958.82	$1.05	$0.22
B	60	309	$78,000	$390,000	$958.82	$1.23	$0.25
C	50	267	$65,000	$330,000	$958.82	$1.48	$0.29
Subtotal[3]		*641*					
Total		**1,835**					

[1]Represents initial estimated finished lot value per unit and projected home value per unit shown in the Limited Offering Memorandum for NIA #5.
[2]Represents initial estimated lot value per unit shown in the Limited Offering Memorandum for NIA #5 and the projected home value per unit based on the average 2021 certified values of completed homes.
[3]Represents estimated lot value per unit and projected home value per unit provided by the developer.

The updated projected tax rate equivalent per unit calculated for the NIA #2-5 Major Improvements for each unit within NIA #2-5 is shown in Table C-14.2.

Table C-14.2
Updated Estimated Tax Rate Equivalent per unit – NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
NIA #2[1]							
A	70	-	-	-	-	-	-
B	60	55	$66,000	$487,525	$800.21	$1.21	$0.16
C	50	107	$55,000	$460,124	$729.68	$1.33	$0.16
Subtotal		*162*					
NIA #3[1]							
A	70	34	$70,000	$587,295	$777.15	$1.11	$0.13
B	60	85	$60,000	$561,443	$777.15	$1.30	$0.14
C	50	245	$50,000	$474,098	$777.15	$1.55	$0.16
Subtotal[1]		*364*					
NIA #4							
A	70	-	-	-	-	-	-
B	60	149	$61,500	$430,185	$764.59	$1.24	$0.18
C	50	156	$50,500	$418,116	$764.59	$1.51	$0.18
Subtotal[1]		*305*					
NIA #5A							
A	70	-	-	-	-	-	-
B	60	127	$78,000	$554,942	$773.49	$0.99	$0.14
C	50	232	$65,000	$443,095	$773.49	$1.19	$0.17
Subtotal[2]		*359*					
NIA #5B							
A	70	65	$91,000	$587,295	$773.49	$0.85	$0.13
B	60	309	$78,000	$554,942	$773.49	$0.99	$0.14
C	50	267	$65,000	$443,095	$773.49	$1.19	$0.17
Subtotal[2]		*641*					
Total		**1,831**					

[1]Represents initial estimated finished lot value per unit shown in the Limited Offering Memorandum for NIA #5 and the projected home value per unit based on the average 2023 certified values of completed homes.
[2]Represents estimated lot value per unit and projected home value per unit provided by the developer.

The original total projected tax rate equivalent per unit calculated for each unit within NIA #2 is shown in Table C-15.

Table C-15
Original Estimated Tax Rate Equivalent per unit – NIA #2

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	0	-	-	-	-	-
B	60	55	$66,000	$300,000	$1,084.92	$1.64	$0.36
C	50	107	$55,000	$280,000	$989.00	$1.80	$0.35

[1]Represents initial estimated lot value per unit shown in the Limited Offering Memorandum for NIA #5 and the projected home value per unit based on the average 2021 certified values of completed homes.

The updated total projected tax rate equivalent per unit calculated for each unit within NIA #2 is shown in Table C-16.

Table C-16
Updated Estimated Tax Rate Equivalent per unit – NIA #2

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	-	-	-	-	-	-
B	60	55	$66,000	$487,525	$1,084.92	$1.64	$0.22
C	50	107	$55,000	$460,124	$989.00	$1.80	$0.21

[1]Represents initial estimated lot value per unit shown in the Limited Offering Memorandum for NIA #5 and the projected home value per unit based on the average 2023 certified values of completed homes.

The original total projected tax rate equivalent per unit calculated for the combined NIA #2 and NIA #2-5 Major Improvements for each unit within NIA #2 is shown in Table C-17.

Table C-17
Original Estimated Combined Tax Rate Equivalent per unit – NIA #2 and NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	-	-	-	-	-	-
B	60	55	$66,000	$300,000	$2,043.74	$3.10	$0.68
C	50	107	$55,000	$280,000	$1,947.82	$3.54	$0.70

[1]Represents initial estimated finished lot value per unit and projected home value per unit shown in the Limited Offering Memorandum for NIA #5.

The updated total projected tax rate equivalent per unit calculated for the combined NIA #2 and NIA #2-5 Major Improvements for each unit within NIA #2 is shown in Table C-18.

Table C-18
Updated Estimated Combined Tax Rate Equivalent per unit – NIA #2 and NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	-	-	-	-	-	-
B	60	55	$66,000	$487,525	$1,885.13	$2.86	$0.39
C	50	107	$55,000	$460,124	$1,718.68	$3.12	$0.37

[1]Represents initial estimated finished lot value per unit and projected home value per unit shown in the Limited Offering Memorandum for NIA #5 and the projected home value per unit based on the average 2023 certified values of completed homes.

The original total projected tax rate equivalent per unit calculated for each unit within NIA #3 is shown in Table C-19.

Table C-19
Original Estimated Tax Rate Equivalent per unit – NIA #3

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	37	$70,000	$400,000	$1,190.88	$1.70	$0.30
B	60	85	$60,000	$300,000	$1,062.88	$1.77	$0.35
C	50	246	$50,000	$290,000	$968.91	$1.94	$0.33

[1]Represents initial estimated lot value per unit shown in the Limited Offering Memorandum for NIA #5 and the projected home value per unit based on the average 2021 certified values of completed homes.

The updated total projected tax rate equivalent per unit calculated for each unit within NIA #3 is shown in Table C-20.

Table C-20
Updated Estimated Tax Rate Equivalent per unit – NIA #3

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	34	$70,000	$587,295	$1,190.88	$1.70	$0.20
B	60	85	$60,000	$561,443	$1,062.88	$1.77	$0.19
C	50	245	$50,000	$474,098	$968.91	$1.94	$0.20

[1]Represents initial estimated lot value per unit shown in the Limited Offering Memorandum for NIA #5 and the projected home value per unit based on the average 2023 certified values of completed homes.

The original total projected tax rate equivalent per unit calculated for the combined NIA #3 and NIA #2-5 Major Improvements for each unit within NIA #3 is shown in Table C-21.

Table C-21
Original Estimated Combined Tax Rate Equivalent per unit – NIA #3 and NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	37	$70,000	$400,000	$2,149.70	$3.07	$0.54
B	60	85	$60,000	$300,000	$2,021.70	$3.37	$0.67
C	50	246	$50,000	$290,000	$1,927.72	$3.86	$0.66

[1]Represents initial estimated lot value per unit shown in the Limited Offering Memorandum for NIA #5 and the projected home value per unit based on the average 2021 certified values of completed homes.

The updated total projected tax rate equivalent per unit calculated for the combined NIA #3 and NIA #2-5 Major Improvements for each unit within NIA #3 is shown in Table C-22.

Table C-22
Updated Estimated Combined Tax Rate Equivalent per unit – NIA #3 and NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	34	$70,000	$587,295	$1,968.03	$2.81	$0.34
B	60	85	$60,000	$561,443	$1,840.03	$3.07	$0.33
C	50	245	$50,000	$474,098	$1,746.06	$3.49	$0.37

[1]Represents initial estimated lot value per unit shown in the Limited Offering Memorandum for NIA #5 and the projected home value per unit based on the average 2023 certified values of completed homes.

The original projected tax rate equivalent per unit calculated for each unit within NIA #4 is shown in Table C-23.

Table C-23
Original Estimated Tax Rate Equivalent per unit – NIA #4

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	-	-	-	-	-	-
B	60	149	$61,500	$310,000	$1,145.04	$1.86	$0.37
C	50	156	$50,500	$280,000	$1,043.80	$2.07	$0.37

[1]Represents initial estimated finished lot value per unit and projected home value per unit shown in the Limited Offering Memorandum for NIA #5.

The updated projected tax rate equivalent per unit calculated for each unit within NIA #4 is shown in Table C-24.

Table C-24
Updated Estimated Tax Rate Equivalent per unit – NIA #4

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	-	-	-	-	-	-
B	60	149	$61,500	$430,185	$1,145.04	$1.86	$0.27
C	50	156	$50,500	$418,116	$1,043.80	$2.07	$0.25

[1]Represents initial estimated finished lot value per unit and projected home value per unit shown in the Limited Offering Memorandum for NIA #5 and the projected home value per unit based on the average 2023 certified values of completed homes.

The original total projected tax rate equivalent per unit calculated for the combined NIA #4 and NIA #2-5 Major Improvements based on the estimated finished lot values and home values for each unit within NIA #4 is shown in Table C-25.

Table C-25
Original Estimated Combined Tax Rate Equivalent per unit – NIA #4 and NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	-	-	-	-	-	-
B	60	149	$61,500	$310,000	$2,103.85	$3.42	$0.68
C	50	156	$50,500	$280,000	$2,002.62	$3.97	$0.72

[1]Represents initial estimated finished lot value per unit and projected home value per unit shown in the Limited Offering Memorandum for NIA #5.

The updated total projected tax rate equivalent per unit calculated for the combined NIA #4 and NIA #2-5 Major Improvements based on the estimated finished lot values and home values for each unit within NIA #4 is shown in Table C-26.

Table C-26
Updated Estimated Combined Tax Rate Equivalent per unit – NIA #4 and NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	-	-	-	-	-	-
B	60	149	$61,500	$430,185	$1,909.63	$3.11	$0.44
C	50	156	$50,500	$418,116	$1,808.39	$3.58	$0.43

[1]Represents initial estimated finished lot value per unit shown in the Limited Offering Memorandum for NIA #5 and the projected home value per unit based on the average 2023 certified values of completed homes.

The original projected tax rate equivalent per unit calculated for each unit within NIA #5A is shown in Table C-27.

Table C-27
Original Estimated Tax Rate Equivalent per unit – NIA #5A

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	-	-	-	-	-	-
B	60	127	$78,000	$390,000	$1,652.15	$2.12	$0.42
C	50	232	$65,000	$330,000	$1,397.97	$2.15	$0.42

[1]Represents estimated lot value per unit and projected home value per unit provided by the developer.

The updated projected tax rate equivalent per unit calculated for each unit within NIA #5A is shown in Table C-28.

Table C-28
Updated Estimated Tax Rate Equivalent per unit – NIA #5A

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	-	-	-	-	-	-
B	60	127	$78,000	$554,942	$1,652.15	$2.12	$0.30
C	50	232	$65,000	$443,095	$1,397.97	$2.15	$0.32

[1]Represents estimated lot value per unit provided by the developer and the projected home value per unit based on the average 2023 certified values of completed homes.

The original total projected tax rate equivalent per unit calculated for the combined NIA #5A and NIA #2-5 Major Improvements for each unit within NIA #5A is shown in Table C-29.

Table C-29
Original Estimated Combined Tax Rate Equivalent per unit – NIA #5A and NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	-	-	-	-	-	-
B	60	127	$78,000	$390,000	$2,610.97	$3.35	$0.67
C	50	232	$65,000	$330,000	$2,356.79	$3.63	$0.71

[1]Represents estimated lot value per unit and projected home value per unit provided by the developer.

The updated total projected tax rate equivalent per unit calculated for the combined NIA #5A and NIA #2-5 Major Improvements for each unit within NIA #5A is shown in Table C-30.

Table C-30
Updated Estimated Combined Tax Rate Equivalent per unit – NIA #5A and NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	-	-	-	-	-	-
B	60	127	$78,000	$554,942	$2,425.64	$3.11	$0.44
C	50	232	$65,000	$443,095	$2,171.46	$3.34	$0.49

[1]Represents estimated lot value per unit provided by the developer and the projected home value per unit based on the average 2023 certified values of completed homes.

The original projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit within NIA #5B is shown in Table C-31.

Table C-31
Original Estimated Tax Rate Equivalent per unit – NIA #5B

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	65	$91,000	$430,000	$1,788.00	$1.96	$0.42
B	60	309	$78,000	$390,000	$1,621.68	$2.08	$0.42
C	50	267	$65,000	$330,000	$1,372.19	$2.11	$0.42

[1]Represents estimated lot value per unit and projected home value per unit provided by the developer.

The updated projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit within NIA #5B is shown in Table C-32.

Table C-32
Updated Estimated Tax Rate Equivalent per unit – NIA #5B

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	65	$91,000	$587,295	$1,788.00	$1.96	$0.30
B	60	309	$78,000	$554,942	$1,621.68	$2.08	$0.29
C	50	267	$65,000	$443,095	$1,372.19	$2.11	$0.31

[1]Represents estimated lot value per unit provided by the developer and the projected home value per unit based on the average 2023 certified values of completed homes.

The original total projected tax rate equivalent per unit calculated for the combined NIA #5B and NIA #2-5 Major Improvements for each unit within NIA #5B is shown in Table C-33.

Table C-33
Original Estimated Combined Tax Rate Equivalent per unit – NIA #5B and NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	65	$91,000	$430,000	$2,746.82	$3.02	$0.64
B	60	309	$78,000	$390,000	$2,580.50	$3.31	$0.66
C	50	267	$65,000	$330,000	$2,331.01	$3.59	$0.71

[1]Represents estimated lot value per unit and projected home value per unit provided by the developer.

The updated total projected tax rate equivalent per unit calculated for the combined NIA #5B and NIA #2-5 Major Improvements for each unit within NIA #5B is shown in Table C-34.

Table C-34
Updated Estimated Combined Tax Rate Equivalent per unit – NIA #5B and NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	65	$91,000	$587,295	$2,561.49	$2.81	$0.44
B	60	309	$78,000	$554,942	$2,395.17	$3.07	$0.43
C	50	267	$65,000	$443,095	$2,145.68	$3.30	$0.48

[1]Represents estimated lot value per unit provided by the developer and the projected home value per unit based on the average 2023 certified values of completed homes.

APPENDIX D
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____
_____
_____
_____
_____][1]

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

_____
STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: $_____

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

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

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

DATE:	DATE:
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

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

DATE:	DATE:
SIGNATURE OF SELLER	SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF DENTON §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF DENTON §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

APPENDIX E
NEIGHBORHOOD IMPROVEMENT AREA #1 ASSESSMENT ROLL

Appendix E
Neighborhood Improvement Area #1 Assessment Roll

Parcel(s)	**Various**
Original Assessment	**$11,560,000**
Outstanding Assessment	**$9,990,000**

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	Administrative Expenses[4]	Additional Interest[5]	Capitalized Interest	Annual Installment
9/1/2016	$0	$609,951	$0	$0	$30,000	$57,800	($609,951)	$87,800
9/1/2017	$0	$838,100	$0	$0	$30,600	$57,800	($838,100)	$88,400
9/1/2018	$140,000	$838,100	$0	$0	$61,212	$57,800	$0	$1,097,112
9/1/2019	$150,000	$827,950	$0	$0	$62,436	$57,100	$0	$1,097,486
9/1/2020	$160,000	$817,075	$0	$0	$63,685	$56,350	$0	$1,097,110
9/1/2021	$170,000	$805,475	$0	$0	$64,959	$54,900	$0	$1,095,334
9/1/2022	$180,000	$793,150	$0	$0	$66,258	$54,050	$0	$1,093,458
9/1/2023	$195,000	$780,100	$0	$0	$67,583	$53,150	$0	$1,095,833
9/1/2024	$210,000	$765,963	$0	$0	$68,935	$52,175	$0	$1,097,073
9/1/2025	$0	$0	$250,000	$532,800	$68,935	$0	$0	$851,735
9/1/2026	$0	$0	$295,000	$487,000	$70,313	$48,700	$0	$901,013
9/1/2027	$0	$0	$315,000	$472,250	$71,720	$47,225	$0	$906,195
9/1/2028	$0	$0	$325,000	$456,500	$73,154	$45,650	$0	$900,304
9/1/2029	$0	$0	$340,000	$440,250	$74,617	$44,025	$0	$898,892
9/1/2030	$0	$0	$360,000	$423,250	$76,109	$42,325	$0	$901,684
9/1/2031	$0	$0	$375,000	$405,250	$77,632	$40,525	$0	$898,407
9/1/2032	$0	$0	$395,000	$386,500	$79,184	$38,650	$0	$899,334
9/1/2033	$0	$0	$420,000	$366,750	$80,768	$36,675	$0	$904,193
9/1/2034	$0	$0	$430,000	$345,750	$82,383	$34,575	$0	$892,708
9/1/2035	$0	$0	$455,000	$324,250	$84,031	$32,425	$0	$895,706
9/1/2036	$0	$0	$480,000	$301,500	$85,712	$30,150	$0	$897,362
9/1/2037	$0	$0	$505,000	$277,500	$87,426	$27,750	$0	$897,676
9/1/2038	$0	$0	$525,000	$252,250	$89,174	$25,225	$0	$891,649
9/1/2039	$0	$0	$560,000	$226,000	$90,958	$22,600	$0	$899,558
9/1/2040	$0	$0	$585,000	$198,000	$92,777	$19,800	$0	$895,577
9/1/2041	$0	$0	$610,000	$168,750	$94,633	$16,875	$0	$890,258
9/1/2042	$0	$0	$640,000	$138,250	$96,525	$13,825	$0	$888,600
9/1/2043	$0	$0	$675,000	$106,250	$98,456	$10,625	$0	$890,331
9/1/2044	$0	$0	$715,000	$72,500	$100,425	$7,250	$0	$895,175
9/1/2045	$0	$0	$735,000	$36,750	$102,433	$3,675	$0	$877,858
Totals	**$1,205,000**	**$7,075,864**	**$9,990,000**	**$6,418,300**	**$2,293,033**	**$1,089,675**	**($1,448,051)**	**$26,623,821**

[1]The 9/1/XX dates represent the fiscal year end for the bonds, and the installments are due on the immediately prior January 31st

[2]The principal and interest amount for the years 2016-2024 are based on the Neighborhood Improvement Area #1 Bonds and were calculated using an interest rate is 7.25%.

[3]The principal and interest amount for the years 2025-2045 are based on the Neighborhood Improvement Area #1 Refunding Bonds and are calculated using an estimated interest rate is 5.00%.

[4]Preliminary estimate will be updated in Annual Service Plan Updates.

[5]Additional Interest will only be collected as needed following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds and will be updated in each Annual Service Plan Update.

Sutton Fields PID II

NIA #1 Assessment Roll Summary

2024-25

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
715978	50	$19,029	0.19%	($140.66)	$18,888.33
715979	50	$19,029	0.19%	($140.66)	$18,888.33
715980	50	$19,029	0.19%	($140.66)	$18,888.33
715981	50	$19,029	0.19%	($140.66)	$18,888.33
715982	50	$19,029	0.19%	($140.66)	$18,888.33
715983	50	$19,029	0.19%	($140.66)	$18,888.33
715984	50	$19,029	0.19%	($140.66)	$18,888.33
715985	50	$19,029	0.19%	($140.66)	$18,888.33
715986	50	$19,029	0.19%	($140.66)	$18,888.33
715987	50	$19,029	0.19%	($140.66)	$18,888.33
715988	50	$19,029	0.19%	($140.66)	$18,888.33
715989	50	$19,029	0.19%	($140.66)	$18,888.33
715990	50	$19,029	0.19%	($140.66)	$18,888.33
715991	50	$19,029	0.19%	($140.66)	$18,888.33
715992	50	$19,029	0.19%	($140.66)	$18,888.33
715993	50	$19,029	0.19%	($140.66)	$18,888.33
715994	50	$19,029	0.19%	($140.66)	$18,888.33
715995	50	$19,029	0.19%	($140.66)	$18,888.33
715996	50	$19,029	0.19%	($140.66)	$18,888.33
715997	50	$19,029	0.19%	($140.66)	$18,888.33
715998	50	$19,029	0.19%	($140.66)	$18,888.33
715999	50	$19,029	0.19%	($140.66)	$18,888.33
716000	50	$19,029	0.19%	($140.66)	$18,888.33
716001	50	$19,029	0.19%	($140.66)	$18,888.33
716002	50	$19,029	0.19%	($140.66)	$18,888.33
716003	50	$19,029	0.19%	($140.66)	$18,888.33
716004	50	$19,029	0.19%	($140.66)	$18,888.33
716005	50	$19,029	0.19%	($140.66)	$18,888.33
716006	50	$19,029	0.19%	($140.66)	$18,888.33
716007	N/A	$0	0.00%	$0.00	$0.00
716008	N/A	$0	0.00%	$0.00	$0.00
716009	60	$20,879	0.21%	($154.33)	$20,724.34
716010	60	$20,879	0.21%	($154.33)	$20,724.34
716011	60	$20,879	0.21%	($154.33)	$20,724.34
716012	60	$20,879	0.21%	($154.33)	$20,724.34

Sutton Fields PID II

NIA #1 Assessment Roll Summary

2024-25

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
716013	N/A	$0	0.00%	$0.00	$0.00
716048	N/A	$0	0.00%	$0.00	$0.00
716049	60	$20,879	0.21%	($154.33)	$20,724.34
716050	60	$20,879	0.21%	($154.33)	$20,724.34
716051	60	$20,879	0.21%	($154.33)	$20,724.34
716052	60	$20,879	0.21%	($154.33)	$20,724.34
716053	N/A	$0	0.00%	$0.00	$0.00
716054	60	$20,879	0.21%	($154.33)	$20,724.34
716055	60	$20,879	0.21%	($154.33)	$20,724.34
716056	60	$20,879	0.21%	($154.33)	$20,724.34
716057	60	$20,879	0.21%	($154.33)	$20,724.34
716058	60	$20,879	0.21%	($154.33)	$20,724.34
716059	60	$20,879	0.21%	($154.33)	$20,724.34
716060	60	$20,879	0.21%	($154.33)	$20,724.34
716061	60	$20,879	0.21%	($154.33)	$20,724.34
716062	60	$20,879	0.21%	($154.33)	$20,724.34
716063	60	$20,879	0.21%	($154.33)	$20,724.34
716064	60	$20,879	0.21%	($154.33)	$20,724.34
716065	60	$20,879	0.21%	($154.33)	$20,724.34
716066	60	$20,879	0.21%	($154.33)	$20,724.34
716067	60	$20,879	0.21%	($154.33)	$20,724.34
716068	60	$20,879	0.21%	($154.33)	$20,724.34
716069	N/A	$0	0.00%	$0.00	$0.00
716101	60	$20,879	0.21%	($154.33)	$20,724.34
716102	60	$20,879	0.21%	($154.33)	$20,724.34
716103	60	$20,879	0.21%	($154.33)	$20,724.34
716104	60	$20,879	0.21%	($154.33)	$20,724.34
716105	60	$20,879	0.21%	($154.33)	$20,724.34
716106	60	$20,879	0.21%	($154.33)	$20,724.34
716107	60	$20,879	0.21%	($154.33)	$20,724.34
716108	60	$20,879	0.21%	($154.33)	$20,724.34
716109	60	$20,879	0.21%	($154.33)	$20,724.34
716110	60	$20,879	0.21%	($154.33)	$20,724.34
716111	60	$20,879	0.21%	($154.33)	$20,724.34
716112	60	$20,879	0.21%	($154.33)	$20,724.34

Sutton Fields PID II

NIA #1 Assessment Roll Summary

2024-25

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
716113	60	$20,879	0.21%	($154.33)	$20,724.34
716114	60	$20,879	0.21%	($154.33)	$20,724.34
716115	60	$20,879	0.21%	($154.33)	$20,724.34
716116	50	$19,029	0.19%	($140.66)	$18,888.33
716117	50	$19,029	0.19%	($140.66)	$18,888.33
716118	50	$19,029	0.19%	($140.66)	$18,888.33
716119	50	$19,029	0.19%	($140.66)	$18,888.33
716120	50	$19,029	0.19%	($140.66)	$18,888.33
716121	50	$19,029	0.19%	($140.66)	$18,888.33
716122	50	$19,029	0.19%	($140.66)	$18,888.33
716123	50	$19,029	0.19%	($140.66)	$18,888.33
716124	50	$19,029	0.19%	($140.66)	$18,888.33
716125	50	$19,029	0.19%	($140.66)	$18,888.33
716126	50	$19,029	0.19%	($140.66)	$18,888.33
716127	N/A	$0	0.00%	$0.00	$0.00
716157	50	$19,029	0.19%	($140.66)	$18,888.33
716158	50	$19,029	0.19%	($140.66)	$18,888.33
716159	50	$19,029	0.19%	($140.66)	$18,888.33
716160	50	$19,029	0.19%	($140.66)	$18,888.33
716161	50	$19,029	0.19%	($140.66)	$18,888.33
716162	50	$19,029	0.19%	($140.66)	$18,888.33
716163	50	$19,029	0.19%	($140.66)	$18,888.33
716164	50	$19,029	0.19%	($140.66)	$18,888.33
716165	50	$19,029	0.19%	($140.66)	$18,888.33
716166	50	$19,029	0.19%	($140.66)	$18,888.33
716167	50	$19,029	0.19%	($140.66)	$18,888.33
716168	50	$19,029	0.19%	($140.66)	$18,888.33
716169	50	$19,029	0.19%	($140.66)	$18,888.33
716170	50	$19,029	0.19%	($140.66)	$18,888.33
716171	50	$19,029	0.19%	($140.66)	$18,888.33
716172	50	$19,029	0.19%	($140.66)	$18,888.33
716173	50	$19,029	0.19%	($140.66)	$18,888.33
716174	50	$19,029	0.19%	($140.66)	$18,888.33
716175	50	$19,029	0.19%	($140.66)	$18,888.33
716176	50	$19,029	0.19%	($140.66)	$18,888.33

Sutton Fields PID II

NIA #1 Assessment Roll Summary

2024-25

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
716177	50	$19,029	0.19%	($140.66)	$18,888.33
716178	50	$19,029	0.19%	($140.66)	$18,888.33
716179	50	$19,029	0.19%	($140.66)	$18,888.33
716205	50	$19,029	0.19%	($140.66)	$18,888.33
716206	50	$19,029	0.19%	($140.66)	$18,888.33
716207	50	$19,029	0.19%	($140.66)	$18,888.33
716208	50	$19,029	0.19%	($140.66)	$18,888.33
716209	50	$19,029	0.19%	($140.66)	$18,888.33
716210	50	$19,029	0.19%	($140.66)	$18,888.33
716211	50	$19,029	0.19%	($140.66)	$18,888.33
716212	50	$19,029	0.19%	($140.66)	$18,888.33
716213	50	$19,029	0.19%	($140.66)	$18,888.33
716214	50	$19,029	0.19%	($140.66)	$18,888.33
716215	50	$19,029	0.19%	($140.66)	$18,888.33
716216	50	$19,029	0.19%	($140.66)	$18,888.33
716217	50	$19,029	0.19%	($140.66)	$18,888.33
716218	50	$19,029	0.19%	($140.66)	$18,888.33
716219	50	$19,029	0.19%	($140.66)	$18,888.33
716220	50	$19,029	0.19%	($140.66)	$18,888.33
716221	50	$19,029	0.19%	($140.66)	$18,888.33
716222	50	$19,029	0.19%	($140.66)	$18,888.33
716223	50	$19,029	0.19%	($140.66)	$18,888.33
716224	50	$19,029	0.19%	($140.66)	$18,888.33
716225	50	$19,029	0.19%	($140.66)	$18,888.33
716226	50	$19,029	0.19%	($140.66)	$18,888.33
716227	50	$19,029	0.19%	($140.66)	$18,888.33
716228	N/A	$0	0.00%	$0.00	$0.00
716229	50	$19,029	0.19%	($140.66)	$18,888.33
716230	PREPAID	$0	PREPAID	$0.00	$0.00
716231	50	$19,029	0.19%	($140.66)	$18,888.33
716232	50	$19,029	0.19%	($140.66)	$18,888.33
716233	50	$19,029	0.19%	($140.66)	$18,888.33
716234	50	$19,029	0.19%	($140.66)	$18,888.33
716235	50	$19,029	0.19%	($140.66)	$18,888.33
716236	50	$19,029	0.19%	($140.66)	$18,888.33

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Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
716237	50	$19,029	0.19%	($140.66)	$18,888.33
716238	50	$19,029	0.19%	($140.66)	$18,888.33
716239	PREPAID	$0	PREPAID	$0.00	$0.00
716240	50	$19,029	0.19%	($140.66)	$18,888.33
716241	50	$19,029	0.19%	($140.66)	$18,888.33
716242	50	$19,029	0.19%	($140.66)	$18,888.33
716243	50	$19,029	0.19%	($140.66)	$18,888.33
716244	50	$19,029	0.19%	($140.66)	$18,888.33
716245	50	$19,029	0.19%	($140.66)	$18,888.33
716246	50	$19,029	0.19%	($140.66)	$18,888.33
716247	50	$19,029	0.19%	($140.66)	$18,888.33
716248	PREPAID	$0	PREPAID	$0.00	$0.00
716249	50	$19,029	0.19%	($140.66)	$18,888.33
716250	50	$19,029	0.19%	($140.66)	$18,888.33
716272	50	$19,029	0.19%	($140.66)	$18,888.33
716273	50	$19,029	0.19%	($140.66)	$18,888.33
716274	50	$19,029	0.19%	($140.66)	$18,888.33
716275	50	$19,029	0.19%	($140.66)	$18,888.33
716276	50	$19,029	0.19%	($140.66)	$18,888.33
716277	50	$19,029	0.19%	($140.66)	$18,888.33
716278	50	$19,029	0.19%	($140.66)	$18,888.33
716279	50	$19,029	0.19%	($140.66)	$18,888.33
716280	50	$19,029	0.19%	($140.66)	$18,888.33
716281	50	$19,029	0.19%	($140.66)	$18,888.33
716282	50	$19,029	0.19%	($140.66)	$18,888.33
716304	50	$19,029	0.19%	($140.66)	$18,888.33
716305	50	$19,029	0.19%	($140.66)	$18,888.33
716306	50	$19,029	0.19%	($140.66)	$18,888.33
716307	50	$19,029	0.19%	($140.66)	$18,888.33
716308	50	$19,029	0.19%	($140.66)	$18,888.33
716309	50	$19,029	0.19%	($140.66)	$18,888.33
716310	50	$19,029	0.19%	($140.66)	$18,888.33
716311	50	$19,029	0.19%	($140.66)	$18,888.33
716312	50	$19,029	0.19%	($140.66)	$18,888.33
716313	50	$19,029	0.19%	($140.66)	$18,888.33

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NIA #1 Assessment Roll Summary

2024-25

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
716314	50	$19,029	0.19%	($140.66)	$18,888.33
716315	50	$19,029	0.19%	($140.66)	$18,888.33
716316	PREPAID	$0	PREPAID	$0.00	$0.00
716317	50	$19,029	0.19%	($140.66)	$18,888.33
716318	50	$19,029	0.19%	($140.66)	$18,888.33
716319	50	$19,029	0.19%	($140.66)	$18,888.33
716320	50	$19,029	0.19%	($140.66)	$18,888.33
716321	50	$19,029	0.19%	($140.66)	$18,888.33
716322	50	$19,029	0.19%	($140.66)	$18,888.33
716323	50	$9,514	0.09%	($70.33)	$9,444.17
754877	50	$9,514	0.09%	($70.33)	$9,444.17
716324	50	$19,029	0.19%	($140.66)	$18,888.33
716325	50	$19,029	0.19%	($140.66)	$18,888.33
716326	50	$19,029	0.19%	($140.66)	$18,888.33
716327	50	$19,029	0.19%	($140.66)	$18,888.33
716328	50	$19,029	0.19%	($140.66)	$18,888.33
716329	50	$19,029	0.19%	($140.66)	$18,888.33
716330	50	$19,029	0.19%	($140.66)	$18,888.33
716331	N/A	$0	0.00%	$0.00	$0.00
716332	50	$19,029	0.19%	($140.66)	$18,888.33
716333	50	$19,029	0.19%	($140.66)	$18,888.33
716334	50	$19,029	0.19%	($140.66)	$18,888.33
716335	50	$19,029	0.19%	($140.66)	$18,888.33
716336	50	$19,029	0.19%	($140.66)	$18,888.33
716337	50	$19,029	0.19%	($140.66)	$18,888.33
716338	50	$19,029	0.19%	($140.66)	$18,888.33
716339	50	$19,029	0.19%	($140.66)	$18,888.33
716340	50	$19,029	0.19%	($140.66)	$18,888.33
716341	50	$19,029	0.19%	($140.66)	$18,888.33
716342	50	$19,029	0.19%	($140.66)	$18,888.33
716343	50	$19,029	0.19%	($140.66)	$18,888.33
716344	50	$19,029	0.19%	($140.66)	$18,888.33
716345	50	$19,029	0.19%	($140.66)	$18,888.33
716346	50	$19,029	0.19%	($140.66)	$18,888.33
716347	50	$19,029	0.19%	($140.66)	$18,888.33

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NIA #1 Assessment Roll Summary

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Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
716348	50	$19,029	0.19%	($140.66)	$18,888.33
716349	50	$19,029	0.19%	($140.66)	$18,888.33
716351	50	$19,029	0.19%	($140.66)	$18,888.33
716352	50	$19,029	0.19%	($140.66)	$18,888.33
716353	50	$19,029	0.19%	($140.66)	$18,888.33
716354	50	$19,029	0.19%	($140.66)	$18,888.33
716355	50	$19,029	0.19%	($140.66)	$18,888.33
716376	50	$19,029	0.19%	($140.66)	$18,888.33
716377	50	$19,029	0.19%	($140.66)	$18,888.33
716378	50	$19,029	0.19%	($140.66)	$18,888.33
716379	50	$19,029	0.19%	($140.66)	$18,888.33
716380	50	$19,029	0.19%	($140.66)	$18,888.33
716381	50	$19,029	0.19%	($140.66)	$18,888.33
716382	50	$19,029	0.19%	($140.66)	$18,888.33
716383	50	$19,029	0.19%	($140.66)	$18,888.33
716384	50	$19,029	0.19%	($140.66)	$18,888.33
716385	50	$19,029	0.19%	($140.66)	$18,888.33
716386	50	$19,029	0.19%	($140.66)	$18,888.33
716387	50	$19,029	0.19%	($140.66)	$18,888.33
716388	50	$19,029	0.19%	($140.66)	$18,888.33
716409	50	$19,029	0.19%	($140.66)	$18,888.33
716410	50	$19,029	0.19%	($140.66)	$18,888.33
716411	50	$19,029	0.19%	($140.66)	$18,888.33
716412	50	$19,029	0.19%	($140.66)	$18,888.33
716413	50	$19,029	0.19%	($140.66)	$18,888.33
716414	50	$19,029	0.19%	($140.66)	$18,888.33
716415	50	$19,029	0.19%	($140.66)	$18,888.33
716436	50	$19,029	0.19%	($140.66)	$18,888.33
716437	50	$19,029	0.19%	($140.66)	$18,888.33
716438	50	$19,029	0.19%	($140.66)	$18,888.33
716439	50	$19,029	0.19%	($140.66)	$18,888.33
716440	50	$19,029	0.19%	($140.66)	$18,888.33
716441	50	$19,029	0.19%	($140.66)	$18,888.33
716442	50	$19,029	0.19%	($140.66)	$18,888.33
716443	50	$19,029	0.19%	($140.66)	$18,888.33

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NIA #1 Assessment Roll Summary

2024-25

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
716444	50	$19,029	0.19%	($140.66)	$18,888.33
716445	50	$19,029	0.19%	($140.66)	$18,888.33
716446	50	$19,029	0.19%	($140.66)	$18,888.33
716447	50	$19,029	0.19%	($140.66)	$18,888.33
716448	50	$19,029	0.19%	($140.66)	$18,888.33
716449	50	$19,029	0.19%	($140.66)	$18,888.33
716450	50	$19,029	0.19%	($140.66)	$18,888.33
716451	50	$19,029	0.19%	($140.66)	$18,888.33
716452	50	$19,029	0.19%	($140.66)	$18,888.33
3659896	50	$19,029	0.19%	($140.66)	$18,888.33
716454	50	$19,029	0.19%	($140.66)	$18,888.33
716455	50	$19,029	0.19%	($140.66)	$18,888.33
716456	50	$19,029	0.19%	($140.66)	$18,888.33
716457	50	$19,029	0.19%	($140.66)	$18,888.33
716458	50	$19,029	0.19%	($140.66)	$18,888.33
716459	50	$19,029	0.19%	($140.66)	$18,888.33
716460	50	$19,029	0.19%	($140.66)	$18,888.33
716461	50	$19,029	0.19%	($140.66)	$18,888.33
716462	50	$19,029	0.19%	($140.66)	$18,888.33
716463	50	$19,029	0.19%	($140.66)	$18,888.33
716464	50	$19,029	0.19%	($140.66)	$18,888.33
716465	50	$19,029	0.19%	($140.66)	$18,888.33
716466	50	$19,029	0.19%	($140.66)	$18,888.33
716467	50	$19,029	0.19%	($140.66)	$18,888.33
716487	50	$19,029	0.19%	($140.66)	$18,888.33
716488	50	$19,029	0.19%	($140.66)	$18,888.33
716489	50	$19,029	0.19%	($140.66)	$18,888.33
716490	50	$19,029	0.19%	($140.66)	$18,888.33
716491	50	$19,029	0.19%	($140.66)	$18,888.33
716492	50	$19,029	0.19%	($140.66)	$18,888.33
716493	50	$19,029	0.19%	($140.66)	$18,888.33
716494	50	$19,029	0.19%	($140.66)	$18,888.33
716495	50	$19,029	0.19%	($140.66)	$18,888.33
716496	50	$19,029	0.19%	($140.66)	$18,888.33
716497	50	$19,029	0.19%	($140.66)	$18,888.33

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Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
716498	50	$19,029	0.19%	($140.66)	$18,888.33
716499	50	$19,029	0.19%	($140.66)	$18,888.33
716500	50	$19,029	0.19%	($140.66)	$18,888.33
716501	50	$19,029	0.19%	($140.66)	$18,888.33
716502	50	$19,029	0.19%	($140.66)	$18,888.33
716503	PREPAID	$0	PREPAID	$0.00	$0.00
716504	50	$19,029	0.19%	($140.66)	$18,888.33
716505	50	$19,029	0.19%	($140.66)	$18,888.33
716506	50	$19,029	0.19%	($140.66)	$18,888.33
716507	50	$19,029	0.19%	($140.66)	$18,888.33
716508	50	$19,029	0.19%	($140.66)	$18,888.33
716509	50	$19,029	0.19%	($140.66)	$18,888.33
716510	50	$19,029	0.19%	($140.66)	$18,888.33
716511	50	$19,029	0.19%	($140.66)	$18,888.33
716512	50	$19,029	0.19%	($140.66)	$18,888.33
716513	PREPAID	$0	PREPAID	$0.00	$0.00
716514	50	$19,029	0.19%	($140.66)	$18,888.33
716515	PREPAID	$0	PREPAID	$0.00	$0.00
716533	50	$19,029	0.19%	($140.66)	$18,888.33
716534	50	$19,029	0.19%	($140.66)	$18,888.33
716535	50	$19,029	0.19%	($140.66)	$18,888.33
716536	50	$19,029	0.19%	($140.66)	$18,888.33
716537	N/A	$0	0.00%	$0.00	$0.00
716553	50	$19,029	0.19%	($140.66)	$18,888.33
716554	50	$19,029	0.19%	($140.66)	$18,888.33
716555	50	$19,029	0.19%	($140.66)	$18,888.33
716556	50	$19,029	0.19%	($140.66)	$18,888.33
716557	50	$19,029	0.19%	($140.66)	$18,888.33
716558	50	$19,029	0.19%	($140.66)	$18,888.33
716559	50	$19,029	0.19%	($140.66)	$18,888.33
716560	50	$19,029	0.19%	($140.66)	$18,888.33
716561	50	$19,029	0.19%	($140.66)	$18,888.33
716562	50	$19,029	0.19%	($140.66)	$18,888.33
716563	50	$19,029	0.19%	($140.66)	$18,888.33
716564	50	$19,029	0.19%	($140.66)	$18,888.33

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Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
716565	50	$19,029	0.19%	($140.66)	$18,888.33
716566	50	$19,029	0.19%	($140.66)	$18,888.33
716567	50	$19,029	0.19%	($140.66)	$18,888.33
716568	50	$19,029	0.19%	($140.66)	$18,888.33
716569	50	$19,029	0.19%	($140.66)	$18,888.33
716570	50	$19,029	0.19%	($140.66)	$18,888.33
716571	50	$19,029	0.19%	($140.66)	$18,888.33
716572	50	$19,029	0.19%	($140.66)	$18,888.33
716573	50	$19,029	0.19%	($140.66)	$18,888.33
716574	50	$19,029	0.19%	($140.66)	$18,888.33
716575	50	$19,029	0.19%	($140.66)	$18,888.33
716576	50	$19,029	0.19%	($140.66)	$18,888.33
716577	50	$19,029	0.19%	($140.66)	$18,888.33
716578	50	$19,029	0.19%	($140.66)	$18,888.33
723226	60	$20,879	0.21%	($154.33)	$20,724.34
723227	60	$20,879	0.21%	($154.33)	$20,724.34
723228	60	$20,879	0.21%	($154.33)	$20,724.34
723229	60	$20,879	0.21%	($154.33)	$20,724.34
723230	60	$20,879	0.21%	($154.33)	$20,724.34
723231	60	$20,879	0.21%	($154.33)	$20,724.34
723232	60	$20,879	0.21%	($154.33)	$20,724.34
723233	60	$20,879	0.21%	($154.33)	$20,724.34
723234	60	$20,879	0.21%	($154.33)	$20,724.34
723235	60	$20,879	0.21%	($154.33)	$20,724.34
723236	60	$20,879	0.21%	($154.33)	$20,724.34
723237	60	$20,879	0.21%	($154.33)	$20,724.34
723238	60	$20,879	0.21%	($154.33)	$20,724.34
723239	60	$20,879	0.21%	($154.33)	$20,724.34
723240	60	$20,879	0.21%	($154.33)	$20,724.34
723241	60	$20,879	0.21%	($154.33)	$20,724.34
723242	60	$20,879	0.21%	($154.33)	$20,724.34
723243	60	$20,879	0.21%	($154.33)	$20,724.34
723244	60	$20,879	0.21%	($154.33)	$20,724.34
723245	60	$20,879	0.21%	($154.33)	$20,724.34
723246	60	$20,879	0.21%	($154.33)	$20,724.34

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NIA #1 Assessment Roll Summary

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Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
723247	60	$20,879	0.21%	($154.33)	$20,724.34
723248	60	$20,879	0.21%	($154.33)	$20,724.34
723249	60	$20,879	0.21%	($154.33)	$20,724.34
723250	60	$20,879	0.21%	($154.33)	$20,724.34
723251	60	$20,879	0.21%	($154.33)	$20,724.34
723252	60	$20,879	0.21%	($154.33)	$20,724.34
723253	PREPAID	$0	PREPAID	$0.00	$0.00
723254	60	$20,879	0.21%	($154.33)	$20,724.34
723255	60	$20,879	0.21%	($154.33)	$20,724.34
723256	60	$20,879	0.21%	($154.33)	$20,724.34
723257	60	$20,879	0.21%	($154.33)	$20,724.34
723258	60	$20,879	0.21%	($154.33)	$20,724.34
723259	60	$20,879	0.21%	($154.33)	$20,724.34
723260	60	$20,879	0.21%	($154.33)	$20,724.34
723261	60	$20,879	0.21%	($154.33)	$20,724.34
723262	60	$20,879	0.21%	($154.33)	$20,724.34
723263	N/A	$0	0.00%	$0.00	$0.00
723264	60	$20,879	0.21%	($154.33)	$20,724.34
723265	60	$20,879	0.21%	($154.33)	$20,724.34
723266	60	$20,879	0.21%	($154.33)	$20,724.34
723267	60	$20,879	0.21%	($154.33)	$20,724.34
723268	70	$23,330	0.23%	($172.46)	$23,158.00
723269	70	$23,330	0.23%	($172.46)	$23,158.00
723270	70	$23,330	0.23%	($172.46)	$23,158.00
723271	60	$20,879	0.21%	($154.33)	$20,724.34
723272	60	$20,879	0.21%	($154.33)	$20,724.34
723273	60	$20,879	0.21%	($154.33)	$20,724.34
723274	60	$20,879	0.21%	($154.33)	$20,724.34
723275	60	$20,879	0.21%	($154.33)	$20,724.34
723276	60	$20,879	0.21%	($154.33)	$20,724.34
723277	60	$20,879	0.21%	($154.33)	$20,724.34
723278	60	$20,879	0.21%	($154.33)	$20,724.34
723279	60	$20,879	0.21%	($154.33)	$20,724.34
723280	60	$20,879	0.21%	($154.33)	$20,724.34
723281	60	$20,879	0.21%	($154.33)	$20,724.34

Sutton Fields PID II

NIA #1 Assessment Roll Summary

2024-25

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
723282	60	$20,879	0.21%	($154.33)	$20,724.34
723283	60	$20,879	0.21%	($154.33)	$20,724.34
723284	60	$20,879	0.21%	($154.33)	$20,724.34
723285	60	$20,879	0.21%	($154.33)	$20,724.34
723286	60	$20,879	0.21%	($154.33)	$20,724.34
723287	60	$20,879	0.21%	($154.33)	$20,724.34
723288	PREPAID	$0	PREPAID	$0.00	$0.00
723289	60	$20,879	0.21%	($154.33)	$20,724.34
723290	60	$20,879	0.21%	($154.33)	$20,724.34
723291	60	$20,879	0.21%	($154.33)	$20,724.34
723292	60	$20,879	0.21%	($154.33)	$20,724.34
723293	60	$20,879	0.21%	($154.33)	$20,724.34
723294	60	$20,879	0.21%	($154.33)	$20,724.34
723295	60	$20,879	0.21%	($154.33)	$20,724.34
723296	60	$20,879	0.21%	($154.33)	$20,724.34
723297	60	$20,879	0.21%	($154.33)	$20,724.34
723298	60	$20,879	0.21%	($154.33)	$20,724.34
723299	60	$20,879	0.21%	($154.33)	$20,724.34
723300	60	$20,879	0.21%	($154.33)	$20,724.34
723301	60	$20,879	0.21%	($154.33)	$20,724.34
723302	60	$20,879	0.21%	($154.33)	$20,724.34
723303	60	$20,879	0.21%	($154.33)	$20,724.34
723304	60	$20,879	0.21%	($154.33)	$20,724.34
723305	60	$20,879	0.21%	($154.33)	$20,724.34
723306	60	$20,879	0.21%	($154.33)	$20,724.34
723307	60	$20,879	0.21%	($154.33)	$20,724.34
723308	60	$20,879	0.21%	($154.33)	$20,724.34
723309	60	$20,879	0.21%	($154.33)	$20,724.34
723310	60	$20,879	0.21%	($154.33)	$20,724.34
723311	60	$20,879	0.21%	($154.33)	$20,724.34
723312	60	$10,439	0.10%	($77.17)	$10,362.17
992893	60	$10,439	0.10%	($77.17)	$10,362.17
723313	N/A	$0	0.00%	$0.00	$0.00
723314	60	$20,879	0.21%	($154.33)	$20,724.34
723315	60	$20,879	0.21%	($154.33)	$20,724.34

Sutton Fields PID II

NIA #1 Assessment Roll Summary

2024-25

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
723316	60	$20,879	0.21%	($154.33)	$20,724.34
723317	60	$20,879	0.21%	($154.33)	$20,724.34
723318	60	$20,879	0.21%	($154.33)	$20,724.34
723319	60	$20,879	0.21%	($154.33)	$20,724.34
723320	60	$20,879	0.21%	($154.33)	$20,724.34
723321	60	$20,879	0.21%	($154.33)	$20,724.34
723322	60	$20,879	0.21%	($154.33)	$20,724.34
723323	60	$20,879	0.21%	($154.33)	$20,724.34
723324	60	$20,879	0.21%	($154.33)	$20,724.34
723325	60	$20,879	0.21%	($154.33)	$20,724.34
723326	60	$20,879	0.21%	($154.33)	$20,724.34
723327	60	$20,879	0.21%	($154.33)	$20,724.34
723328	60	$20,879	0.21%	($154.33)	$20,724.34
723329	60	$20,879	0.21%	($154.33)	$20,724.34
723330	60	$20,879	0.21%	($154.33)	$20,724.34
723331	60	$20,879	0.21%	($154.33)	$20,724.34
723332	60	$20,879	0.21%	($154.33)	$20,724.34
723333	60	$20,879	0.21%	($154.33)	$20,724.34
723334	60	$20,879	0.21%	($154.33)	$20,724.34
723335	60	$20,879	0.21%	($154.33)	$20,724.34
723336	60	$20,879	0.21%	($154.33)	$20,724.34
723337	60	$20,879	0.21%	($154.33)	$20,724.34
723338	60	$20,879	0.21%	($154.33)	$20,724.34
723339	60	$20,879	0.21%	($154.33)	$20,724.34
723340	60	$20,879	0.21%	($154.33)	$20,724.34
723341	60	$20,879	0.21%	($154.33)	$20,724.34
723342	60	$20,879	0.21%	($154.33)	$20,724.34
723343	60	$20,879	0.21%	($154.33)	$20,724.34
723344	60	$20,879	0.21%	($154.33)	$20,724.34
723345	60	$20,879	0.21%	($154.33)	$20,724.34
723346	60	$20,879	0.21%	($154.33)	$20,724.34
723347	60	$20,879	0.21%	($154.33)	$20,724.34
723348	60	$20,879	0.21%	($154.33)	$20,724.34
723349	60	$20,879	0.21%	($154.33)	$20,724.34
723350	60	$20,879	0.21%	($154.33)	$20,724.34

Sutton Fields PID II

NIA #1 Assessment Roll Summary

2024-25

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
723351	60	$20,879	0.21%	($154.33)	$20,724.34
723352	60	$20,879	0.21%	($154.33)	$20,724.34
723353	60	$20,879	0.21%	($154.33)	$20,724.34
723354	60	$20,879	0.21%	($154.33)	$20,724.34
723355	60	$20,879	0.21%	($154.33)	$20,724.34
723356	60	$20,879	0.21%	($154.33)	$20,724.34
723357	60	$20,879	0.21%	($154.33)	$20,724.34
723358	60	$20,879	0.21%	($154.33)	$20,724.34
723359	60	$20,879	0.21%	($154.33)	$20,724.34
723360	60	$20,879	0.21%	($154.33)	$20,724.34
723361	60	$20,879	0.21%	($154.33)	$20,724.34
723362	60	$20,879	0.21%	($154.33)	$20,724.34
723363	60	$20,879	0.21%	($154.33)	$20,724.34
723364	60	$20,879	0.21%	($154.33)	$20,724.34
723365	60	$20,879	0.21%	($154.33)	$20,724.34
723366	60	$20,879	0.21%	($154.33)	$20,724.34
723367	60	$20,879	0.21%	($154.33)	$20,724.34
723368	60	$20,879	0.21%	($154.33)	$20,724.34
723369	60	$20,879	0.21%	($154.33)	$20,724.34
723370	60	$20,879	0.21%	($154.33)	$20,724.34
723371	60	$20,879	0.21%	($154.33)	$20,724.34
723372	60	$20,879	0.21%	($154.33)	$20,724.34
723373	60	$20,879	0.21%	($154.33)	$20,724.34
723374	60	$20,879	0.21%	($154.33)	$20,724.34
723375	60	$20,879	0.21%	($154.33)	$20,724.34
723376	60	$20,879	0.21%	($154.33)	$20,724.34
723377	60	$20,879	0.21%	($154.33)	$20,724.34
723378	60	$20,879	0.21%	($154.33)	$20,724.34
723379	60	$20,879	0.21%	($154.33)	$20,724.34
723380	60	$20,879	0.21%	($154.33)	$20,724.34
723381	60	$20,879	0.21%	($154.33)	$20,724.34
723382	60	$20,879	0.21%	($154.33)	$20,724.34
723383	60	$20,879	0.21%	($154.33)	$20,724.34
723384	60	$20,879	0.21%	($154.33)	$20,724.34
723385	60	$20,879	0.21%	($154.33)	$20,724.34

Sutton Fields PID II

NIA #1 Assessment Roll Summary

2024-25

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
723386	60	$20,879	0.21%	($154.33)	$20,724.34
723387	60	$20,879	0.21%	($154.33)	$20,724.34
723388	70	$23,330	0.23%	($172.46)	$23,158.00
723389	70	$23,330	0.23%	($172.46)	$23,158.00
723390	N/A	$0	0.00%	$0.00	$0.00
723391	70	$23,330	0.23%	($172.46)	$23,158.00
723392	70	$23,330	0.23%	($172.46)	$23,158.00
723393	70	$23,330	0.23%	($172.46)	$23,158.00
723394	PREPAID	$0	PREPAID	$0.00	$0.00
723395	70	$23,330	0.23%	($172.46)	$23,158.00
723396	70	$23,330	0.23%	($172.46)	$23,158.00
723397	70	$23,330	0.23%	($172.46)	$23,158.00
723398	70	$23,330	0.23%	($172.46)	$23,158.00
723399	70	$23,330	0.23%	($172.46)	$23,158.00
723400	70	$23,330	0.23%	($172.46)	$23,158.00
723401	70	$23,330	0.23%	($172.46)	$23,158.00
723402	70	$23,330	0.23%	($172.46)	$23,158.00
723403	70	$23,330	0.23%	($172.46)	$23,158.00
723404	70	$23,330	0.23%	($172.46)	$23,158.00
723405	70	$23,330	0.23%	($172.46)	$23,158.00
723406	N/A	$0	0.00%	$0.00	$0.00
723407	70	$23,330	0.23%	($172.46)	$23,158.00
723408	70	$23,330	0.23%	($172.46)	$23,158.00
723409	70	$23,330	0.23%	($172.46)	$23,158.00
723410	70	$23,330	0.23%	($172.46)	$23,158.00
723411	70	$23,330	0.23%	($172.46)	$23,158.00
723412	70	$23,330	0.23%	($172.46)	$23,158.00
723413	70	$23,330	0.23%	($172.46)	$23,158.00
723414	70	$23,330	0.23%	($172.46)	$23,158.00
723415	70	$23,330	0.23%	($172.46)	$23,158.00
723416	70	$23,330	0.23%	($172.46)	$23,158.00
723417	70	$23,330	0.23%	($172.46)	$23,158.00
723418	70	$23,330	0.23%	($172.46)	$23,158.00
723419	70	$23,330	0.23%	($172.46)	$23,158.00
723420	70	$23,330	0.23%	($172.46)	$23,158.00

Sutton Fields PID II

NIA #1 Assessment Roll Summary

2024-25

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
723421	70	$23,330	0.23%	($172.46)	$23,158.00
723422	PREPAID	$0	PREPAID	$0.00	$0.00
723423	PREPAID	$0	PREPAID	$0.00	$0.00
723424	PREPAID	$0	PREPAID	$0.00	$0.00
723425	70	$23,330	0.23%	($172.46)	$23,158.00
723426	70	$23,330	0.23%	($172.46)	$23,158.00
723427	N/A	$0	0.00%	$0.00	$0.00
Total		**$10,064,395**	**100.00%**	**($74,395.41)**	**$9,990,000.00**

APPENDIX F
NEIGHBORHOOD IMPROVEMENT AREAS #2-5 MAJOR IMPROVEMENTS ASSESSMENT ROLL

Appendix F

Neighborhood Improvement Areas #2-5 Major Improvements Assessment Roll

Parcel(s)	**Various**
Original Assessment	**$16,825,000**
Outstanding Assessment	**$14,572,000**

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	Administrative Expense	Additional Interest[4]	Transfer to DSRF	Less: Capitalized Interest	Annual Installment
9/1/2016	$0	$1,010,201	$0	$0	$0	$0	$84,125	($1,010,201)	$114,125
9/1/2017	$0	$1,388,063	$0	$0	$0	$0	$84,125	($1,388,063)	$114,725
9/1/2018	$0	$1,388,063	$0	$0	$0	$0	$84,125	$0	$1,503,400
9/1/2019	$295,000	$1,388,063	$0	$0	$33,650	$50,475	$0	$0	$1,799,024
9/1/2020	$320,000	$1,363,725	$0	$0	$33,060	$49,590	$0	$0	$1,798,848
9/1/2021	$345,000	$1,337,325	$0	$0	$32,420	$48,630	$0	$0	$1,796,497
9/1/2022	$375,000	$1,308,863	$0	$0	$31,730	$47,595	$0	$0	$1,796,973
9/1/2023	$405,000	$1,277,925	$0	$0	$30,980	$46,470	$0	$0	$1,794,836
9/1/2024	$435,000	$1,244,513	$0	$0	$30,170	$45,255	$0	$0	$1,790,088
9/1/2025	$0	$0	$546,000	$867,261	$35,853	$0	$0	$0	$1,449,114
9/1/2026	$0	$0	$626,000	$783,710	$36,570	$70,130	$0	$0	$1,516,410
9/1/2027	$0	$0	$662,000	$750,063	$37,301	$67,000	$0	$0	$1,516,364
9/1/2028	$0	$0	$697,000	$714,480	$38,047	$63,690	$0	$0	$1,513,217
9/1/2029	$0	$0	$735,000	$677,016	$38,808	$60,205	$0	$0	$1,511,029
9/1/2030	$0	$0	$776,000	$637,510	$39,584	$56,530	$0	$0	$1,509,624
9/1/2031	$0	$0	$815,000	$595,800	$40,376	$52,650	$0	$0	$1,503,826
9/1/2032	$0	$0	$861,000	$551,994	$41,184	$48,575	$0	$0	$1,502,753
9/1/2033	$0	$0	$904,000	$505,715	$42,007	$44,270	$0	$0	$1,495,992
9/1/2034	$0	$0	$954,000	$457,125	$42,847	$39,750	$0	$0	$1,493,722
9/1/2035	$0	$0	$1,009,000	$402,270	$43,704	$34,980	$0	$0	$1,489,954
9/1/2036	$0	$0	$1,066,000	$344,253	$44,578	$29,935	$0	$0	$1,484,766
9/1/2037	$0	$0	$1,129,000	$282,958	$45,470	$24,605	$0	$0	$1,482,033
9/1/2038	$0	$0	$1,193,000	$218,040	$46,379	$18,960	$0	$0	$1,476,379
9/1/2039	$0	$0	$1,262,000	$149,443	$47,307	$12,995	$0	$0	$1,471,745
9/1/2040	$0	$0	$1,337,000	$76,878	$48,253	$6,685	$0	$0	$1,468,816
Total	**$2,175,000**	**$11,706,741**	**$14,572,000**	**$8,014,514**	**$860,278**	**$918,975**	**$252,375**	**($2,398,264)**	**$36,394,258**

[1]The 9/1/XX dates represent the fiscal year end for the bonds, and the installments are due on the immediately prior January 31st.
[2]The principal and interest amount for the years 2016-2024 were based on the Neighborhood Improvement Areas #2-5 Major Improvement Bonds and are calculated using an interest rate is 7.25%.
[3]The principal and interest amount for the years 2025-2040 are based on the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds and are calculated using an estimated interest rate is 5.375% in years 1 through 9 (2024-2033) and 5.875% in years 10 through 16 (2034-2040).
[4]Additional Interest will only be collected as needed following the issuance of the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds.

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
NIA #5B (52810, 52744, 660188, 751235, 751236)	525	Various	$4,204,329	($12,503.05)	$4,191,826.23
740806	1	50	$7,555	(22.47)	$7,532.23
740807	1	50	$7,555	(22.47)	$7,532.23
740808	1	50	$7,555	(22.47)	$7,532.23
740809	1	50	$7,555	(22.47)	$7,532.23
740810	1	50	$7,555	(22.47)	$7,532.23
740811	1	50	$7,555	(22.47)	$7,532.23
740812	1	50	$7,555	(22.47)	$7,532.23
740813	1	50	$7,555	(22.47)	$7,532.23
740814	1	50	$7,555	(22.47)	$7,532.23
740815	1	50	$7,555	(22.47)	$7,532.23
740816	1	50	$7,555	(22.47)	$7,532.23
740817	1	50	$7,555	(22.47)	$7,532.23
740818	1	50	$7,555	(22.47)	$7,532.23
740819	1	50	$7,555	(22.47)	$7,532.23
740820	1	50	$7,555	(22.47)	$7,532.23
740821	1	50	$7,555	(22.47)	$7,532.23
740822	1	50	$7,555	(22.47)	$7,532.23
740823	1	50	$7,555	(22.47)	$7,532.23
740824	1	50	$7,555	(22.47)	$7,532.23
740825	1	50	$7,555	(22.47)	$7,532.23
740826	1	50	$7,555	(22.47)	$7,532.23
740827	1	50	$7,555	(22.47)	$7,532.23
740828	1	50	$7,555	(22.47)	$7,532.23
740829	1	50	$7,555	(22.47)	$7,532.23
740830	1	50	$7,555	(22.47)	$7,532.23
740831	1	50	$7,555	(22.47)	$7,532.23
740832	1	50	$7,555	(22.47)	$7,532.23
740833	1	50	$7,555	(22.47)	$7,532.23
740834	1	50	$7,555	(22.47)	$7,532.23
740835	1	50	$7,555	(22.47)	$7,532.23
740836	1	50	$7,555	(22.47)	$7,532.23

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
740837	1	50	$7,555	(22.47)	$7,532.23
740838	1	50	$7,555	(22.47)	$7,532.23
740839	1	50	$7,555	(22.47)	$7,532.23
740840	1	50	$7,555	(22.47)	$7,532.23
740841	1	50	$7,555	(22.47)	$7,532.23
740842	1	50	$7,555	(22.47)	$7,532.23
740843	1	50	$7,555	(22.47)	$7,532.23
740844	1	50	$7,555	(22.47)	$7,532.23
740845	1	50	$7,555	(22.47)	$7,532.23
740846	1	50	$7,555	(22.47)	$7,532.23
740847	1	50	$7,555	(22.47)	$7,532.23
740848	1	50	$7,555	(22.47)	$7,532.23
740849	1	50	$7,555	(22.47)	$7,532.23
740850	1	50	$7,555	(22.47)	$7,532.23
740851	1	50	$7,555	(22.47)	$7,532.23
740852	1	50	$7,555	(22.47)	$7,532.23
740853	1	50	$7,555	(22.47)	$7,532.23
740854	1	50	$7,555	(22.47)	$7,532.23
740855	1	50	$7,555	(22.47)	$7,532.23
740856	1	50	$7,555	(22.47)	$7,532.23
740857	1	50	$7,555	(22.47)	$7,532.23
740858	1	50	$7,555	(22.47)	$7,532.23
740859	1	50	$7,555	(22.47)	$7,532.23
740860	1	50	$7,555	(22.47)	$7,532.23
740861	1	50	$7,555	(22.47)	$7,532.23
740862	1	60	$8,285	(24.64)	$8,260.26
740863	1	60	$8,285	(24.64)	$8,260.26
740864	1	60	$8,285	(24.64)	$8,260.26
740865	1	60	$8,285	(24.64)	$8,260.26
740866	1	60	$8,285	(24.64)	$8,260.26
740867	1	60	$8,285	(24.64)	$8,260.26
740868	1	60	$8,285	(24.64)	$8,260.26
740869	1	60	$8,285	(24.64)	$8,260.26
740870	1	60	$8,285	(24.64)	$8,260.26

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
740871	1	60	$8,285	(24.64)	$8,260.26
740872	1	60	$8,285	(24.64)	$8,260.26
740873	1	60	$8,285	(24.64)	$8,260.26
740874	1	60	$8,285	(24.64)	$8,260.26
740875	1	60	$8,285	(24.64)	$8,260.26
740876	1	60	$8,285	(24.64)	$8,260.26
740877	1	60	$8,285	(24.64)	$8,260.26
740878	1	60	$8,285	(24.64)	$8,260.26
740879	1	60	$8,285	(24.64)	$8,260.26
740880	1	60	$8,285	(24.64)	$8,260.26
740881	1	60	$8,285	(24.64)	$8,260.26
740882	1	60	$8,285	(24.64)	$8,260.26
740883	1	60	$8,285	(24.64)	$8,260.26
740884	1	60	$8,285	(24.64)	$8,260.26
740885	1	60	$8,285	(24.64)	$8,260.26
740886	1	60	$8,285	(24.64)	$8,260.26
740887	1	60	$8,285	(24.64)	$8,260.26
740888	1	60	$8,285	(24.64)	$8,260.26
740889	1	60	$8,285	(24.64)	$8,260.26
740890	1	60	$8,285	(24.64)	$8,260.26
740891	1	60	$8,285	(24.64)	$8,260.26
740892	1	60	$8,285	(24.64)	$8,260.26
740893	1	60	$8,285	(24.64)	$8,260.26
740894	1	60	$8,285	(24.64)	$8,260.26
740895	1	60	$8,285	(24.64)	$8,260.26
740896	1	60	$8,285	(24.64)	$8,260.26
740897	1	60	$8,285	(24.64)	$8,260.26
740898	1	60	$8,285	(24.64)	$8,260.26
740899	1	60	$8,285	(24.64)	$8,260.26
740900	1	60	$8,285	(24.64)	$8,260.26
740901	1	60	$8,285	(24.64)	$8,260.26
740902	1	60	$8,285	(24.64)	$8,260.26
740903	1	60	$8,285	(24.64)	$8,260.26
740904	1	60	$8,285	(24.64)	$8,260.26

Sutton Fields PID II

NIA #2-5 Assessment Roll Summary

2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
740905	1	60	$8,285	(24.64)	$8,260.26
740906	1	60	$8,285	(24.64)	$8,260.26
740907	1	60	$8,285	(24.64)	$8,260.26
740908	1	60	$8,285	(24.64)	$8,260.26
740909	1	60	$8,285	(24.64)	$8,260.26
740910	1	50	$7,555	(22.47)	$7,532.23
740911	1	50	$7,555	(22.47)	$7,532.23
740912	1	50	$7,555	(22.47)	$7,532.23
740913	1	50	$7,555	(22.47)	$7,532.23
740914	1	50	$7,555	(22.47)	$7,532.23
740915	1	50	$7,555	(22.47)	$7,532.23
740916	1	50	$7,555	(22.47)	$7,532.23
740917	1	50	$7,555	(22.47)	$7,532.23
740918	1	50	$7,555	(22.47)	$7,532.23
740919	1	50	$7,555	(22.47)	$7,532.23
740920	1	50	$7,555	(22.47)	$7,532.23
740921	1	50	$7,555	(22.47)	$7,532.23
740922	1	50	$7,555	(22.47)	$7,532.23
740923	1	50	$7,555	(22.47)	$7,532.23
740924	1	50	$7,555	(22.47)	$7,532.23
740925	1	50	$7,555	(22.47)	$7,532.23
740926	1	50	$7,555	(22.47)	$7,532.23
740927	1	50	$7,555	(22.47)	$7,532.23
740928	1	50	$7,555	(22.47)	$7,532.23
740929	1	50	$7,555	(22.47)	$7,532.23
740930	1	50	$7,555	(22.47)	$7,532.23
740931	1	50	$7,555	(22.47)	$7,532.23
740932	1	50	$7,555	(22.47)	$7,532.23
740933	1	50	$7,555	(22.47)	$7,532.23
740934	1	50	$7,555	(22.47)	$7,532.23
740935	1	50	$7,555	(22.47)	$7,532.23
740936	1	50	$7,555	(22.47)	$7,532.23
740937	1	50	$7,555	(22.47)	$7,532.23
740938	1	50	$7,555	(22.47)	$7,532.23

Sutton Fields PID II

NIA #2-5 Assessment Roll Summary

2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
740939	0	0	$0	0.00	$0.00
740940	1	50	$7,555	(22.47)	$7,532.23
740941	1	50	$7,555	(22.47)	$7,532.23
740942	1	50	$7,555	(22.47)	$7,532.23
740943	1	50	$7,555	(22.47)	$7,532.23
740944	1	50	$7,555	(22.47)	$7,532.23
740945	1	50	$7,555	(22.47)	$7,532.23
740946	1	50	$7,555	(22.47)	$7,532.23
740947	1	50	$7,555	(22.47)	$7,532.23
740948	0	0	$0	0.00	$0.00
740949	1	50	$7,555	(22.47)	$7,532.23
740950	1	50	$7,555	(22.47)	$7,532.23
740951	1	50	$7,555	(22.47)	$7,532.23
740952	1	50	$7,555	(22.47)	$7,532.23
740953	1	50	$7,555	(22.47)	$7,532.23
740954	1	50	$7,555	(22.47)	$7,532.23
740955	1	50	$7,555	(22.47)	$7,532.23
740956	1	50	$7,555	(22.47)	$7,532.23
740957	1	50	$7,555	(22.47)	$7,532.23
740958	1	50	$7,555	(22.47)	$7,532.23
740959	1	50	$7,555	(22.47)	$7,532.23
740960	1	50	$7,555	(22.47)	$7,532.23
740961	1	50	$7,555	(22.47)	$7,532.23
740962	1	50	$7,555	(22.47)	$7,532.23
740963	0	0	$0	0.00	$0.00
740964	1	60	$8,285	(24.64)	$8,260.26
740965	1	60	$8,285	(24.64)	$8,260.26
740966	1	60	$8,285	(24.64)	$8,260.26
740967	1	60	$8,285	(24.64)	$8,260.26
740968	1	60	$8,285	(24.64)	$8,260.26
740969	0	0	$0	0.00	$0.00
740970	0	0	$0	0.00	$0.00
740971	0	0	$0	0.00	$0.00
740972	0	0	$0	0.00	$0.00

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
740973	0	0	$0	0.00	$0.00
740974	0	0	$0	0.00	$0.00
740975	1	60	$8,285	(24.64)	$8,260.26
740976	1	60	$8,285	(24.64)	$8,260.26
52690	0	0	$0	0.00	$0.00
52763	0	0	$0	0.00	$0.00
757500	0	0	$0	0.00	$0.00
757494	1	70	$8,046	(23.93)	$8,022.18
757493	1	70	$8,046	(23.93)	$8,022.18
757492	1	70	$8,046	(23.93)	$8,022.18
757491	1	70	$8,046	(23.93)	$8,022.18
757490	1	70	$8,046	(23.93)	$8,022.18
757489	PREPAID	PREPAID	$0	0.00	$0.00
757488	1	70	$8,046	(23.93)	$8,022.18
757487	1	70	$8,046	(23.93)	$8,022.18
757486	1	70	$8,046	(23.93)	$8,022.18
757485	1	70	$8,046	(23.93)	$8,022.18
757484	1	70	$8,046	(23.93)	$8,022.18
757483	1	70	$8,046	(23.93)	$8,022.18
757482	1	70	$8,046	(23.93)	$8,022.18
757481	1	70	$8,046	(23.93)	$8,022.18
757480	1	70	$8,046	(23.93)	$8,022.18
757479	1	70	$8,046	(23.93)	$8,022.18
757478	1	70	$8,046	(23.93)	$8,022.18
757477	1	70	$8,046	(23.93)	$8,022.18
757476	1	70	$8,046	(23.93)	$8,022.18
757475	1	70	$8,046	(23.93)	$8,022.18
757474	1	70	$8,046	(23.93)	$8,022.18
757473	PREPAID	PREPAID	$0	0.00	$0.00
757472	1	70	$8,046	(23.93)	$8,022.18
757471	1	70	$8,046	(23.93)	$8,022.18
757470	1	70	$8,046	(23.93)	$8,022.18
757469	1	70	$8,046	(23.93)	$8,022.18
757468	PREPAID	PREPAID	$0	0.00	$0.00

Sutton Fields PID II

NIA #2-5 Assessment Roll Summary

2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
757467	1	70	$8,046	(23.93)	$8,022.18
757466	1	70	$8,046	(23.93)	$8,022.18
757465	1	70	$8,046	(23.93)	$8,022.18
757464	1	70	$8,046	(23.93)	$8,022.18
757463	1	70	$8,046	(23.93)	$8,022.18
757462	1	70	$8,046	(23.93)	$8,022.18
757461	1	70	$8,046	(23.93)	$8,022.18
757460	1	70	$8,046	(23.93)	$8,022.18
757459	1	70	$8,046	(23.93)	$8,022.18
757458	1	70	$8,046	(23.93)	$8,022.18
757457	0	0	$0	0.00	$0.00
757456	1	50	$8,046	(23.93)	$8,022.18
757455	1	50	$8,046	(23.93)	$8,022.18
757454	1	50	$8,046	(23.93)	$8,022.18
757453	1	50	$8,046	(23.93)	$8,022.18
757452	1	50	$8,046	(23.93)	$8,022.18
757451	1	50	$8,046	(23.93)	$8,022.18
757450	1	50	$8,046	(23.93)	$8,022.18
757449	1	50	$8,046	(23.93)	$8,022.18
757448	1	50	$8,046	(23.93)	$8,022.18
757447	1	50	$8,046	(23.93)	$8,022.18
757446	1	50	$8,046	(23.93)	$8,022.18
757445	1	50	$8,046	(23.93)	$8,022.18
757444	1	50	$8,046	(23.93)	$8,022.18
757443	1	50	$8,046	(23.93)	$8,022.18
757442	1	50	$8,046	(23.93)	$8,022.18
757441	1	50	$8,046	(23.93)	$8,022.18
757440	1	50	$8,046	(23.93)	$8,022.18
757439	1	50	$8,046	(23.93)	$8,022.18
757438	1	50	$8,046	(23.93)	$8,022.18
757437	1	50	$8,046	(23.93)	$8,022.18
757436	1	50	$8,046	(23.93)	$8,022.18
757435	1	50	$8,046	(23.93)	$8,022.18
757434	1	50	$8,046	(23.93)	$8,022.18

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
757433	1	50	$8,046	(23.93)	$8,022.18
757432	1	50	$8,046	(23.93)	$8,022.18
757431	1	50	$8,046	(23.93)	$8,022.18
757430	1	50	$8,046	(23.93)	$8,022.18
757429	1	50	$8,046	(23.93)	$8,022.18
757428	1	50	$8,046	(23.93)	$8,022.18
757427	1	50	$4,023	(11.96)	$4,011.09
995222	0	50	$4,023	(11.96)	$4,011.09
757426	1	50	$8,046	(23.93)	$8,022.18
757425	1	50	$8,046	(23.93)	$8,022.18
757424	1	50	$8,046	(23.93)	$8,022.18
757423	1	50	$8,046	(23.93)	$8,022.18
757422	1	50	$8,046	(23.93)	$8,022.18
757421	1	50	$8,046	(23.93)	$8,022.18
757420	1	50	$8,046	(23.93)	$8,022.18
757419	1	50	$8,046	(23.93)	$8,022.18
757418	1	50	$8,046	(23.93)	$8,022.18
757417	1	50	$8,046	(23.93)	$8,022.18
757416	1	50	$8,046	(23.93)	$8,022.18
757415	1	50	$8,046	(23.93)	$8,022.18
4595430	1	50	$8,046	(23.93)	$8,022.18
757413	1	50	$8,046	(23.93)	$8,022.18
757412	1	50	$8,046	(23.93)	$8,022.18
757411	1	50	$8,046	(23.93)	$8,022.18
757410	1	50	$8,046	(23.93)	$8,022.18
757409	1	50	$8,046	(23.93)	$8,022.18
757408	1	50	$8,046	(23.93)	$8,022.18
757407	1	50	$8,046	(23.93)	$8,022.18
757406	1	50	$8,046	(23.93)	$8,022.18
757405	1	50	$8,046	(23.93)	$8,022.18
757404	1	50	$8,046	(23.93)	$8,022.18
757403	1	50	$8,046	(23.93)	$8,022.18
757402	1	50	$8,046	(23.93)	$8,022.18
757401	1	50	$8,046	(23.93)	$8,022.18

Sutton Fields PID II

NIA #2-5 Assessment Roll Summary

2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
757400	1	50	$8,046	(23.93)	$8,022.18
757399	1	50	$8,046	(23.93)	$8,022.18
757398	1	50	$8,046	(23.93)	$8,022.18
757397	1	50	$8,046	(23.93)	$8,022.18
757396	1	50	$8,046	(23.93)	$8,022.18
757395	1	50	$8,046	(23.93)	$8,022.18
757394	1	50	$8,046	(23.93)	$8,022.18
757393	1	50	$8,046	(23.93)	$8,022.18
757392	1	50	$8,046	(23.93)	$8,022.18
757391	1	50	$8,046	(23.93)	$8,022.18
769773	0	0	$0	0.00	$0.00
769772	0	0	$0	0.00	$0.00
769765	0	0	$0	0.00	$0.00
769764	0	0	$0	0.00	$0.00
769763	1	50	$8,046	(23.93)	$8,022.18
769762	1	50	$8,046	(23.93)	$8,022.18
769761	1	50	$8,046	(23.93)	$8,022.18
769760	1	50	$8,046	(23.93)	$8,022.18
769759	1	50	$8,046	(23.93)	$8,022.18
769758	1	50	$8,046	(23.93)	$8,022.18
769757	1	50	$8,046	(23.93)	$8,022.18
769756	1	50	$8,046	(23.93)	$8,022.18
769755	1	50	$8,046	(23.93)	$8,022.18
769754	1	50	$8,046	(23.93)	$8,022.18
769753	1	50	$8,046	(23.93)	$8,022.18
769752	1	50	$8,046	(23.93)	$8,022.18
769751	1	60	$8,046	(23.93)	$8,022.18
769750	1	60	$8,046	(23.93)	$8,022.18
769749	1	60	$8,046	(23.93)	$8,022.18
769748	1	60	$8,046	(23.93)	$8,022.18
769747	1	60	$8,046	(23.93)	$8,022.18
769746	1	60	$8,046	(23.93)	$8,022.18
769745	1	60	$8,046	(23.93)	$8,022.18
769744	1	60	$8,046	(23.93)	$8,022.18

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
769743	1	60	$8,046	(23.93)	$8,022.18
769742	1	60	$8,046	(23.93)	$8,022.18
769741	1	60	$8,046	(23.93)	$8,022.18
769740	1	60	$8,046	(23.93)	$8,022.18
769739	1	50	$8,046	(23.93)	$8,022.18
769738	1	50	$8,046	(23.93)	$8,022.18
769737	1	50	$8,046	(23.93)	$8,022.18
769736	1	50	$8,046	(23.93)	$8,022.18
769735	1	50	$8,046	(23.93)	$8,022.18
769734	1	50	$8,046	(23.93)	$8,022.18
769733	1	50	$8,046	(23.93)	$8,022.18
769732	1	50	$8,046	(23.93)	$8,022.18
769731	1	50	$8,046	(23.93)	$8,022.18
769730	1	50	$8,046	(23.93)	$8,022.18
769729	1	50	$8,046	(23.93)	$8,022.18
769728	1	50	$8,046	(23.93)	$8,022.18
769727	1	50	$8,046	(23.93)	$8,022.18
769726	1	50	$8,046	(23.93)	$8,022.18
769725	1	50	$8,046	(23.93)	$8,022.18
769724	1	50	$8,046	(23.93)	$8,022.18
769723	1	60	$8,046	(23.93)	$8,022.18
769722	1	60	$8,046	(23.93)	$8,022.18
769721	1	60	$8,046	(23.93)	$8,022.18
769720	1	60	$8,046	(23.93)	$8,022.18
769719	1	60	$8,046	(23.93)	$8,022.18
769718	1	60	$8,046	(23.93)	$8,022.18
769717	1	60	$8,046	(23.93)	$8,022.18
769716	1	60	$8,046	(23.93)	$8,022.18
769715	1	60	$8,046	(23.93)	$8,022.18
769714	1	50	$8,046	(23.93)	$8,022.18
769713	1	50	$8,046	(23.93)	$8,022.18
769712	1	50	$8,046	(23.93)	$8,022.18
769711	1	50	$8,046	(23.93)	$8,022.18
769710	1	50	$8,046	(23.93)	$8,022.18

Sutton Fields PID II

NIA #2-5 Assessment Roll Summary

2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
769709	1	50	$8,046	(23.93)	$8,022.18
769708	1	50	$8,046	(23.93)	$8,022.18
769707	1	50	$8,046	(23.93)	$8,022.18
769706	1	50	$8,046	(23.93)	$8,022.18
769704	1	50	$8,046	(23.93)	$8,022.18
769703	1	50	$8,046	(23.93)	$8,022.18
769702	1	50	$8,046	(23.93)	$8,022.18
769701	1	50	$8,046	(23.93)	$8,022.18
769700	1	50	$8,046	(23.93)	$8,022.18
769699	1	50	$8,046	(23.93)	$8,022.18
769698	1	50	$8,046	(23.93)	$8,022.18
769697	1	50	$8,046	(23.93)	$8,022.18
769696	1	50	$8,046	(23.93)	$8,022.18
769695	1	50	$8,046	(23.93)	$8,022.18
769694	1	50	$8,046	(23.93)	$8,022.18
769693	1	50	$8,046	(23.93)	$8,022.18
769692	1	50	$8,046	(23.93)	$8,022.18
769691	1	50	$8,046	(23.93)	$8,022.18
769690	1	50	$8,046	(23.93)	$8,022.18
769689	1	50	$8,046	(23.93)	$8,022.18
769688	1	50	$8,046	(23.93)	$8,022.18
769687	1	50	$8,046	(23.93)	$8,022.18
769686	1	50	$8,046	(23.93)	$8,022.18
769685	1	50	$8,046	(23.93)	$8,022.18
769684	1	50	$8,046	(23.93)	$8,022.18
769683	1	50	$8,046	(23.93)	$8,022.18
769682	1	50	$8,046	(23.93)	$8,022.18
769681	1	50	$8,046	(23.93)	$8,022.18
769680	1	50	$8,046	(23.93)	$8,022.18
769679	1	50	$8,046	(23.93)	$8,022.18
769678	1	50	$8,046	(23.93)	$8,022.18
769677	1	50	$8,046	(23.93)	$8,022.18
769676	1	50	$8,046	(23.93)	$8,022.18
769675	1	50	$8,046	(23.93)	$8,022.18

Sutton Fields PID II

NIA #2-5 Assessment Roll Summary

2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
769674	1	50	$8,046	(23.93)	$8,022.18
769673	1	50	$8,046	(23.93)	$8,022.18
769672	1	50	$8,046	(23.93)	$8,022.18
769671	1	50	$8,046	(23.93)	$8,022.18
769670	1	50	$8,046	(23.93)	$8,022.18
769669	1	50	$8,046	(23.93)	$8,022.18
769668	1	50	$8,046	(23.93)	$8,022.18
769667	1	50	$8,046	(23.93)	$8,022.18
769666	1	50	$8,046	(23.93)	$8,022.18
769665	1	50	$8,046	(23.93)	$8,022.18
769664	1	50	$8,046	(23.93)	$8,022.18
769663	1	50	$8,046	(23.93)	$8,022.18
769662	PREPAID	PREPAID	$0	0.00	$0.00
769661	1	50	$8,046	(23.93)	$8,022.18
769660	1	60	$8,046	(23.93)	$8,022.18
769659	1	60	$8,046	(23.93)	$8,022.18
769658	1	60	$8,046	(23.93)	$8,022.18
769657	1	60	$8,046	(23.93)	$8,022.18
769656	1	60	$8,046	(23.93)	$8,022.18
769655	1	60	$8,046	(23.93)	$8,022.18
769654	1	60	$8,046	(23.93)	$8,022.18
769653	1	60	$8,046	(23.93)	$8,022.18
769652	1	60	$8,046	(23.93)	$8,022.18
769651	1	60	$8,046	(23.93)	$8,022.18
769650	1	60	$8,046	(23.93)	$8,022.18
769649	1	60	$8,046	(23.93)	$8,022.18
769648	1	60	$8,046	(23.93)	$8,022.18
769647	1	60	$8,046	(23.93)	$8,022.18
769646	1	60	$8,046	(23.93)	$8,022.18
769645	1	60	$8,046	(23.93)	$8,022.18
769644	1	60	$8,046	(23.93)	$8,022.18
769643	1	60	$8,046	(23.93)	$8,022.18
769642	1	60	$8,046	(23.93)	$8,022.18
769641	1	60	$8,046	(23.93)	$8,022.18

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
769640	1	60	$8,046	(23.93)	$8,022.18
769639	1	60	$8,046	(23.93)	$8,022.18
769638	1	60	$8,046	(23.93)	$8,022.18
769637	1	60	$8,046	(23.93)	$8,022.18
769636	1	60	$8,046	(23.93)	$8,022.18
769635	1	60	$8,046	(23.93)	$8,022.18
769634	1	60	$8,046	(23.93)	$8,022.18
769633	1	60	$8,046	(23.93)	$8,022.18
769632	1	60	$8,046	(23.93)	$8,022.18
769631	1	60	$8,046	(23.93)	$8,022.18
769630	1	60	$8,046	(23.93)	$8,022.18
769629	1	50	$8,046	(23.93)	$8,022.18
769628	1	50	$8,046	(23.93)	$8,022.18
769627	1	50	$8,046	(23.93)	$8,022.18
769626	1	50	$8,046	(23.93)	$8,022.18
769625	1	50	$8,046	(23.93)	$8,022.18
769624	1	50	$8,046	(23.93)	$8,022.18
769623	1	50	$8,046	(23.93)	$8,022.18
769622	1	50	$8,046	(23.93)	$8,022.18
769621	1	50	$8,046	(23.93)	$8,022.18
769620	1	50	$8,046	(23.93)	$8,022.18
769619	1	50	$8,046	(23.93)	$8,022.18
769618	1	50	$8,046	(23.93)	$8,022.18
769617	1	50	$8,046	(23.93)	$8,022.18
769616	1	50	$8,046	(23.93)	$8,022.18
769615	1	50	$8,046	(23.93)	$8,022.18
769614	1	50	$8,046	(23.93)	$8,022.18
769613	1	50	$8,046	(23.93)	$8,022.18
769612	1	50	$8,046	(23.93)	$8,022.18
769611	1	50	$8,046	(23.93)	$8,022.18
769610	1	50	$8,046	(23.93)	$8,022.18
769609	1	50	$8,046	(23.93)	$8,022.18
769608	1	50	$8,046	(23.93)	$8,022.18
769607	1	50	$8,046	(23.93)	$8,022.18

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
769606	1	50	$8,046	(23.93)	$8,022.18
769605	1	50	$8,046	(23.93)	$8,022.18
769604	1	50	$8,046	(23.93)	$8,022.18
769603	1	50	$8,046	(23.93)	$8,022.18
769602	1	50	$8,046	(23.93)	$8,022.18
769601	1	50	$8,046	(23.93)	$8,022.18
769600	1	50	$8,046	(23.93)	$8,022.18
769599	1	50	$8,046	(23.93)	$8,022.18
769598	1	50	$8,046	(23.93)	$8,022.18
769597	1	50	$8,046	(23.93)	$8,022.18
769596	1	50	$8,046	(23.93)	$8,022.18
769595	1	50	$8,046	(23.93)	$8,022.18
769594	1	50	$8,046	(23.93)	$8,022.18
769593	1	50	$8,046	(23.93)	$8,022.18
769592	1	50	$8,046	(23.93)	$8,022.18
769591	1	50	$8,046	(23.93)	$8,022.18
769590	1	50	$8,046	(23.93)	$8,022.18
769589	1	50	$8,046	(23.93)	$8,022.18
769588	1	50	$8,046	(23.93)	$8,022.18
769587	1	50	$8,046	(23.93)	$8,022.18
769586	1	50	$8,046	(23.93)	$8,022.18
769585	1	50	$8,046	(23.93)	$8,022.18
769584	1	50	$8,046	(23.93)	$8,022.18
769583	1	50	$8,046	(23.93)	$8,022.18
769582	1	50	$8,046	(23.93)	$8,022.18
769581	1	50	$8,046	(23.93)	$8,022.18
769580	1	50	$8,046	(23.93)	$8,022.18
769579	1	50	$8,046	(23.93)	$8,022.18
769578	1	50	$8,046	(23.93)	$8,022.18
769577	1	50	$8,046	(23.93)	$8,022.18
769576	1	50	$8,046	(23.93)	$8,022.18
769575	1	50	$8,046	(23.93)	$8,022.18
769574	1	50	$8,046	(23.93)	$8,022.18
769573	1	50	$8,046	(23.93)	$8,022.18

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
769572	1	50	$8,046	(23.93)	$8,022.18
769571	1	50	$8,046	(23.93)	$8,022.18
769570	1	50	$8,046	(23.93)	$8,022.18
769569	1	50	$8,046	(23.93)	$8,022.18
769568	1	50	$8,046	(23.93)	$8,022.18
769567	1	50	$8,046	(23.93)	$8,022.18
769566	1	50	$8,046	(23.93)	$8,022.18
769565	1	50	$8,046	(23.93)	$8,022.18
769564	1	50	$8,046	(23.93)	$8,022.18
769563	1	50	$8,046	(23.93)	$8,022.18
769562	1	50	$8,046	(23.93)	$8,022.18
769561	1	50	$8,046	(23.93)	$8,022.18
769560	1	50	$8,046	(23.93)	$8,022.18
769559	1	50	$8,046	(23.93)	$8,022.18
769558	1	50	$8,046	(23.93)	$8,022.18
769557	1	50	$8,046	(23.93)	$8,022.18
769556	1	50	$8,046	(23.93)	$8,022.18
769555	1	50	$8,046	(23.93)	$8,022.18
769554	1	50	$8,046	(23.93)	$8,022.18
769553	1	50	$8,046	(23.93)	$8,022.18
769552	1	50	$8,046	(23.93)	$8,022.18
769551	1	50	$8,046	(23.93)	$8,022.18
769550	1	50	$8,046	(23.93)	$8,022.18
769549	1	50	$8,046	(23.93)	$8,022.18
769548	1	50	$8,046	(23.93)	$8,022.18
769547	1	50	$8,046	(23.93)	$8,022.18
769546	1	50	$8,046	(23.93)	$8,022.18
769545	1	50	$8,046	(23.93)	$8,022.18
769544	1	50	$8,046	(23.93)	$8,022.18
769543	1	50	$8,046	(23.93)	$8,022.18
769542	1	50	$8,046	(23.93)	$8,022.18
769541	1	50	$8,046	(23.93)	$8,022.18
769540	1	50	$8,046	(23.93)	$8,022.18
769539	1	50	$8,046	(23.93)	$8,022.18

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
769538	1	50	$8,046	(23.93)	$8,022.18
769537	1	50	$8,046	(23.93)	$8,022.18
769536	1	50	$8,046	(23.93)	$8,022.18
769535	1	50	$8,046	(23.93)	$8,022.18
769534	1	50	$8,046	(23.93)	$8,022.18
769533	1	50	$8,046	(23.93)	$8,022.18
769532	1	50	$8,046	(23.93)	$8,022.18
769531	1	50	$8,046	(23.93)	$8,022.18
769529	1	60	$8,046	(23.93)	$8,022.18
769528	1	60	$8,046	(23.93)	$8,022.18
769527	1	60	$8,046	(23.93)	$8,022.18
769526	1	60	$8,046	(23.93)	$8,022.18
769525	1	60	$8,046	(23.93)	$8,022.18
769524	1	60	$8,046	(23.93)	$8,022.18
769523	1	60	$8,046	(23.93)	$8,022.18
769522	1	60	$8,046	(23.93)	$8,022.18
769521	1	60	$8,046	(23.93)	$8,022.18
769520	1	60	$8,046	(23.93)	$8,022.18
769519	1	60	$8,046	(23.93)	$8,022.18
769518	1	60	$8,046	(23.93)	$8,022.18
769517	1	60	$8,046	(23.93)	$8,022.18
769516	1	60	$8,046	(23.93)	$8,022.18
769515	1	60	$8,046	(23.93)	$8,022.18
769514	1	60	$8,046	(23.93)	$8,022.18
769513	1	60	$8,046	(23.93)	$8,022.18
769512	1	60	$8,046	(23.93)	$8,022.18
769511	1	60	$8,046	(23.93)	$8,022.18
769510	1	60	$8,046	(23.93)	$8,022.18
769509	1	60	$8,046	(23.93)	$8,022.18
769508	1	60	$8,046	(23.93)	$8,022.18
769507	1	60	$8,046	(23.93)	$8,022.18
769506	1	60	$8,046	(23.93)	$8,022.18
769505	1	60	$8,046	(23.93)	$8,022.18
769504	1	60	$8,046	(23.93)	$8,022.18

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
769503	1	60	$8,046	(23.93)	$8,022.18
769502	1	60	$8,046	(23.93)	$8,022.18
769501	1	60	$8,046	(23.93)	$8,022.18
769500	1	60	$8,046	(23.93)	$8,022.18
769499	1	60	$8,046	(23.93)	$8,022.18
769498	1	60	$8,046	(23.93)	$8,022.18
769497	1	60	$8,046	(23.93)	$8,022.18
964952	1	50	$7,916	(23.54)	$7,892.56
964953	1	50	$7,916	(23.54)	$7,892.56
964954	1	50	$7,916	(23.54)	$7,892.56
964955	1	50	$7,916	(23.54)	$7,892.56
964956	1	60	$7,916	(23.54)	$7,892.56
964957	1	60	$7,916	(23.54)	$7,892.56
964958	1	60	$7,916	(23.54)	$7,892.56
964959	1	60	$7,916	(23.54)	$7,892.56
964960	1	60	$7,916	(23.54)	$7,892.56
964961	1	60	$7,916	(23.54)	$7,892.56
964962	1	60	$7,916	(23.54)	$7,892.56
964963	1	60	$7,916	(23.54)	$7,892.56
964964	1	60	$7,916	(23.54)	$7,892.56
964965	1	60	$7,916	(23.54)	$7,892.56
964966	1	60	$7,916	(23.54)	$7,892.56
964967	1	60	$7,916	(23.54)	$7,892.56
964968	1	60	$7,916	(23.54)	$7,892.56
964969	1	60	$7,916	(23.54)	$7,892.56
964970	1	60	$7,916	(23.54)	$7,892.56
964971	1	60	$7,916	(23.54)	$7,892.56
964972	1	60	$7,916	(23.54)	$7,892.56
964973	1	60	$7,916	(23.54)	$7,892.56
964974	1	60	$7,916	(23.54)	$7,892.56
964975	1	60	$7,916	(23.54)	$7,892.56
964976	1	60	$7,916	(23.54)	$7,892.56
964977	1	60	$7,916	(23.54)	$7,892.56
964978	1	60	$7,916	(23.54)	$7,892.56

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
964979	1	60	$7,916	(23.54)	$7,892.56
964980	1	60	$7,916	(23.54)	$7,892.56
964981	1	60	$7,916	(23.54)	$7,892.56
964982	1	60	$7,916	(23.54)	$7,892.56
964983	1	60	$7,916	(23.54)	$7,892.56
964984	1	60	$7,916	(23.54)	$7,892.56
964985	1	60	$7,916	(23.54)	$7,892.56
964986	1	60	$7,916	(23.54)	$7,892.56
964987	1	60	$7,916	(23.54)	$7,892.56
964988	1	60	$7,916	(23.54)	$7,892.56
964989	1	60	$7,916	(23.54)	$7,892.56
964990	1	60	$7,916	(23.54)	$7,892.56
964991	1	60	$7,916	(23.54)	$7,892.56
964992	1	60	$7,916	(23.54)	$7,892.56
964993	1	60	$7,916	(23.54)	$7,892.56
964994	1	60	$7,916	(23.54)	$7,892.56
964995	1	60	$7,916	(23.54)	$7,892.56
964996	1	60	$7,916	(23.54)	$7,892.56
964997	1	60	$7,916	(23.54)	$7,892.56
964998	1	60	$7,916	(23.54)	$7,892.56
964999	1	60	$7,916	(23.54)	$7,892.56
965000	1	60	$7,916	(23.54)	$7,892.56
965001	1	60	$7,916	(23.54)	$7,892.56
965002	1	60	$7,916	(23.54)	$7,892.56
965003	1	60	$7,916	(23.54)	$7,892.56
965004	1	60	$7,916	(23.54)	$7,892.56
965005	1	60	$7,916	(23.54)	$7,892.56
965006	1	60	$7,916	(23.54)	$7,892.56
965007	1	60	$7,916	(23.54)	$7,892.56
965008	0	0	$0	0.00	$0.00
965009	1	60	$7,916	(23.54)	$7,892.56
965010	1	60	$7,916	(23.54)	$7,892.56
965011	1	60	$7,916	(23.54)	$7,892.56
965012	1	60	$7,916	(23.54)	$7,892.56

Sutton Fields PID II

NIA #2-5 Assessment Roll Summary

2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
965013	1	60	$7,916	(23.54)	$7,892.56
965014	1	60	$7,916	(23.54)	$7,892.56
965015	1	60	$7,916	(23.54)	$7,892.56
965016	1	60	$7,916	(23.54)	$7,892.56
965017	1	60	$7,916	(23.54)	$7,892.56
965018	1	60	$7,916	(23.54)	$7,892.56
965019	1	60	$7,916	(23.54)	$7,892.56
965020	1	60	$7,916	(23.54)	$7,892.56
965021	0	0	$0	0.00	$0.00
965023	1	60	$7,916	(23.54)	$7,892.56
965024	1	60	$7,916	(23.54)	$7,892.56
965025	1	60	$7,916	(23.54)	$7,892.56
965026	1	60	$7,916	(23.54)	$7,892.56
965027	1	60	$7,916	(23.54)	$7,892.56
965028	1	60	$7,916	(23.54)	$7,892.56
965029	1	60	$7,916	(23.54)	$7,892.56
965030	1	60	$7,916	(23.54)	$7,892.56
965031	0	0	$0	0.00	$0.00
965032	1	60	$7,916	(23.54)	$7,892.56
965033	1	60	$7,916	(23.54)	$7,892.56
965034	1	60	$7,916	(23.54)	$7,892.56
965035	1	60	$7,916	(23.54)	$7,892.56
965036	0	0	$0	0.00	$0.00
965037	1	60	$7,916	(23.54)	$7,892.56
965038	1	60	$7,916	(23.54)	$7,892.56
965039	1	60	$7,916	(23.54)	$7,892.56
965040	1	60	$7,916	(23.54)	$7,892.56
965041	1	60	$7,916	(23.54)	$7,892.56
965042	1	60	$7,916	(23.54)	$7,892.56
965043	1	60	$7,916	(23.54)	$7,892.56
965044	1	60	$7,916	(23.54)	$7,892.56
965045	1	60	$7,916	(23.54)	$7,892.56
965046	1	60	$7,916	(23.54)	$7,892.56
965047	1	60	$7,916	(23.54)	$7,892.56

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
965048	1	60	$7,916	(23.54)	$7,892.56
965049	1	60	$7,916	(23.54)	$7,892.56
965050	1	60	$7,916	(23.54)	$7,892.56
965051	0	0	$0	0.00	$0.00
965052	0	0	$0	0.00	$0.00
965053	1	60	$7,916	(23.54)	$7,892.56
965054	1	60	$7,916	(23.54)	$7,892.56
965055	1	60	$7,916	(23.54)	$7,892.56
965056	1	60	$7,916	(23.54)	$7,892.56
965058	1	60	$7,916	(23.54)	$7,892.56
965059	1	50	$7,916	(23.54)	$7,892.56
965060	1	50	$7,916	(23.54)	$7,892.56
965061	1	50	$7,916	(23.54)	$7,892.56
965062	1	50	$7,916	(23.54)	$7,892.56
965063	1	50	$7,916	(23.54)	$7,892.56
965064	1	50	$7,916	(23.54)	$7,892.56
965065	1	50	$7,916	(23.54)	$7,892.56
965066	1	50	$7,916	(23.54)	$7,892.56
965067	1	50	$7,916	(23.54)	$7,892.56
965068	1	50	$7,916	(23.54)	$7,892.56
965069	1	50	$7,916	(23.54)	$7,892.56
965070	1	50	$7,916	(23.54)	$7,892.56
965071	1	50	$7,916	(23.54)	$7,892.56
965072	1	50	$7,916	(23.54)	$7,892.56
965073	1	50	$7,916	(23.54)	$7,892.56
965074	1	50	$7,916	(23.54)	$7,892.56
965075	1	50	$7,916	(23.54)	$7,892.56
965076	1	50	$7,916	(23.54)	$7,892.56
965077	1	50	$7,916	(23.54)	$7,892.56
965078	1	50	$7,916	(23.54)	$7,892.56
965079	1	50	$7,916	(23.54)	$7,892.56
965080	1	50	$7,916	(23.54)	$7,892.56
965081	1	50	$7,916	(23.54)	$7,892.56
965082	1	50	$7,916	(23.54)	$7,892.56

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
965083	1	50	$7,916	(23.54)	$7,892.56
965084	1	50	$7,916	(23.54)	$7,892.56
965085	1	50	$7,916	(23.54)	$7,892.56
965086	1	50	$7,916	(23.54)	$7,892.56
965087	1	50	$7,916	(23.54)	$7,892.56
965088	1	50	$7,916	(23.54)	$7,892.56
965089	1	50	$7,916	(23.54)	$7,892.56
965090	1	50	$7,916	(23.54)	$7,892.56
965091	1	50	$7,916	(23.54)	$7,892.56
965092	1	50	$7,916	(23.54)	$7,892.56
965093	1	50	$7,916	(23.54)	$7,892.56
965094	1	50	$7,916	(23.54)	$7,892.56
965095	1	50	$7,916	(23.54)	$7,892.56
965096	1	50	$7,916	(23.54)	$7,892.56
965097	1	50	$7,916	(23.54)	$7,892.56
965098	1	50	$7,916	(23.54)	$7,892.56
965099	1	50	$7,916	(23.54)	$7,892.56
965100	1	50	$7,916	(23.54)	$7,892.56
965101	1	50	$7,916	(23.54)	$7,892.56
965102	1	50	$7,916	(23.54)	$7,892.56
965103	1	50	$7,916	(23.54)	$7,892.56
965104	1	50	$7,916	(23.54)	$7,892.56
965105	1	50	$7,916	(23.54)	$7,892.56
965106	1	50	$7,916	(23.54)	$7,892.56
965107	1	50	$7,916	(23.54)	$7,892.56
965108	1	50	$7,916	(23.54)	$7,892.56
965109	1	50	$7,916	(23.54)	$7,892.56
965110	1	50	$7,916	(23.54)	$7,892.56
965111	1	50	$7,916	(23.54)	$7,892.56
965112	1	50	$7,916	(23.54)	$7,892.56
965113	1	50	$7,916	(23.54)	$7,892.56
965114	1	50	$7,916	(23.54)	$7,892.56
965115	1	50	$7,916	(23.54)	$7,892.56
965116	1	50	$7,916	(23.54)	$7,892.56

Sutton Fields PID II

NIA #2-5 Assessment Roll Summary

2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
965117	1	50	$7,916	(23.54)	$7,892.56
965118	1	50	$7,916	(23.54)	$7,892.56
965119	1	50	$7,916	(23.54)	$7,892.56
965120	1	50	$7,916	(23.54)	$7,892.56
965121	1	50	$7,916	(23.54)	$7,892.56
965122	1	50	$7,916	(23.54)	$7,892.56
965123	1	50	$7,916	(23.54)	$7,892.56
965124	1	50	$7,916	(23.54)	$7,892.56
965125	1	50	$7,916	(23.54)	$7,892.56
965126	1	50	$7,916	(23.54)	$7,892.56
972792	1	60	$7,916	(23.54)	$7,892.56
972793	1	60	$7,916	(23.54)	$7,892.56
972794	1	60	$7,916	(23.54)	$7,892.56
972795	1	60	$7,916	(23.54)	$7,892.56
972796	1	60	$7,916	(23.54)	$7,892.56
972797	1	60	$7,916	(23.54)	$7,892.56
972798	1	60	$7,916	(23.54)	$7,892.56
972799	1	60	$7,916	(23.54)	$7,892.56
972800	1	60	$7,916	(23.54)	$7,892.56
972801	1	60	$7,916	(23.54)	$7,892.56
972802	1	60	$7,916	(23.54)	$7,892.56
972803	1	60	$7,916	(23.54)	$7,892.56
972804	1	60	$7,916	(23.54)	$7,892.56
972805	1	60	$7,916	(23.54)	$7,892.56
972806	1	60	$7,916	(23.54)	$7,892.56
972807	1	60	$7,916	(23.54)	$7,892.56
972808	1	60	$7,916	(23.54)	$7,892.56
972809	1	60	$7,916	(23.54)	$7,892.56
972810	1	60	$7,916	(23.54)	$7,892.56
972811	1	60	$7,916	(23.54)	$7,892.56
972812	1	60	$7,916	(23.54)	$7,892.56
972813	1	60	$7,916	(23.54)	$7,892.56
972814	1	60	$7,916	(23.54)	$7,892.56
972815	1	60	$7,916	(23.54)	$7,892.56

Sutton Fields PID II

NIA #2-5 Assessment Roll Summary

2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
972816	1	60	$7,916	(23.54)	$7,892.56
972817	1	60	$7,916	(23.54)	$7,892.56
972818	1	60	$7,916	(23.54)	$7,892.56
972819	0	0	$0	0.00	$0.00
972820	0	0	$0	0.00	$0.00
972821	0	0	$0	0.00	$0.00
972822	1	60	$7,916	(23.54)	$7,892.56
972823	1	60	$7,916	(23.54)	$7,892.56
972824	1	60	$7,916	(23.54)	$7,892.56
972825	1	60	$7,916	(23.54)	$7,892.56
972826	1	60	$7,916	(23.54)	$7,892.56
972827	0	0	$0	0.00	$0.00
972828	1	50	$7,916	(23.54)	$7,892.56
972829	1	50	$7,916	(23.54)	$7,892.56
972830	1	50	$7,916	(23.54)	$7,892.56
972831	1	50	$7,916	(23.54)	$7,892.56
972832	1	50	$7,916	(23.54)	$7,892.56
972833	1	50	$7,916	(23.54)	$7,892.56
972834	1	50	$7,916	(23.54)	$7,892.56
972835	1	50	$7,916	(23.54)	$7,892.56
972836	1	50	$7,916	(23.54)	$7,892.56
972837	1	50	$7,916	(23.54)	$7,892.56
972838	1	50	$7,916	(23.54)	$7,892.56
972839	1	50	$7,916	(23.54)	$7,892.56
972840	1	50	$7,916	(23.54)	$7,892.56
972841	1	50	$7,916	(23.54)	$7,892.56
972842	1	50	$7,916	(23.54)	$7,892.56
972843	1	50	$7,916	(23.54)	$7,892.56
972844	1	50	$7,916	(23.54)	$7,892.56
972845	1	50	$7,916	(23.54)	$7,892.56
972846	1	50	$7,916	(23.54)	$7,892.56
972847	1	50	$7,916	(23.54)	$7,892.56
972848	1	50	$7,916	(23.54)	$7,892.56
972849	1	50	$7,916	(23.54)	$7,892.56

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
972850	1	50	$7,916	(23.54)	$7,892.56
972851	1	50	$7,916	(23.54)	$7,892.56
972852	1	50	$7,916	(23.54)	$7,892.56
972853	1	50	$7,916	(23.54)	$7,892.56
972854	1	50	$7,916	(23.54)	$7,892.56
972855	1	50	$7,916	(23.54)	$7,892.56
972856	1	50	$7,916	(23.54)	$7,892.56
972857	0	0	$0	0.00	$0.00
972858	1	50	$7,916	(23.54)	$7,892.56
972859	1	50	$7,916	(23.54)	$7,892.56
972860	1	50	$7,916	(23.54)	$7,892.56
972861	1	50	$7,916	(23.54)	$7,892.56
972862	1	50	$7,916	(23.54)	$7,892.56
972863	1	50	$7,916	(23.54)	$7,892.56
972864	1	50	$7,916	(23.54)	$7,892.56
972865	1	50	$7,916	(23.54)	$7,892.56
972866	1	50	$7,916	(23.54)	$7,892.56
972867	1	50	$7,916	(23.54)	$7,892.56
972868	1	50	$7,916	(23.54)	$7,892.56
972869	1	50	$7,916	(23.54)	$7,892.56
972870	1	50	$7,916	(23.54)	$7,892.56
972871	1	50	$7,916	(23.54)	$7,892.56
972872	1	50	$7,916	(23.54)	$7,892.56
972873	1	50	$7,916	(23.54)	$7,892.56
972874	1	50	$7,916	(23.54)	$7,892.56
972875	1	50	$7,916	(23.54)	$7,892.56
972876	1	50	$7,916	(23.54)	$7,892.56
972877	1	50	$7,916	(23.54)	$7,892.56
972878	1	50	$7,916	(23.54)	$7,892.56
972879	1	50	$7,916	(23.54)	$7,892.56
972880	1	50	$7,916	(23.54)	$7,892.56
972881	1	50	$7,916	(23.54)	$7,892.56
972882	1	50	$7,916	(23.54)	$7,892.56
972883	1	50	$7,916	(23.54)	$7,892.56

Sutton Fields PID II

NIA #2-5 Assessment Roll Summary

2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
972884	1	50	$7,916	(23.54)	$7,892.56
972885	1	50	$7,916	(23.54)	$7,892.56
972886	1	50	$7,916	(23.54)	$7,892.56
972887	1	50	$7,916	(23.54)	$7,892.56
972888	1	50	$7,916	(23.54)	$7,892.56
972889	1	50	$7,916	(23.54)	$7,892.56
972890	1	50	$7,916	(23.54)	$7,892.56
972891	1	50	$7,916	(23.54)	$7,892.56
972892	0	0	$0	0.00	$0.00
972893	1	50	$7,916	(23.54)	$7,892.56
972894	1	50	$7,916	(23.54)	$7,892.56
972895	1	50	$7,916	(23.54)	$7,892.56
972896	1	50	$7,916	(23.54)	$7,892.56
972897	1	50	$7,916	(23.54)	$7,892.56
972898	1	50	$7,916	(23.54)	$7,892.56
972899	1	50	$7,916	(23.54)	$7,892.56
972900	1	50	$7,916	(23.54)	$7,892.56
972901	1	50	$7,916	(23.54)	$7,892.56
972902	1	50	$7,916	(23.54)	$7,892.56
972903	1	50	$7,916	(23.54)	$7,892.56
972904	1	50	$7,916	(23.54)	$7,892.56
972905	1	50	$7,916	(23.54)	$7,892.56
972906	1	50	$7,916	(23.54)	$7,892.56
972907	1	50	$7,916	(23.54)	$7,892.56
972908	1	50	$7,916	(23.54)	$7,892.56
972909	1	50	$7,916	(23.54)	$7,892.56
972910	1	50	$7,916	(23.54)	$7,892.56
972911	1	50	$7,916	(23.54)	$7,892.56
972912	1	50	$7,916	(23.54)	$7,892.56
972913	1	50	$7,916	(23.54)	$7,892.56
972914	1	60	$7,916	(23.54)	$7,892.56
972915	1	60	$7,916	(23.54)	$7,892.56
972916	1	60	$7,916	(23.54)	$7,892.56
972917	1	60	$7,916	(23.54)	$7,892.56

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
972918	1	60	$7,916	(23.54)	$7,892.56
972919	1	60	$7,916	(23.54)	$7,892.56
972920	1	60	$7,916	(23.54)	$7,892.56
972921	1	60	$7,916	(23.54)	$7,892.56
972922	1	60	$7,916	(23.54)	$7,892.56
972923	1	60	$7,916	(23.54)	$7,892.56
972924	1	60	$7,916	(23.54)	$7,892.56
972925	1	60	$7,916	(23.54)	$7,892.56
972926	1	60	$7,916	(23.54)	$7,892.56
972927	1	60	$7,916	(23.54)	$7,892.56
972928	1	60	$7,916	(23.54)	$7,892.56
972929	1	60	$7,916	(23.54)	$7,892.56
972930	1	60	$7,916	(23.54)	$7,892.56
972931	1	60	$7,916	(23.54)	$7,892.56
972932	1	60	$7,916	(23.54)	$7,892.56
972933	1	60	$7,916	(23.54)	$7,892.56
972934	1	60	$7,916	(23.54)	$7,892.56
972935	1	60	$7,916	(23.54)	$7,892.56
972936	0	0	$0	0.00	$0.00
972937	0	0	$0	0.00	$0.00
989395	0	0	$0	0.00	$0.00
989355	1	60	$8,008	(23.82)	$7,984.43
989356	1	60	$8,008	(23.82)	$7,984.43
989357	1	60	$8,008	(23.82)	$7,984.43
989358	1	60	$8,008	(23.82)	$7,984.43
989359	1	60	$8,008	(23.82)	$7,984.43
989360	1	60	$8,008	(23.82)	$7,984.43
989361	1	60	$8,008	(23.82)	$7,984.43
989362	1	60	$8,008	(23.82)	$7,984.43
989363	1	60	$8,008	(23.82)	$7,984.43
989364	1	60	$8,008	(23.82)	$7,984.43
989365	1	60	$8,008	(23.82)	$7,984.43
989366	1	60	$8,008	(23.82)	$7,984.43
989367	1	60	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
989368	1	60	$8,008	(23.82)	$7,984.43
989369	1	60	$8,008	(23.82)	$7,984.43
989370	1	60	$8,008	(23.82)	$7,984.43
989371	1	60	$8,008	(23.82)	$7,984.43
989372	1	60	$8,008	(23.82)	$7,984.43
989373	1	60	$8,008	(23.82)	$7,984.43
989374	1	60	$8,008	(23.82)	$7,984.43
989375	1	60	$8,008	(23.82)	$7,984.43
989376	1	60	$8,008	(23.82)	$7,984.43
989377	1	60	$8,008	(23.82)	$7,984.43
989378	1	60	$8,008	(23.82)	$7,984.43
989379	1	60	$8,008	(23.82)	$7,984.43
989380	1	60	$8,008	(23.82)	$7,984.43
989381	1	60	$8,008	(23.82)	$7,984.43
989382	1	60	$8,008	(23.82)	$7,984.43
989383	1	60	$8,008	(23.82)	$7,984.43
989384	1	60	$8,008	(23.82)	$7,984.43
989385	1	60	$8,008	(23.82)	$7,984.43
989386	1	60	$8,008	(23.82)	$7,984.43
989387	1	60	$8,008	(23.82)	$7,984.43
989388	1	60	$8,008	(23.82)	$7,984.43
989389	1	60	$8,008	(23.82)	$7,984.43
989390	1	60	$8,008	(23.82)	$7,984.43
989391	1	60	$8,008	(23.82)	$7,984.43
989392	1	60	$8,008	(23.82)	$7,984.43
989393	1	60	$8,008	(23.82)	$7,984.43
989394	1	60	$8,008	(23.82)	$7,984.43
989912	0	0	$0	0.00	$0.00
989913	0	0	$0	0.00	$0.00
989914	0	0	$0	0.00	$0.00
989917	1	50	$8,008	(23.82)	$7,984.43
989918	1	50	$8,008	(23.82)	$7,984.43
989915	1	50	$8,008	(23.82)	$7,984.43
989916	1	50	$8,008	(23.82)	$7,984.43

Sutton Fields PID II

NIA #2-5 Assessment Roll Summary

2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
989901	1	50	$8,008	(23.82)	$7,984.43
989902	1	50	$8,008	(23.82)	$7,984.43
989903	1	50	$8,008	(23.82)	$7,984.43
989904	1	50	$8,008	(23.82)	$7,984.43
989905	1	50	$8,008	(23.82)	$7,984.43
989826	1	50	$8,008	(23.82)	$7,984.43
989827	1	50	$8,008	(23.82)	$7,984.43
989828	1	50	$8,008	(23.82)	$7,984.43
989829	1	50	$8,008	(23.82)	$7,984.43
989834	1	50	$8,008	(23.82)	$7,984.43
989835	1	50	$8,008	(23.82)	$7,984.43
989836	1	50	$8,008	(23.82)	$7,984.43
989837	1	50	$8,008	(23.82)	$7,984.43
989838	1	50	$8,008	(23.82)	$7,984.43
989839	1	50	$8,008	(23.82)	$7,984.43
989840	1	50	$8,008	(23.82)	$7,984.43
989844	1	50	$8,008	(23.82)	$7,984.43
989845	1	50	$8,008	(23.82)	$7,984.43
989848	1	50	$8,008	(23.82)	$7,984.43
989849	1	50	$8,008	(23.82)	$7,984.43
989850	1	50	$8,008	(23.82)	$7,984.43
989851	1	50	$8,008	(23.82)	$7,984.43
989852	1	50	$8,008	(23.82)	$7,984.43
989857	1	50	$8,008	(23.82)	$7,984.43
989858	1	50	$8,008	(23.82)	$7,984.43
989859	1	50	$8,008	(23.82)	$7,984.43
989860	1	50	$8,008	(23.82)	$7,984.43
989865	1	50	$8,008	(23.82)	$7,984.43
989866	1	50	$8,008	(23.82)	$7,984.43
989867	1	50	$8,008	(23.82)	$7,984.43
989868	1	50	$8,008	(23.82)	$7,984.43
989874	1	50	$8,008	(23.82)	$7,984.43
989875	1	50	$8,008	(23.82)	$7,984.43
989876	1	50	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
989887	1	50	$8,008	(23.82)	$7,984.43
989888	1	50	$8,008	(23.82)	$7,984.43
989880	1	50	$8,008	(23.82)	$7,984.43
989881	1	50	$8,008	(23.82)	$7,984.43
989882	1	50	$8,008	(23.82)	$7,984.43
989895	1	50	$8,008	(23.82)	$7,984.43
989896	1	50	$8,008	(23.82)	$7,984.43
989897	1	50	$8,008	(23.82)	$7,984.43
989898	1	50	$8,008	(23.82)	$7,984.43
989877	1	50	$8,008	(23.82)	$7,984.43
989878	1	50	$8,008	(23.82)	$7,984.43
989879	1	50	$8,008	(23.82)	$7,984.43
989861	1	50	$8,008	(23.82)	$7,984.43
989862	1	50	$8,008	(23.82)	$7,984.43
989863	1	50	$8,008	(23.82)	$7,984.43
989864	1	50	$8,008	(23.82)	$7,984.43
989853	1	50	$8,008	(23.82)	$7,984.43
989854	1	50	$8,008	(23.82)	$7,984.43
989855	1	50	$8,008	(23.82)	$7,984.43
989856	1	50	$8,008	(23.82)	$7,984.43
989819	1	50	$8,008	(23.82)	$7,984.43
989820	1	50	$8,008	(23.82)	$7,984.43
989821	1	50	$8,008	(23.82)	$7,984.43
989822	1	50	$8,008	(23.82)	$7,984.43
989841	1	50	$8,008	(23.82)	$7,984.43
989842	1	50	$8,008	(23.82)	$7,984.43
989843	1	50	$8,008	(23.82)	$7,984.43
989830	1	50	$8,008	(23.82)	$7,984.43
989831	1	50	$8,008	(23.82)	$7,984.43
989832	1	50	$8,008	(23.82)	$7,984.43
989833	1	50	$8,008	(23.82)	$7,984.43
989871	1	50	$8,008	(23.82)	$7,984.43
989872	1	50	$8,008	(23.82)	$7,984.43
989873	1	50	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
989909	1	50	$8,008	(23.82)	$7,984.43
989910	1	50	$8,008	(23.82)	$7,984.43
989911	1	50	$8,008	(23.82)	$7,984.43
989919	1	50	$8,008	(23.82)	$7,984.43
989920	1	50	$8,008	(23.82)	$7,984.43
989921	1	50	$8,008	(23.82)	$7,984.43
989906	1	50	$8,008	(23.82)	$7,984.43
989907	1	50	$8,008	(23.82)	$7,984.43
989908	1	50	$8,008	(23.82)	$7,984.43
989823	1	50	$8,008	(23.82)	$7,984.43
989824	1	50	$8,008	(23.82)	$7,984.43
989825	1	50	$8,008	(23.82)	$7,984.43
989846	1	50	$8,008	(23.82)	$7,984.43
989847	1	50	$8,008	(23.82)	$7,984.43
989869	1	50	$8,008	(23.82)	$7,984.43
989870	1	50	$8,008	(23.82)	$7,984.43
989899	1	50	$8,008	(23.82)	$7,984.43
989900	1	50	$8,008	(23.82)	$7,984.43
989883	1	50	$8,008	(23.82)	$7,984.43
989884	1	50	$8,008	(23.82)	$7,984.43
989885	1	50	$8,008	(23.82)	$7,984.43
989886	1	50	$8,008	(23.82)	$7,984.43
989889	1	50	$8,008	(23.82)	$7,984.43
989890	1	50	$8,008	(23.82)	$7,984.43
989891	1	50	$8,008	(23.82)	$7,984.43
989892	1	50	$8,008	(23.82)	$7,984.43
989893	1	50	$8,008	(23.82)	$7,984.43
989894	1	50	$8,008	(23.82)	$7,984.43
992781	1	50	$8,008	(23.82)	$7,984.43
992782	1	50	$8,008	(23.82)	$7,984.43
992790	1	50	$8,008	(23.82)	$7,984.43
992791	1	50	$8,008	(23.82)	$7,984.43
992792	1	50	$8,008	(23.82)	$7,984.43
992797	1	50	$8,008	(23.82)	$7,984.43

Sutton Fields PID II

NIA #2-5 Assessment Roll Summary

2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
992798	1	50	$8,008	(23.82)	$7,984.43
992799	1	50	$8,008	(23.82)	$7,984.43
992810	1	50	$8,008	(23.82)	$7,984.43
992811	1	50	$8,008	(23.82)	$7,984.43
992812	1	50	$8,008	(23.82)	$7,984.43
992813	1	50	$8,008	(23.82)	$7,984.43
992817	1	50	$8,008	(23.82)	$7,984.43
992818	1	50	$8,008	(23.82)	$7,984.43
992819	1	50	$8,008	(23.82)	$7,984.43
992820	1	50	$8,008	(23.82)	$7,984.43
992836	0	0	$0	0.00	$0.00
992837	0	0	$0	0.00	$0.00
992834	1	50	$8,008	(23.82)	$7,984.43
992835	1	50	$8,008	(23.82)	$7,984.43
992827	1	50	$8,008	(23.82)	$7,984.43
992828	1	50	$8,008	(23.82)	$7,984.43
992829	1	50	$8,008	(23.82)	$7,984.43
992830	1	50	$8,008	(23.82)	$7,984.43
992800	1	50	$8,008	(23.82)	$7,984.43
992793	1	50	$8,008	(23.82)	$7,984.43
992794	1	50	$8,008	(23.82)	$7,984.43
992795	1	50	$8,008	(23.82)	$7,984.43
992796	1	50	$8,008	(23.82)	$7,984.43
992821	1	50	$8,008	(23.82)	$7,984.43
992822	1	50	$8,008	(23.82)	$7,984.43
992823	1	50	$8,008	(23.82)	$7,984.43
992824	1	50	$8,008	(23.82)	$7,984.43
992825	1	50	$8,008	(23.82)	$7,984.43
992826	1	50	$8,008	(23.82)	$7,984.43
992787	1	50	$8,008	(23.82)	$7,984.43
992788	1	50	$8,008	(23.82)	$7,984.43
992789	1	50	$8,008	(23.82)	$7,984.43
992807	1	50	$8,008	(23.82)	$7,984.43
992808	1	50	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
992809	1	50	$8,008	(23.82)	$7,984.43
992832	1	50	$8,008	(23.82)	$7,984.43
992833	1	50	$8,008	(23.82)	$7,984.43
992814	1	50	$8,008	(23.82)	$7,984.43
992815	1	50	$8,008	(23.82)	$7,984.43
992816	1	50	$8,008	(23.82)	$7,984.43
992783	1	50	$8,008	(23.82)	$7,984.43
992784	1	50	$8,008	(23.82)	$7,984.43
992785	1	50	$8,008	(23.82)	$7,984.43
992786	1	50	$8,008	(23.82)	$7,984.43
992801	1	50	$8,008	(23.82)	$7,984.43
992802	1	50	$8,008	(23.82)	$7,984.43
992803	1	50	$8,008	(23.82)	$7,984.43
992804	1	50	$8,008	(23.82)	$7,984.43
992805	1	50	$8,008	(23.82)	$7,984.43
992806	1	50	$8,008	(23.82)	$7,984.43
992709	1	50	$8,008	(23.82)	$7,984.43
992710	1	50	$8,008	(23.82)	$7,984.43
992711	1	50	$8,008	(23.82)	$7,984.43
992712	1	50	$8,008	(23.82)	$7,984.43
992720	1	50	$8,008	(23.82)	$7,984.43
992721	1	50	$8,008	(23.82)	$7,984.43
992722	1	50	$8,008	(23.82)	$7,984.43
992723	1	50	$8,008	(23.82)	$7,984.43
992729	1	50	$8,008	(23.82)	$7,984.43
992730	1	50	$8,008	(23.82)	$7,984.43
992731	1	50	$8,008	(23.82)	$7,984.43
992732	1	50	$8,008	(23.82)	$7,984.43
992702	1	50	$8,008	(23.82)	$7,984.43
992738	1	50	$8,008	(23.82)	$7,984.43
992739	1	50	$8,008	(23.82)	$7,984.43
992740	1	50	$8,008	(23.82)	$7,984.43
992741	1	50	$8,008	(23.82)	$7,984.43
992742	1	50	$8,008	(23.82)	$7,984.43

Sutton Fields PID II

NIA #2-5 Assessment Roll Summary

2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
992749	1	50	$8,008	(23.82)	$7,984.43
992750	1	50	$8,008	(23.82)	$7,984.43
992751	1	50	$8,008	(23.82)	$7,984.43
992755	1	50	$8,008	(23.82)	$7,984.43
992756	1	50	$8,008	(23.82)	$7,984.43
992757	1	50	$8,008	(23.82)	$7,984.43
992758	1	50	$8,008	(23.82)	$7,984.43
992763	1	50	$8,008	(23.82)	$7,984.43
992764	1	50	$8,008	(23.82)	$7,984.43
992765	1	50	$8,008	(23.82)	$7,984.43
992766	1	50	$8,008	(23.82)	$7,984.43
992772	1	50	$8,008	(23.82)	$7,984.43
992773	1	50	$8,008	(23.82)	$7,984.43
992777	0	0	$0	0.00	$0.00
992778	1	50	$8,008	(23.82)	$7,984.43
992779	1	50	$8,008	(23.82)	$7,984.43
992780	1	50	$8,008	(23.82)	$7,984.43
992774	1	50	$8,008	(23.82)	$7,984.43
992775	1	50	$8,008	(23.82)	$7,984.43
992776	1	50	$8,008	(23.82)	$7,984.43
992759	1	50	$8,008	(23.82)	$7,984.43
992760	1	50	$8,008	(23.82)	$7,984.43
992761	1	50	$8,008	(23.82)	$7,984.43
992762	1	50	$8,008	(23.82)	$7,984.43
992745	1	50	$8,008	(23.82)	$7,984.43
992746	1	50	$8,008	(23.82)	$7,984.43
992747	1	50	$8,008	(23.82)	$7,984.43
992748	1	50	$8,008	(23.82)	$7,984.43
992703	1	50	$8,008	(23.82)	$7,984.43
992704	1	50	$8,008	(23.82)	$7,984.43
992705	1	50	$8,008	(23.82)	$7,984.43
992733	1	50	$8,008	(23.82)	$7,984.43
992734	1	50	$8,008	(23.82)	$7,984.43
992735	1	50	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
992736	1	50	$8,008	(23.82)	$7,984.43
992737	1	50	$8,008	(23.82)	$7,984.43
992724	1	50	$8,008	(23.82)	$7,984.43
992725	1	50	$8,008	(23.82)	$7,984.43
992726	1	50	$8,008	(23.82)	$7,984.43
992713	1	50	$8,008	(23.82)	$7,984.43
992714	1	50	$8,008	(23.82)	$7,984.43
992715	1	50	$8,008	(23.82)	$7,984.43
992716	1	50	$8,008	(23.82)	$7,984.43
992771	1	50	$8,008	(23.82)	$7,984.43
992717	1	50	$8,008	(23.82)	$7,984.43
992718	1	50	$8,008	(23.82)	$7,984.43
992719	1	50	$8,008	(23.82)	$7,984.43
992727	1	50	$8,008	(23.82)	$7,984.43
992728	1	50	$8,008	(23.82)	$7,984.43
992706	1	50	$8,008	(23.82)	$7,984.43
992707	1	50	$8,008	(23.82)	$7,984.43
992708	1	50	$8,008	(23.82)	$7,984.43
992743	1	50	$8,008	(23.82)	$7,984.43
992744	1	50	$8,008	(23.82)	$7,984.43
992752	1	50	$8,008	(23.82)	$7,984.43
992753	1	50	$8,008	(23.82)	$7,984.43
992754	1	50	$8,008	(23.82)	$7,984.43
992767	1	50	$8,008	(23.82)	$7,984.43
992768	1	50	$8,008	(23.82)	$7,984.43
992769	1	50	$8,008	(23.82)	$7,984.43
992770	1	50	$8,008	(23.82)	$7,984.43
991794	1	60	$8,008	(23.82)	$7,984.43
991795	1	60	$8,008	(23.82)	$7,984.43
991796	1	60	$8,008	(23.82)	$7,984.43
991797	1	60	$8,008	(23.82)	$7,984.43
991798	1	60	$8,008	(23.82)	$7,984.43
991799	1	60	$8,008	(23.82)	$7,984.43
991800	1	60	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
991801	1	60	$8,008	(23.82)	$7,984.43
991802	1	60	$8,008	(23.82)	$7,984.43
991803	1	60	$8,008	(23.82)	$7,984.43
991804	1	60	$8,008	(23.82)	$7,984.43
991805	1	60	$8,008	(23.82)	$7,984.43
991806	1	60	$8,008	(23.82)	$7,984.43
991807	1	60	$8,008	(23.82)	$7,984.43
991808	1	60	$8,008	(23.82)	$7,984.43
991809	1	60	$8,008	(23.82)	$7,984.43
991810	1	60	$8,008	(23.82)	$7,984.43
991811	1	60	$8,008	(23.82)	$7,984.43
991812	1	60	$8,008	(23.82)	$7,984.43
991813	1	60	$8,008	(23.82)	$7,984.43
991814	1	60	$8,008	(23.82)	$7,984.43
991815	1	60	$8,008	(23.82)	$7,984.43
991816	1	60	$8,008	(23.82)	$7,984.43
991817	1	60	$8,008	(23.82)	$7,984.43
991818	1	60	$8,008	(23.82)	$7,984.43
991819	1	60	$8,008	(23.82)	$7,984.43
991820	1	60	$8,008	(23.82)	$7,984.43
991821	0	0	$0	0.00	$0.00
991822	1	60	$8,008	(23.82)	$7,984.43
991823	1	60	$8,008	(23.82)	$7,984.43
991824	1	60	$8,008	(23.82)	$7,984.43
991825	1	60	$8,008	(23.82)	$7,984.43
991826	1	60	$8,008	(23.82)	$7,984.43
991827	1	60	$8,008	(23.82)	$7,984.43
991828	1	60	$8,008	(23.82)	$7,984.43
991829	1	60	$8,008	(23.82)	$7,984.43
991830	0	0	$0	0.00	$0.00
991831	1	60	$8,008	(23.82)	$7,984.43
991832	1	60	$8,008	(23.82)	$7,984.43
991833	1	60	$8,008	(23.82)	$7,984.43
991834	1	60	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
991835	1	60	$8,008	(23.82)	$7,984.43
991836	1	60	$8,008	(23.82)	$7,984.43
991837	1	60	$8,008	(23.82)	$7,984.43
991838	1	60	$8,008	(23.82)	$7,984.43
991839	1	60	$8,008	(23.82)	$7,984.43
991840	1	60	$8,008	(23.82)	$7,984.43
991841	1	60	$8,008	(23.82)	$7,984.43
991842	1	60	$8,008	(23.82)	$7,984.43
991843	1	60	$8,008	(23.82)	$7,984.43
991844	1	60	$8,008	(23.82)	$7,984.43
991845	1	60	$8,008	(23.82)	$7,984.43
991846	1	60	$8,008	(23.82)	$7,984.43
991847	1	60	$8,008	(23.82)	$7,984.43
991848	1	60	$8,008	(23.82)	$7,984.43
991849	1	60	$8,008	(23.82)	$7,984.43
991850	1	60	$8,008	(23.82)	$7,984.43
991851	1	60	$8,008	(23.82)	$7,984.43
991852	1	60	$8,008	(23.82)	$7,984.43
991853	1	60	$8,008	(23.82)	$7,984.43
991854	1	60	$8,008	(23.82)	$7,984.43
991855	1	60	$8,008	(23.82)	$7,984.43
991856	1	60	$8,008	(23.82)	$7,984.43
991857	1	60	$8,008	(23.82)	$7,984.43
991858	1	60	$8,008	(23.82)	$7,984.43
991859	1	60	$8,008	(23.82)	$7,984.43
991860	1	60	$8,008	(23.82)	$7,984.43
991861	1	60	$8,008	(23.82)	$7,984.43
991862	1	60	$8,008	(23.82)	$7,984.43
991863	1	60	$8,008	(23.82)	$7,984.43
991864	1	60	$8,008	(23.82)	$7,984.43
991865	1	60	$8,008	(23.82)	$7,984.43
991866	1	60	$8,008	(23.82)	$7,984.43
991867	1	60	$8,008	(23.82)	$7,984.43
991868	1	60	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
991869	1	60	$8,008	(23.82)	$7,984.43
991870	1	60	$8,008	(23.82)	$7,984.43
991871	0	0	$0	0.00	$0.00
991872	1	60	$8,008	(23.82)	$7,984.43
991873	1	60	$8,008	(23.82)	$7,984.43
991874	1	60	$8,008	(23.82)	$7,984.43
991875	1	60	$8,008	(23.82)	$7,984.43
991876	1	60	$8,008	(23.82)	$7,984.43
991877	1	60	$8,008	(23.82)	$7,984.43
991878	1	60	$8,008	(23.82)	$7,984.43
991879	1	60	$8,008	(23.82)	$7,984.43
991880	1	60	$8,008	(23.82)	$7,984.43
991881	1	60	$8,008	(23.82)	$7,984.43
991882	1	60	$8,008	(23.82)	$7,984.43
991883	1	60	$8,008	(23.82)	$7,984.43
1016233	1	60	$8,008	(23.82)	$7,984.43
1016234	1	60	$8,008	(23.82)	$7,984.43
1016238	1	60	$8,008	(23.82)	$7,984.43
1016239	1	60	$8,008	(23.82)	$7,984.43
1016242	1	60	$8,008	(23.82)	$7,984.43
1016243	1	60	$8,008	(23.82)	$7,984.43
1016244	1	60	$8,008	(23.82)	$7,984.43
1016245	1	70	$8,008	(23.82)	$7,984.43
1016250	1	60	$8,008	(23.82)	$7,984.43
1016251	1	60	$8,008	(23.82)	$7,984.43
1016252	1	60	$8,008	(23.82)	$7,984.43
1016253	1	60	$8,008	(23.82)	$7,984.43
1016254	1	60	$8,008	(23.82)	$7,984.43
1016255	1	60	$8,008	(23.82)	$7,984.43
1016256	1	60	$8,008	(23.82)	$7,984.43
1016257	1	60	$8,008	(23.82)	$7,984.43
1016258	1	60	$8,008	(23.82)	$7,984.43
1016259	1	70	$8,008	(23.82)	$7,984.43
1016260	1	70	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
1016261	1	60	$8,008	(23.82)	$7,984.43
1016262	1	60	$8,008	(23.82)	$7,984.43
1016263	1	60	$8,008	(23.82)	$7,984.43
1016264	1	60	$8,008	(23.82)	$7,984.43
1016270	1	60	$8,008	(23.82)	$7,984.43
1016271	1	60	$8,008	(23.82)	$7,984.43
1016272	1	60	$8,008	(23.82)	$7,984.43
1016273	1	70	$8,008	(23.82)	$7,984.43
1016274	0	0	$0	0.00	$0.00
1016266	1	60	$8,008	(23.82)	$7,984.43
1016267	1	60	$8,008	(23.82)	$7,984.43
1016268	1	60	$8,008	(23.82)	$7,984.43
1016284	1	60	$8,008	(23.82)	$7,984.43
1016291	1	50	$8,008	(23.82)	$7,984.43
1016269	1	60	$8,008	(23.82)	$7,984.43
1016265	1	60	$8,008	(23.82)	$7,984.43
1016240	1	60	$8,008	(23.82)	$7,984.43
1016241	1	60	$8,008	(23.82)	$7,984.43
1016235	1	60	$8,008	(23.82)	$7,984.43
1016236	1	60	$8,008	(23.82)	$7,984.43
1016237	1	60	$8,008	(23.82)	$7,984.43
1016232	1	70	$8,008	(23.82)	$7,984.43
1016246	1	70	$8,008	(23.82)	$7,984.43
1016247	1	60	$8,008	(23.82)	$7,984.43
1016248	1	60	$8,008	(23.82)	$7,984.43
1016249	1	60	$8,008	(23.82)	$7,984.43
1016285	1	50	$8,008	(23.82)	$7,984.43
1016286	1	50	$8,008	(23.82)	$7,984.43
1016287	1	50	$8,008	(23.82)	$7,984.43
1016288	1	50	$8,008	(23.82)	$7,984.43
1016289	1	50	$8,008	(23.82)	$7,984.43
1016290	1	50	$8,008	(23.82)	$7,984.43
1016275	1	50	$8,008	(23.82)	$7,984.43
1016276	1	50	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
1016277	1	50	$8,008	(23.82)	$7,984.43
1016278	1	60	$8,008	(23.82)	$7,984.43
1016279	1	60	$8,008	(23.82)	$7,984.43
1016280	1	60	$8,008	(23.82)	$7,984.43
1016281	1	60	$8,008	(23.82)	$7,984.43
1016282	1	60	$8,008	(23.82)	$7,984.43
1016283	1	60	$8,008	(23.82)	$7,984.43
1016292	1	50	$8,008	(23.82)	$7,984.43
1016293	1	50	$8,008	(23.82)	$7,984.43
1016294	1	50	$8,008	(23.82)	$7,984.43
1016295	1	60	$8,008	(23.82)	$7,984.43
1016296	1	50	$8,008	(23.82)	$7,984.43
1016297	1	50	$8,008	(23.82)	$7,984.43
1016298	1	50	$8,008	(23.82)	$7,984.43
1016299	1	50	$8,008	(23.82)	$7,984.43
1016300	1	50	$8,008	(23.82)	$7,984.43
1016301	1	50	$8,008	(23.82)	$7,984.43
1016302	1	50	$8,008	(23.82)	$7,984.43
1016303	1	60	$8,008	(23.82)	$7,984.43
1016304	1	60	$8,008	(23.82)	$7,984.43
1016305	1	50	$8,008	(23.82)	$7,984.43
1016306	1	50	$8,008	(23.82)	$7,984.43
1016307	1	50	$8,008	(23.82)	$7,984.43
1016308	1	50	$8,008	(23.82)	$7,984.43
1016309	1	50	$8,008	(23.82)	$7,984.43
1016310	1	50	$8,008	(23.82)	$7,984.43
1016311	1	50	$8,008	(23.82)	$7,984.43
1016312	1	60	$8,008	(23.82)	$7,984.43
1016313	1	60	$8,008	(23.82)	$7,984.43
1016314	1	50	$8,008	(23.82)	$7,984.43
1016315	1	50	$8,008	(23.82)	$7,984.43
1016316	1	50	$8,008	(23.82)	$7,984.43
1016317	1	50	$8,008	(23.82)	$7,984.43
1016318	1	50	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
1016319	1	50	$8,008	(23.82)	$7,984.43
1016320	1	50	$8,008	(23.82)	$7,984.43
1016321	1	60	$8,008	(23.82)	$7,984.43
1016331	1	60	$8,008	(23.82)	$7,984.43
1016332	1	60	$8,008	(23.82)	$7,984.43
1016333	1	60	$8,008	(23.82)	$7,984.43
1016334	1	70	$8,008	(23.82)	$7,984.43
1016335	0	0	$0	0.00	$0.00
1016336	1	70	$8,008	(23.82)	$7,984.43
1016337	1	60	$8,008	(23.82)	$7,984.43
1016338	1	60	$8,008	(23.82)	$7,984.43
1016339	1	60	$8,008	(23.82)	$7,984.43
1016340	1	60	$8,008	(23.82)	$7,984.43
1016341	1	60	$8,008	(23.82)	$7,984.43
1016342	1	60	$8,008	(23.82)	$7,984.43
1016343	1	60	$8,008	(23.82)	$7,984.43
1016344	1	60	$8,008	(23.82)	$7,984.43
1016345	1	60	$8,008	(23.82)	$7,984.43
1016346	1	60	$8,008	(23.82)	$7,984.43
1016347	1	60	$8,008	(23.82)	$7,984.43
1016348	0	0	$0	0.00	$0.00
1016349	1	60	$8,008	(23.82)	$7,984.43
1016350	1	60	$8,008	(23.82)	$7,984.43
1016322	1	70	$8,008	(23.82)	$7,984.43
1016323	1	60	$8,008	(23.82)	$7,984.43
1016324	1	60	$8,008	(23.82)	$7,984.43
1016325	1	60	$8,008	(23.82)	$7,984.43
1016326	1	60	$8,008	(23.82)	$7,984.43
1016327	1	60	$8,008	(23.82)	$7,984.43
1016328	1	60	$8,008	(23.82)	$7,984.43
1016329	1	60	$8,008	(23.82)	$7,984.43
1016330	1	60	$8,008	(23.82)	$7,984.43
HOA	0	0	$0	0.00	$0.00
Total	**1,831**		**$14,615,464**	**(43,464.22)**	**$14,572,000**

APPENDIX G
NEIGHBORHOOD IMPROVEMENT AREA #2 ASSESSMENT ROLL

Appendix G
Neighborhood Improvement Area #2 Assessment Roll

Parcel(s)	**134236**
Assessment	**$1,905,000**

Year[1]	Principal	Interest[2]	Total Debt Service	Administrative Expenses[3]	Delinquency and Prepayment Reserve	Annual Installment[4]
9/1/2020	$0	$119,063	$119,063	$25,500	$0	$144,563
9/1/2021	$5,000	$80,831	$85,831	$20,096	$8,350	$114,277
9/1/2022	$5,000	$80,625	$85,625	$20,498	$8,325	$114,448
9/1/2023	$5,000	$80,419	$85,419	$20,908	$8,300	$114,627
9/1/2024	$5,000	$80,213	$85,213	$21,326	$8,275	$114,814
9/1/2025	$5,000	$80,006	$85,006	$21,753	$8,250	$115,009
9/1/2026	$5,000	$79,800	$84,800	$22,188	$8,225	$115,213
9/1/2027	$5,000	$79,594	$84,594	$22,631	$8,200	$115,425
9/1/2028	$5,000	$79,388	$84,388	$23,084	$8,175	$115,647
9/1/2029	$5,000	$79,181	$84,181	$23,546	$8,150	$115,877
9/1/2030	$5,000	$78,975	$83,975	$24,017	$8,125	$116,117
9/1/2031	$5,000	$78,769	$83,769	$24,497	$8,100	$116,366
9/1/2032	$5,000	$78,563	$83,563	$24,987	$8,075	$116,625
9/1/2033	$5,000	$78,356	$83,356	$25,487	$8,050	$116,893
9/1/2034	$5,000	$78,150	$83,150	$25,996	$8,025	$117,171
9/1/2035	$5,000	$77,944	$82,944	$26,516	$8,000	$117,460
9/1/2036	$5,000	$77,738	$82,738	$27,047	$7,975	$117,760
9/1/2037	$5,000	$77,531	$82,531	$27,588	$7,950	$118,069
9/1/2038	$10,000	$77,325	$87,325	$28,139	$7,925	$123,389
9/1/2039	$10,000	$76,913	$86,913	$28,702	$7,875	$123,490
9/1/2040	$10,000	$76,500	$86,500	$29,276	$7,825	$123,601
9/1/2041	$165,000	$76,075	$241,075	$29,862	$7,775	$278,712
9/1/2042	$175,000	$69,063	$244,063	$30,459	$6,950	$281,472
9/1/2043	$180,000	$61,625	$241,625	$31,068	$6,075	$278,768
9/1/2044	$190,000	$53,975	$243,975	$31,689	$5,175	$280,839
9/1/2045	$200,000	$45,900	$245,900	$32,323	$4,225	$282,448
9/1/2046	$205,000	$37,400	$242,400	$32,970	$3,225	$278,595
9/1/2047	$215,000	$28,688	$243,688	$33,629	$2,200	$279,517
9/1/2048	$225,000	$19,550	$244,550	$34,302	$1,125	$279,977
9/1/2049	$235,000	$9,988	$244,988	$34,988	$2,300	$282,276
Total	**$1,905,000**	**$2,098,144**	**$4,003,144**	**$805,072**	**$201,225**	**$5,009,441**

[1]The 9/1/XX dates represent the fiscal year end for the bonds, and the installments are due on the immediately prior January 31st

[2]Interest rate is 4.125% through 2039 and 4.250% thereafter.

[3]Preliminary estimate, will be updated in Annual Service Plan Updates.

[4]The 9/1/2020 Annual Installments were calculated and billed under the Neighborhood Improvement Area #2 Reimbursement Agreement.

Sutton Fields PID II
NIA #2 Assessment Roll
2023-24

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
740806	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740807	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740808	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740809	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740810	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740811	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740812	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740813	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740814	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740815	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740816	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740817	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740818	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740819	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740820	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740821	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740822	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740823	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740824	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740825	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740826	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740827	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740828	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740829	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740830	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740831	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740832	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740833	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740834	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740835	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740836	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740837	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740838	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740839	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740840	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740841	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740842	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740843	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740844	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740845	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740846	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740847	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740848	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740849	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740850	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740851	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740852	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740853	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740854	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740855	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740856	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740857	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740858	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740859	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740860	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740861	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740862	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740863	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740864	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740865	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740866	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740867	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37

Sutton Fields PID II
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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
740868	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740869	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740870	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740871	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740872	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740873	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740874	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740875	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740876	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740877	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740878	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740879	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740880	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740881	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740882	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740883	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740884	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740885	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740886	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740887	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740888	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740889	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740890	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740891	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740892	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740893	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740894	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740895	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740896	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740897	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740898	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740899	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740900	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740901	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740902	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740903	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740904	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740905	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740906	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740907	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740908	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740909	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740910	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740911	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740912	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740913	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740914	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740915	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740916	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740917	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740918	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740919	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740920	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740921	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740922	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740923	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740924	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740925	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740926	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740927	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740928	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26

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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
740929	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740930	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740931	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740932	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740933	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740934	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740935	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740936	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740937	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740938	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740939	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740940	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740941	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740942	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740943	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740944	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740945	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740946	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740947	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740948	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740949	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740950	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740951	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740952	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740953	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740954	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740955	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740956	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740957	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740958	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740959	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740960	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740961	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740962	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740963	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740964	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740965	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740966	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740967	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740968	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740969	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740970	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740971	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740972	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740973	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740974	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740975	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740976	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
Total	**162**		**$1,890,000**	**100.00%**	**$5,000.00**	**$76,319.31**	**$15,017.11**	**$9,450.00**	**$105,786.42**

APPENDIX H
NEIGHBORHOOD IMPROVEMENT AREA #3 ASSESSMENT ROLL

Appendix H
Neighborhood Improvement Area #3 Assessment Roll

Parcel(s)	**52810, 52744, 52760, 52721**
Assessment	**$4,450,000**

Year[1]	Principal	Interest[2]	Total Debt Service	Administrative Expenses[3]	Delinquency and Prepayment Reserve	Annual Installment[4]
9/1/2020	$0	$171,967	$171,967	$25,000	$0	$196,967
9/1/2021	$0	$188,744	$188,744	$35,000	$22,250	$245,994
9/1/2022	$15,000	$188,744	$203,744	$35,700	$22,250	$261,694
9/1/2023	$15,000	$188,125	$203,125	$36,414	$22,175	$261,714
9/1/2024	$15,000	$187,506	$202,506	$37,142	$22,100	$261,749
9/1/2025	$15,000	$186,888	$201,888	$37,885	$22,025	$261,798
9/1/2026	$15,000	$186,269	$201,269	$38,643	$21,950	$261,862
9/1/2027	$15,000	$185,650	$200,650	$39,416	$21,875	$261,941
9/1/2028	$15,000	$185,031	$200,031	$40,204	$21,800	$262,035
9/1/2029	$15,000	$184,413	$199,413	$41,008	$21,725	$262,146
9/1/2030	$15,000	$183,794	$198,794	$41,828	$21,650	$262,272
9/1/2031	$15,000	$183,175	$198,175	$42,665	$21,575	$262,415
9/1/2032	$15,000	$182,556	$197,556	$43,518	$21,500	$262,574
9/1/2033	$20,000	$181,938	$201,938	$44,388	$21,425	$267,751
9/1/2034	$20,000	$181,113	$201,113	$45,276	$21,325	$267,714
9/1/2035	$20,000	$180,288	$200,288	$46,182	$21,225	$267,694
9/1/2036	$20,000	$179,463	$199,463	$47,105	$21,125	$267,693
9/1/2037	$20,000	$178,638	$198,638	$48,047	$21,025	$267,710
9/1/2038	$20,000	$177,813	$197,813	$49,008	$20,925	$267,746
9/1/2039	$20,000	$176,988	$196,988	$49,989	$20,825	$267,801
9/1/2040	$25,000	$176,163	$201,163	$50,988	$20,725	$272,876
9/1/2041	$385,000	$175,100	$560,100	$52,008	$20,600	$632,708
9/1/2042	$400,000	$158,738	$558,738	$53,048	$18,675	$630,461
9/1/2043	$415,000	$141,738	$556,738	$54,109	$16,675	$627,522
9/1/2044	$435,000	$124,100	$559,100	$55,191	$14,600	$628,891
9/1/2045	$455,000	$105,613	$560,613	$56,295	$12,425	$629,333
9/1/2046	$475,000	$86,275	$561,275	$57,421	$10,150	$628,846
9/1/2047	$495,000	$66,088	$561,088	$58,570	$7,775	$627,432
9/1/2048	$520,000	$45,050	$565,050	$59,741	$5,300	$630,091
9/1/2049	$540,000	$22,950	$562,950	$60,936	$2,700	$626,586
Total	**$4,450,000**	**$4,760,910**	**$9,210,910**	**$1,382,728**	**$540,375**	**$11,134,014**

[1]The 9/1/XX dates represent the fiscal year end for the bonds, and the installments are due on the immediately prior January 31st

[2]Interest rate is 4.125% through 2039 and 4.250% thereafter.

[3]Preliminary estimate, will be updated in Annual Service Plan Updates.

[4]Does not include capitalized interest.

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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
757500	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
757494	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757493	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757492	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757491	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757490	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757489	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
757488	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757487	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757486	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757485	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757484	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757483	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757482	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757481	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757480	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757479	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757478	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757477	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757476	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757475	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757474	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757473	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
757472	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757471	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757470	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757469	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757468	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
757467	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757466	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757465	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757464	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757463	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757462	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757461	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757460	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757459	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757458	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757457	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
757456	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757455	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757454	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757453	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757452	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757451	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757450	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757449	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757448	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757447	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757446	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757445	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757444	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757443	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757442	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757441	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757440	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757439	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757438	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757437	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757436	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757435	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757434	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757433	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757432	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757431	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81

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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
757430	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757429	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757428	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757427	1	50	$5,738	0.13%	$19.74	$243.43	$44.06	$17.18	$324.40
995222		50	$5,738	0.13%	$19.74	$243.43	$44.06	$17.18	$324.40
757426	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757425	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757424	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757423	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757422	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757421	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757420	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757419	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757418	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757417	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757416	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757415	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
4595430	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757413	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757412	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757411	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757410	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757409	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757408	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757407	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757406	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757405	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757404	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757403	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757402	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757401	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757400	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757399	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757398	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757397	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757396	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757395	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757394	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757393	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757392	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757391	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769773	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
769772	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
769765	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
769764	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
769763	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769762	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769761	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769760	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769759	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769758	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769757	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769756	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769755	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769754	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769753	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769752	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769751	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769750	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769749	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769748	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769747	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769746	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769745	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769744	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54

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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
769743	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769742	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769741	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769740	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769739	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769738	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769737	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769736	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769735	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769734	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769733	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769732	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769731	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769730	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769729	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769728	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769727	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769726	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769725	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769724	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769723	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769722	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769721	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769720	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769719	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769718	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769717	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769716	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769715	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769714	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769713	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769712	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769711	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769710	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769709	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769708	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769707	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769706	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769704	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769703	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769702	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769701	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769700	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769699	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769698	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769697	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769696	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769695	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769694	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769693	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769692	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769691	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769690	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769689	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769688	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769687	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769686	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769685	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769684	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769683	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769682	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769681	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769680	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769679	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769678	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81

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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
769677	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769676	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769675	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769674	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769673	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769672	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769671	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769670	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769669	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769668	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769667	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769666	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769665	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769664	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769663	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769662	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
769661	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769660	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769659	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769658	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769657	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769656	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769655	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769654	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769653	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769652	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769651	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769650	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769649	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769648	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769647	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769646	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769645	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769644	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769643	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769642	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769641	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769640	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769639	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769638	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769637	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769636	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769635	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769634	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769633	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769632	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769631	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769630	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769629	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769628	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769627	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769626	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769625	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769624	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769623	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769622	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769621	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769620	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769619	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769618	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769617	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769616	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769615	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769614	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769613	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81

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769612	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769611	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769610	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769609	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769608	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769607	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769606	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769605	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769604	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769603	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769602	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769601	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769600	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769599	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769598	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769597	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769596	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769595	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769594	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769593	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769592	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769591	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769590	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769589	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769588	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769587	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769586	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769585	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769584	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769583	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769582	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769581	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769580	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769579	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769578	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769577	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769576	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769575	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769574	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769573	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769572	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769571	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769570	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769569	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769568	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769567	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769566	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769565	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769564	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769563	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769562	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769561	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769560	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769559	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769558	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769557	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769556	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769555	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769554	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769553	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769552	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769551	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769550	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769549	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769548	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81

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769547	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769546	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769545	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769544	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769543	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769542	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769541	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769540	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769539	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769538	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769537	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769536	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769535	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769534	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769533	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769532	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769531	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769529	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769528	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769527	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769526	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769525	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769524	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769523	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769522	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769521	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769520	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769519	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769518	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769517	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769516	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769515	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769514	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769513	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769512	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769511	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769510	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769509	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769508	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769507	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769506	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769505	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769504	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769503	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769502	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769501	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769500	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769499	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769498	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769497	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
Total	**364**		**$4,360,778.89**	**100.00%**	**$15,000.00**	**$184,993.97**	**$33,482.89**	**$13,056.23**	**$246,533.09**

APPENDIX I
NEIGHBORHOOD IMPROVEMENT AREA #4 ASSESSMENT ROLL

Appendix I
Neighborhood Improvement Area #4 Assessment Roll

Parcel(s)	**751232, 751234, 134236**
Assessment	**$4,000,000**

Year[1]	Principal	Interest[2]	Total Debt Service	Administrative Expenses[3]	Delinquency and Prepayment Reserve	Capitalized Interest	Annual Installment
9/1/2021	$0	$152,167	$152,167	$0	$0	($152,167)	$0
9/1/2022	$5,000	$185,000	$190,000	$35,000	$20,000	$0	$245,000
9/1/2023	$5,000	$184,769	$189,769	$35,700	$19,975	$0	$245,444
9/1/2024	$5,000	$184,538	$189,538	$36,414	$19,950	$0	$245,902
9/1/2025	$5,000	$184,306	$189,306	$37,142	$19,925	$0	$246,374
9/1/2026	$5,000	$184,075	$189,075	$37,885	$19,900	$0	$246,860
9/1/2027	$5,000	$183,844	$188,844	$38,643	$19,875	$0	$247,362
9/1/2028	$5,000	$183,613	$188,613	$39,416	$19,850	$0	$247,878
9/1/2029	$5,000	$183,381	$188,381	$40,204	$19,825	$0	$248,410
9/1/2030	$5,000	$183,150	$188,150	$41,008	$19,800	$0	$248,958
9/1/2031	$5,000	$182,919	$187,919	$41,828	$19,775	$0	$249,522
9/1/2032	$5,000	$182,688	$187,688	$42,665	$19,750	$0	$250,102
9/1/2033	$5,000	$182,456	$187,456	$43,518	$19,725	$0	$250,699
9/1/2034	$5,000	$182,225	$187,225	$44,388	$19,700	$0	$251,313
9/1/2035	$5,000	$181,994	$186,994	$45,276	$19,675	$0	$251,945
9/1/2036	$5,000	$181,763	$186,763	$46,182	$19,650	$0	$252,594
9/1/2037	$5,000	$181,531	$186,531	$47,105	$19,625	$0	$253,262
9/1/2038	$5,000	$181,300	$186,300	$48,047	$19,600	$0	$253,947
9/1/2039	$5,000	$181,069	$186,069	$49,008	$19,575	$0	$254,652
9/1/2040	$5,000	$180,838	$185,838	$49,989	$19,550	$0	$255,376
9/1/2041	$320,000	$180,606	$500,606	$50,988	$19,525	$0	$571,120
9/1/2042	$335,000	$165,806	$500,806	$52,008	$17,925	$0	$570,739
9/1/2043	$350,000	$150,313	$500,313	$53,048	$16,250	$0	$569,611
9/1/2044	$365,000	$134,125	$499,125	$54,109	$14,500	$0	$567,734
9/1/2045	$380,000	$117,244	$497,244	$55,191	$12,675	$0	$565,110
9/1/2046	$395,000	$99,669	$494,669	$56,295	$10,775	$0	$561,739
9/1/2047	$410,000	$81,400	$491,400	$57,421	$8,800	$0	$557,621
9/1/2048	$430,000	$62,438	$492,438	$58,570	$6,750	$0	$557,757
9/1/2049	$450,000	$42,550	$492,550	$59,741	$4,600	$0	$556,891
9/1/2050	$470,000	$21,738	$491,738	$60,936	$2,350	$0	$555,023
Total	**$4,000,000**	**$4,683,511**	**$8,683,511**	**$1,357,728**	**$489,875**	**($152,167)**	**$10,378,947**

[1]The 9/1/XX dates represent the fiscal year end for the bonds, and the installments are due on the immediately prior January 31st.

[2]Interest rate is 4.125%.

[3]Preliminary estimate, will be updated in Annual Service Plan Updates.

Sutton Fields PID II
NIA #4 Assessment Roll
2023-24

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
964952	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
964953	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
964954	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
964955	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
964956	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964957	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964958	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964959	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964960	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964961	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964962	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964963	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964964	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964965	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964966	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964967	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964968	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964969	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964970	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964971	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964972	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964973	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964974	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964975	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964976	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964977	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964978	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964979	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964980	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964981	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964982	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964983	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964984	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964985	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964986	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964987	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964988	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964989	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964990	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964991	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964992	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964993	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964994	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964995	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964996	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964997	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964998	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964999	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965000	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965001	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965002	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965003	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965004	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965005	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965006	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965007	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965008	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965009	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965010	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965011	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965012	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965013	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965014	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41

Sutton Fields PID II
NIA #4 Assessment Roll
2023-24

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
965015	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965016	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965017	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965018	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965019	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965020	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965021	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965023	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965024	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965025	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965026	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965027	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965028	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965029	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965030	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965031	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965032	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965033	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965034	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965035	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965036	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965037	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965038	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965039	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965040	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965041	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965042	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965043	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965044	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965045	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965046	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965047	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965048	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965049	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965050	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965051	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965052	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965053	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965054	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965055	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965056	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965058	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965059	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965060	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965061	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965062	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965063	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965064	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965065	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965066	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965067	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965068	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965069	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965070	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965071	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965072	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965073	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965074	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965075	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965076	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965077	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965078	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965079	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88

Sutton Fields PID II
NIA #4 Assessment Roll
2023-24

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
965080	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965081	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965082	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965083	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965084	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965085	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965086	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965087	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965088	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965089	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965090	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965091	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965092	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965093	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965094	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965095	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965096	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965097	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965098	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965099	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965100	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965101	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965102	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965103	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965104	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965105	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965106	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965107	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965108	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965109	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965110	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965111	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965112	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965113	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965114	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965115	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965116	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965117	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965118	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965119	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965120	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965121	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965122	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965123	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965124	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965125	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965126	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972792	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972793	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972794	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972795	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972796	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972797	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972798	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972799	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972800	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972801	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972802	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972803	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972804	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972805	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972806	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972807	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41

Sutton Fields PID II
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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
972808	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972809	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972810	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972811	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972812	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972813	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972814	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972815	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972816	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972817	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972818	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972819	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972820	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972821	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972822	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972823	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972824	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972825	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972826	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972827	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972828	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972829	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972830	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972831	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972832	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972833	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972834	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972835	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972836	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972837	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972838	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972839	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972840	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972841	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972842	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972843	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972844	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972845	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972846	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972847	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972848	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972849	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972850	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972851	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972852	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972853	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972854	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972855	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972856	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972857	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972858	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972859	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972860	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972861	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972862	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972863	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972864	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972865	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972866	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972867	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972868	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972869	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972870	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88

Sutton Fields PID II
NIA #4 Assessment Roll
2023-24

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
972871	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972872	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972873	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972874	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972875	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972876	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972877	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972878	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972879	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972880	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972881	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972882	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972883	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972884	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972885	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972886	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972887	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972888	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972889	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972890	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972891	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972892	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972893	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972894	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972895	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972896	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972897	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972898	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972899	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972900	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972901	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972902	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972903	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972904	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972905	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972906	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972907	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972908	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972909	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972910	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972911	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972912	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972913	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972914	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972915	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972916	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972917	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972918	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972919	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972920	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972921	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972922	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972923	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972924	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972925	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972926	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972927	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972928	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972929	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972930	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972931	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972932	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972933	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41

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NIA #4 Assessment Roll
2023-24

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
972934	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972935	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972936	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972937	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**305**		**$3,990,000.00**	**100.00%**	**$5,000.00**	**$156,656.68**	**$37,500.00**	**$19,950.00**	**$219,106.68**

APPENDIX J-1
COMBINED NEIGHBORHOOD IMPROVEMENT AREA #5A AND NEIGHBORHOOD IMPROVEMENT AREA #5B ASSESSMENT ROLL

Appendix J-1

Combined Neighborhood Improvement Area #5A and Neighborhood Improvement Area #5B Assessment Roll

Parcel(s)	**Various**
Assessment	**$20,784,000**

Year[1]	Principal	Interest[2]	Total Debt Service	Administrative Expenses[3]	Delinquency and Prepayment Reserve	Capitalized Interest	Annual Installment
9/30/2022	$0	$503,387	$503,387	$0	$0	($503,387)	$0
9/30/2023	$163,000	$791,351	$954,351	$102,000	$103,920	$0	$1,160,271
9/30/2024	$169,000	$786,665	$955,665	$104,040	$103,105	$0	$1,162,810
9/30/2025	$172,000	$781,806	$953,806	$106,121	$102,260	$0	$1,162,187
9/30/2026	$178,000	$776,861	$954,861	$108,243	$101,400	$0	$1,164,504
9/30/2027	$181,000	$771,744	$952,744	$110,408	$100,510	$0	$1,163,662
9/30/2028	$187,000	$766,540	$953,540	$112,616	$99,605	$0	$1,165,761
9/30/2029	$193,000	$760,463	$953,463	$114,869	$98,670	$0	$1,167,001
9/30/2030	$198,000	$754,190	$952,190	$117,166	$97,705	$0	$1,167,061
9/30/2031	$207,000	$747,755	$954,755	$119,509	$96,715	$0	$1,170,979
9/30/2032	$213,000	$741,028	$954,028	$121,899	$95,680	$0	$1,171,607
9/30/2033	$221,000	$734,105	$955,105	$124,337	$94,615	$0	$1,174,057
9/30/2034	$228,000	$726,370	$954,370	$126,824	$93,510	$0	$1,174,704
9/30/2035	$237,000	$718,390	$955,390	$129,361	$92,370	$0	$1,177,121
9/30/2036	$248,000	$710,095	$958,095	$131,948	$91,185	$0	$1,181,228
9/30/2037	$256,000	$701,415	$957,415	$134,587	$89,945	$0	$1,181,947
9/30/2038	$268,000	$692,455	$960,455	$137,279	$88,665	$0	$1,186,399
9/30/2039	$278,000	$683,075	$961,075	$140,024	$87,325	$0	$1,188,424
9/30/2040	$289,000	$673,345	$962,345	$142,825	$85,935	$0	$1,191,105
9/30/2041	$1,245,000	$663,230	$1,908,230	$145,681	$84,490	$0	$2,138,401
9/30/2042	$1,293,000	$619,655	$1,912,655	$148,595	$78,265	$0	$2,139,515
9/30/2043	$1,341,000	$574,400	$1,915,400	$151,567	$71,800	$0	$2,138,767
9/30/2044	$1,398,000	$520,760	$1,918,760	$154,598	$65,095	$0	$2,138,453
9/30/2045	$1,459,000	$464,840	$1,923,840	$157,690	$58,105	$0	$2,139,635
9/30/2046	$1,521,000	$406,480	$1,927,480	$160,844	$50,810	$0	$2,139,134
9/30/2047	$1,586,000	$345,640	$1,931,640	$164,061	$43,205	$0	$2,138,906
9/30/2048	$1,654,000	$282,200	$1,936,200	$167,342	$35,275	$0	$2,138,817
9/30/2049	$1,725,000	$216,040	$1,941,040	$170,689	$27,005	$0	$2,138,734
9/30/2050	$1,799,000	$147,040	$1,946,040	$174,102	$18,380	$0	$2,138,522
9/30/2051	$1,877,000	$75,080	$1,952,080	$177,584	$9,385	$0	$2,139,049
	$20,784,000	**$18,136,405**	**$38,920,405**	**$3,956,808**	**$2,264,935**	**($503,387)**	**$44,638,760**

[1]The 9/30/XX dates represent the fiscal year end for the bonds, and the installments are due on the immediately prior January 31st.

[2]The interest is calculated using an interest rate of 2.875% in years 1 through 6 (2022-2027), 3.25% in years 7 through 11 (2028-2032), 3.50% in years 12 t (2033-2042), and 4.00% in years 22 through 30 (2043-2051) on the Neighborhood Improvement Area #5 Bonds.

[3]Preliminary estimate, will be updated in Annual Service Plan Updates.

APPENDIX J-2
NEIGHBORHOOD IMPROVEMENT AREA #5A ASSESSMENT ROLL

Appendix J-2
Neighborhood Improvement Area #5A Assessment Roll

Parcel(s)	**122875, 52680, 52690, 52751, 52810, 52744, 52721, 52760, 52763**
Assessment	**$7,300,000**

Year[1]	Principal	Interest[2]	Total Debt Service	Administrative Expenses[3]	Delinquency and Prepayment Reserve	Capitalized Interest	Annual Installment
9/30/2022	$0	$177,013	$177,013	$0	$0	($177,013)	$0
9/30/2023	$55,000	$278,274	$333,274	$35,826	$36,500	$0	$405,599
9/30/2024	$57,000	$276,693	$333,693	$36,542	$36,225	$0	$406,460
9/30/2025	$58,000	$275,054	$333,054	$37,273	$35,940	$0	$406,267
9/30/2026	$60,000	$273,386	$333,386	$38,018	$35,650	$0	$407,055
9/30/2027	$61,000	$271,661	$332,661	$38,779	$35,350	$0	$406,790
9/30/2028	$63,000	$269,908	$332,908	$39,554	$35,045	$0	$407,507
9/30/2029	$65,000	$267,860	$332,860	$40,345	$34,730	$0	$407,935
9/30/2030	$67,000	$265,748	$332,748	$41,152	$34,405	$0	$408,305
9/30/2031	$70,000	$263,570	$333,570	$41,975	$34,070	$0	$409,615
9/30/2032	$72,000	$261,295	$333,295	$42,815	$33,720	$0	$409,830
9/30/2033	$75,000	$258,955	$333,955	$43,671	$33,360	$0	$410,986
9/30/2034	$77,000	$256,330	$333,330	$44,545	$32,985	$0	$410,860
9/30/2035	$80,000	$253,635	$333,635	$45,436	$32,600	$0	$411,671
9/30/2036	$84,000	$250,835	$334,835	$46,344	$32,200	$0	$413,379
9/30/2037	$87,000	$247,895	$334,895	$47,271	$31,780	$0	$413,946
9/30/2038	$91,000	$244,850	$335,850	$48,217	$31,345	$0	$415,412
9/30/2039	$94,000	$241,665	$335,665	$49,181	$30,890	$0	$415,736
9/30/2040	$98,000	$238,375	$336,375	$50,165	$30,420	$0	$416,960
9/30/2041	$441,000	$234,945	$675,945	$51,168	$29,930	$0	$757,043
9/30/2042	$458,000	$219,510	$677,510	$52,191	$27,725	$0	$757,426
9/30/2043	$475,000	$203,480	$678,480	$53,235	$25,435	$0	$757,150
9/30/2044	$495,000	$184,480	$679,480	$54,300	$23,060	$0	$756,840
9/30/2045	$517,000	$164,680	$681,680	$55,386	$20,585	$0	$757,651
9/30/2046	$539,000	$144,000	$683,000	$56,493	$18,000	$0	$757,493
9/30/2047	$562,000	$122,440	$684,440	$57,623	$15,305	$0	$757,368
9/30/2048	$586,000	$99,960	$685,960	$58,776	$12,495	$0	$757,231
9/30/2049	$611,000	$76,520	$687,520	$59,951	$9,565	$0	$757,036
9/30/2050	$637,000	$52,080	$689,080	$61,150	$6,510	$0	$756,740
9/30/2051	$665,000	$26,600	$691,600	$62,373	$3,325	$0	$757,298
	$7,300,000	**$6,401,696**	**$13,701,696**	**$1,389,756**	**$799,150**	**($177,013)**	**$15,713,589**

[1]The 9/30/XX dates represent the fiscal year end for the bonds, and the installments are due on the immediately prior January 31st.

[2]The interest is calculated using an interest rate of 2.875% in years 1 through 6 (2022-2027), 3.25% in years 7 through 11 (2028-2032), 3.50% in years 12 t (2033-2042), and 4.00% in years 22 through 30 (2043-2051) on the Neighborhood Improvement Area #5 Bonds.

[3]Preliminary estimate, will be updated in Annual Service Plan Updates.

Sutton Fields PID II
NIA #5A Assessment Roll
2023-24

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
989395	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
989355	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989356	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989357	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989358	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989359	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989360	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989361	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989362	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989363	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989364	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989365	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989366	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989367	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989368	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989369	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989370	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989371	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989372	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989373	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989374	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989375	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989376	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989377	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989378	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989379	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989380	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989381	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989382	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989383	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989384	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989385	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989386	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989387	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989388	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989389	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989390	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989391	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989392	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989393	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989394	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989912	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
989913	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
989914	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
989917	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989918	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989915	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989916	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989901	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989902	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989903	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989904	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989905	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989826	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989827	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989828	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989829	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989834	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989835	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989836	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989837	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989838	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989839	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24

Sutton Fields PID II
NIA #5A Assessment Roll
2023-24

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
989840	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989844	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989845	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989848	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989849	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989850	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989851	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989852	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989857	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989858	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989859	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989860	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989865	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989866	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989867	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989868	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989874	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989875	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989876	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989887	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989888	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989880	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989881	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989882	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989895	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989896	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989897	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989898	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989877	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989878	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989879	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989861	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989862	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989863	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989864	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989853	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989854	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989855	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989856	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989819	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989820	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989821	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989822	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989841	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989842	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989843	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989830	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989831	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989832	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989833	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989871	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989872	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989873	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989909	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989910	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989911	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989919	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989920	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989921	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989906	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989907	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989908	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989823	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24

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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
989824	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989825	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989846	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989847	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989869	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989870	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989899	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989900	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989883	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989884	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989885	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989886	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989889	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989890	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989891	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989892	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989893	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989894	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992781	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992782	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992790	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992791	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992792	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992797	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992798	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992799	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992810	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992811	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992812	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992813	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992817	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992818	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992819	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992820	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992836	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
992837	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
992834	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992835	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992827	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992828	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992829	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992830	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992800	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992793	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992794	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992795	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992796	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992821	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992822	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992823	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992824	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992825	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992826	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992787	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992788	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992789	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992807	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992808	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992809	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992832	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992833	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992814	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992815	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24

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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
992816	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992783	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992784	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992785	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992786	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992801	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992802	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992803	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992804	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992805	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992806	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992709	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992710	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992711	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992712	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992720	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992721	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992722	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992723	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992729	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992730	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992731	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992732	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992702	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992738	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992739	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992740	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992741	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992742	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992749	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992750	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992751	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992755	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992756	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992757	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992758	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992763	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992764	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992765	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992766	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992772	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992773	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992777	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
992778	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992779	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992780	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992774	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992775	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992776	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992759	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992760	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992761	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992762	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992745	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992746	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992747	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992748	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992703	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992704	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992705	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992733	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992734	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992735	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24

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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
992736	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992737	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992724	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992725	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992726	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992713	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992714	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992715	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992716	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992771	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992717	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992718	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992719	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992727	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992728	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992706	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992707	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992708	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992743	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992744	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992752	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992753	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992754	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992767	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992768	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992769	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992770	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
991794	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991795	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991796	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991797	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991798	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991799	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991800	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991801	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991802	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991803	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991804	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991805	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991806	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991807	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991808	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991809	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991810	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991811	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991812	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991813	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991814	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991815	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991816	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991817	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991818	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991819	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991820	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991821	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
991822	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991823	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991824	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991825	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991826	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991827	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991828	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991829	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37

Sutton Fields PID II
NIA #5A Assessment Roll
2023-24

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
991830	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
991831	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991832	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991833	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991834	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991835	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991836	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991837	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991838	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991839	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991840	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991841	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991842	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991843	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991844	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991845	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991846	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991847	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991848	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991849	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991850	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991851	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991852	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991853	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991854	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991855	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991856	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991857	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991858	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991859	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991860	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991861	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991862	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991863	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991864	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991865	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991866	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991867	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991868	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991869	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991870	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991871	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
991872	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991873	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991874	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991875	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991876	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991877	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991878	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991879	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991880	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991881	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991882	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991883	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
Total	**359**		**$7,300,000.00**	**100.00%**	**$57,000.00**	**$261,537.06**	**$38,500.00**	**$36,225.00**	**$393,262.06**

APPENDIX J-3
NEIGHBORHOOD IMPROVEMENT AREA #5B ASSESSMENT ROLL

Appendix J-3
Neighborhood Improvement Area #5B Assessment Roll

Parcel(s) **134236, 52810,52744, 751235, 751236, 660188**

Assessment **$13,484,000**

Year[1]	Principal	Interest[2]	Total Debt Service	Administrative Expenses[3]	Delinquency and Prepayment Reserve	Capitalized Interest	Annual Installment
9/30/2022	$0	$326,374	$326,374	$0	$0	($326,374)	$0
9/30/2023	$108,000	$513,078	$621,078	$66,174	$67,420	$0	$754,672
9/30/2024	$112,000	$509,973	$621,973	$67,498	$66,880	$0	$756,350
9/30/2025	$114,000	$506,753	$620,753	$68,848	$66,320	$0	$755,920
9/30/2026	$118,000	$503,475	$621,475	$70,225	$65,750	$0	$757,450
9/30/2027	$120,000	$500,083	$620,083	$71,629	$65,160	$0	$756,872
9/30/2028	$124,000	$496,633	$620,633	$73,062	$64,560	$0	$758,254
9/30/2029	$128,000	$492,603	$620,603	$74,523	$63,940	$0	$759,066
9/30/2030	$131,000	$488,443	$619,443	$76,014	$63,300	$0	$758,756
9/30/2031	$137,000	$484,185	$621,185	$77,534	$62,645	$0	$761,364
9/30/2032	$141,000	$479,733	$620,733	$79,084	$61,960	$0	$761,777
9/30/2033	$146,000	$475,150	$621,150	$80,666	$61,255	$0	$763,071
9/30/2034	$151,000	$470,040	$621,040	$82,280	$60,525	$0	$763,845
9/30/2035	$157,000	$464,755	$621,755	$83,925	$59,770	$0	$765,450
9/30/2036	$164,000	$459,260	$623,260	$85,604	$58,985	$0	$767,849
9/30/2037	$169,000	$453,520	$622,520	$87,316	$58,165	$0	$768,001
9/30/2038	$177,000	$447,605	$624,605	$89,062	$57,320	$0	$770,987
9/30/2039	$184,000	$441,410	$625,410	$90,843	$56,435	$0	$772,688
9/30/2040	$191,000	$434,970	$625,970	$92,660	$55,515	$0	$774,145
9/30/2041	$804,000	$428,285	$1,232,285	$94,513	$54,560	$0	$1,381,358
9/30/2042	$835,000	$400,145	$1,235,145	$96,404	$50,540	$0	$1,382,089
9/30/2043	$866,000	$370,920	$1,236,920	$98,332	$46,365	$0	$1,381,617
9/30/2044	$903,000	$336,280	$1,239,280	$100,298	$42,035	$0	$1,381,613
9/30/2045	$942,000	$300,160	$1,242,160	$102,304	$37,520	$0	$1,381,984
9/30/2046	$982,000	$262,480	$1,244,480	$104,350	$32,810	$0	$1,381,640
9/30/2047	$1,024,000	$223,200	$1,247,200	$106,437	$27,900	$0	$1,381,537
9/30/2048	$1,068,000	$182,240	$1,250,240	$108,566	$22,780	$0	$1,381,586
9/30/2049	$1,114,000	$139,520	$1,253,520	$110,737	$17,440	$0	$1,381,697
9/30/2050	$1,162,000	$94,960	$1,256,960	$112,952	$11,870	$0	$1,381,782
9/30/2051	$1,212,000	$48,480	$1,260,480	$115,211	$6,060	$0	$1,381,751
	$13,484,000	**$11,734,709**	**$25,218,709**	**$2,567,051**	**$1,465,785**	**($326,374)**	**$28,925,171**

[1]The 9/30/XX dates represent the fiscal year end for the bonds, and the installments are due on the immediately prior January 31st.

[2]The interest is calculated using an interest rate of 2.875% in years 1 through 6 (2022-2027), 3.25% in years 7 through 11 (2028-2032), 3.50% in years 12 t (2033-2042), and 4.00% in years 22 through 30 (2043-2051) on the Neighborhood Improvement Area #5 Bonds.

[3]Preliminary estimate, will be updated in Annual Service Plan Updates.

Sutton Fields PID II
NIA #5B Assessment Roll
2023-24

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
134236, 52810, 52744, 751235, 751236, 660188	525	Various	$10,913,056	81.59%	$91,377.27	$393,992.86	$57,110.79	$54,565.28	$597,046.20
1016233	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016234	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016238	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016239	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016242	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016243	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016244	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016245	1	70	$24,313	0.18%	$203.58	$877.76	$127.24	$121.56	$1,330.14
1016250	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016251	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016252	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016253	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016254	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016255	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016256	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016257	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016258	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016259	1	70	$24,313	0.18%	$203.58	$877.76	$127.24	$121.56	$1,330.14
1016260	1	70	$24,313	0.18%	$203.58	$877.76	$127.24	$121.56	$1,330.14
1016261	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016262	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016263	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016264	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016270	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016271	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016272	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016273	1	70	$24,313	0.18%	$203.58	$877.76	$127.24	$121.56	$1,330.14
1016274	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
1016266	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016267	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016268	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016284	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016291	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016269	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016265	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016240	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016241	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016235	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016236	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016237	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016232	1	70	$24,313	0.18%	$203.58	$877.76	$127.24	$121.56	$1,330.14
1016246	1	70	$24,313	0.18%	$203.58	$877.76	$127.24	$121.56	$1,330.14
1016247	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016248	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016249	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016285	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016286	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016287	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016288	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016289	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016290	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016275	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016276	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016277	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016278	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016279	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016280	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016281	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016282	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016283	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016292	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016293	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016294	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016295	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40

Sutton Fields PID II
NIA #5B Assessment Roll
2023-24

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
1016296	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016297	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016298	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016299	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016300	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016301	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016302	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016303	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016304	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016305	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016306	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016307	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016308	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016309	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016310	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016311	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016312	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016313	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016314	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016315	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016316	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016317	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016318	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016319	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016320	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016321	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016331	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016332	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016333	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016334	1	70	$24,313	0.18%	$203.58	$877.76	$127.24	$121.56	$1,330.14
1016335	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
1016336	1	70	$24,313	0.18%	$203.58	$877.76	$127.24	$121.56	$1,330.14
1016337	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016338	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016339	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016340	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016341	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016342	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016343	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016344	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016345	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016346	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016347	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016348	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
1016349	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016350	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016322	1	70	$24,313	0.18%	$203.58	$877.76	$127.24	$121.56	$1,330.14
1016323	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016324	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016325	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016326	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016327	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016328	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016329	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016330	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
Total	**641**		**$13,376,000.00**	**100.00%**	**$112,000.00**	**$482,912.24**	**$70,000.00**	**$66,880.00**	**$731,792.24**

EXHIBIT E

FORM OF NOTICE OF REDEMPTION

CONDITIONAL NOTICE OF REDEMPTION

CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2015
(SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT NEIGHBORHOOD IMPROVEMENT AREA #1 PROJECT)

Dated: December 1, 2015

CONDITIONAL NOTICE IS HEREBY GIVEN that the bonds of the above series maturing on September 1 in each of the year(s) listed below and aggregating in the principal amount $10,070,000 have been called for redemption on September 1, 2024 (the "Redemption Date") at the redemption price of 102% of the par thereof plus accrued interest to the date of redemption (the "Redemption Price"), such bonds being identified as follows:

Year of Maturity	Principal Amount ($)	CUSIP Number
2045*	10,070,000	15114CAP9

*term bond

THIS CONDITIONAL NOTICE OF REDEMPTION, and the payment of the Redemption Price on the Redemption Date, is subject to the receipt of an amount sufficient to pay in full the Redemption Price on the Redemption Date.

IN THE EVENT funds for the payment of the Redemption Price are not received by the Redemption Date, this notice shall be null and void and of no force and effect. Any bonds theretofore delivered for redemption shall be returned to the respective owners thereof, and said bonds shall remain outstanding as though this Conditional Notice of Redemption had not been given. Notice of failure to receive funds suffienct to pay the Redemption Price and the rescission of this redemption shall be given by the Trustee by first-class mail to the registered holders of the bonds.

PROVIDED such funds are received by the Redemption Date, such bonds shall become due and payable on the Redemption Date, and interest thereon shall cease to accrue from and after said Redemption Date and payment of the Redemption Price of said bonds shall be paid to the registered owners thereof only upon presentation and surrender of such obligations to U.S. Bank Trust Company, National Association, at its designated offices at the following address:

By Hand or Overnight Mail
U.S. Bank Trust Company, National Association
Attn: Bond Operations
111 Fillmore Avenue East
St. Paul, Minnesota 55107-1402

NOTICE: Federal law requires the Trustee to withhold taxes at the applicable rate from the payment if an IRS Form W-9 or applicable IRS Form W-8 is not provided. Please visit www.irs.gov for additional information on the tax forms and instructions.

THIS NOTICE is issued and given pursuant to the terms and conditions prescribed for the redemption of said bonds in the indenture of trust authorizing the issuance of such bonds, and pursuant to a written letter of instructions from the City Council of the City of Celina, Texas.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION
13737 Noel Road, Suite 800
Dallas, Texas 75240

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	August 13, 2024
Re:	Sutton Fields II Major Improvement Area ("MIA") PID Bond Refunding

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Major Improvement Area Project); calling for redemption certain currently outstanding bonds; approving and authorizing related agreements and an updated service and assessment plan; and providing an effective date. (Stovall)

Background Information:
In 2015, the City issued $16,825,000 Sutton Fields II Major improvement Area ("MIA") Bonds for the Sutton Fields II Public Improvement District ("SF PID"). Due to favorable market conditions and improved credit metrics of the SF PID, the City can refund ("refinance") the previously issued MIA bonds for debt service savings that will be realized by the residents residing in this area.

The MIA has 1,839 lots with 1,356 completed homes (as of March 2024), representing 74% of the entire MIA development. Sutton Fields II MIA has an approximate 99% PID assessment collection rate.

The MIA bonds are currently outstanding at an 8.25% interest rate, and the 2024 MIA refunding has a projected average interest rate of 6.15%, based on current market conditions. The 2024 MIA refunding is projected to produce approximately $4.2 million of total debt service savings, or approximately $260,000, on average, from 2025-2040.

The Sutton Fields II MIA refunding will not extend the final maturity of the original bonds, and the par amount of the new debt is expected to be slightly less than the current outstanding bonds

which reduces the lien on each parcel. Pricing for the refunding is currently scheduled to occur on Tuesday, August 13th. Final pricing will be presented to the Council on that evening for their consideration. An updated Ordinance will also be provided after the pricing is completed.

Legal Review:
This item has been reviewed by bond counsel.

Supporting Documents:
1. Sutton Fields II - MIA Refunding Powerpoint
2. Sutton Fields II PID (2024 MIA Ref Bonds) - Bond Ordinance (w Exhibits) w/o final price

Financial Consideration:
The refunding reduces the debt obligation of homeowners in the PID.

Staff Recommendation:
Staff recommends approval.

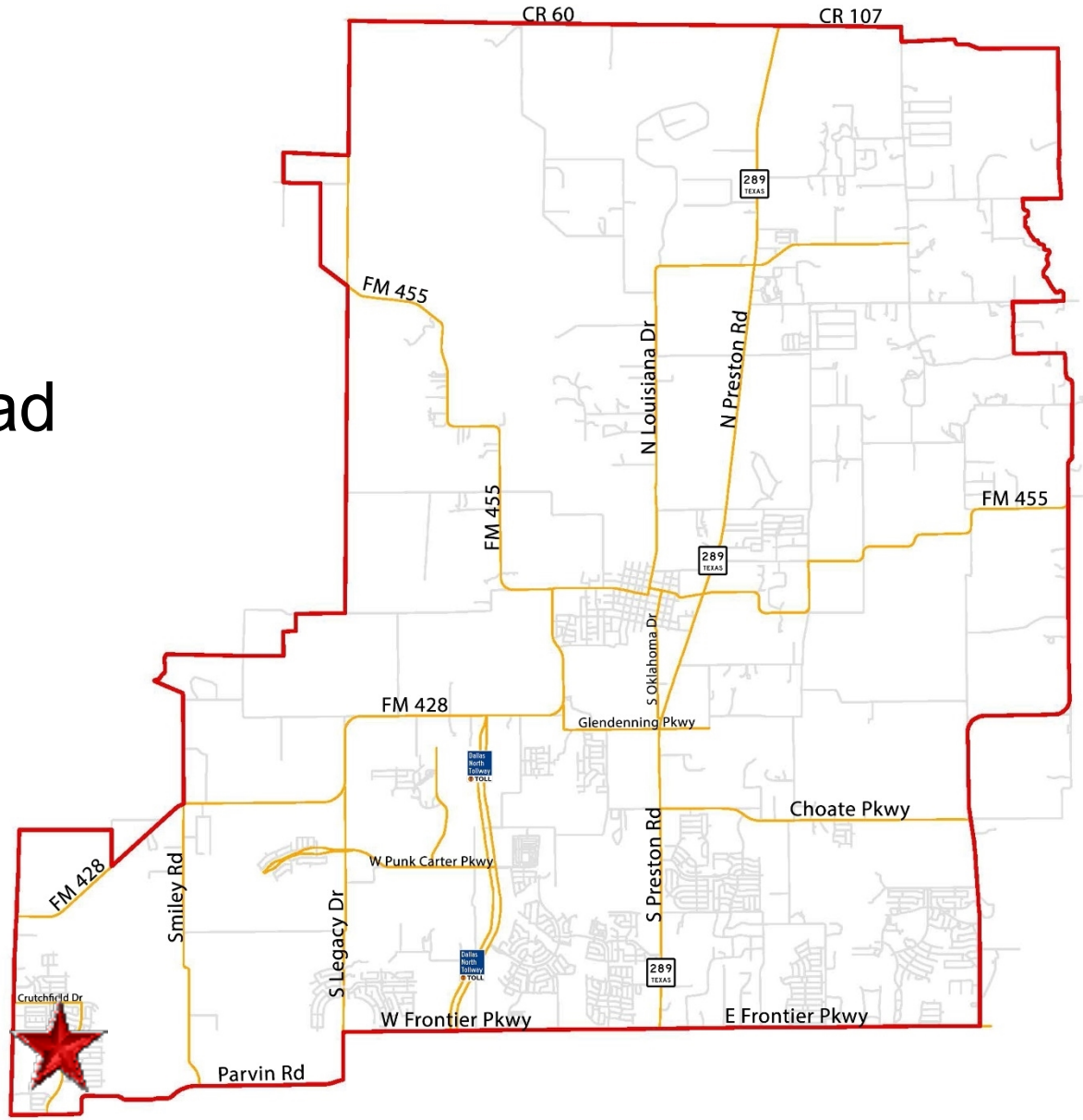
Sutton Fields II Major Improvement Area (MIA) PID Bond Refunding

City Council Meeting
August 13, 2024



SUTTON FIELDS II

- Generally located East of FM 1385 and North of Parvin Road



BACKGROUND ON SUTTON FIELDS II MIA

- In 2015, the City issued $16,825,000 Sutton Fields II Major improvement Area (“MIA”) Bonds for the Sutton Fields II Public Improvement District (“SF PID”).
- Due to favorable market conditions and improved credit metrics of the SF PID, the City can refund (“refinance”) the previously issued MIA bonds for debt service savings that will be realized by the residents residing in this area.
- The MIA bonds are currently outstanding at an 8.25% interest rate.
- The Sutton Fields II MIA refunding will not extend the final maturity of the original bonds, and the par amount of the new debt is expected to be slightly less than the current outstanding bonds which reduces the lien on each parcel.

CITY TEAM

- Hilltop Securities – Financial Advisor
  - Fiduciary responsibility to the City
  - Advises on all capital-related matters for the City and related PIDs
  - Structure overall finance plans
- Norton Rose Fulbright – Bond Counsel
  - Opines on legal matters related to bond issuances and development districts
  - Ensure City is in compliance with State law and Federal tax law
  - Interfaces with the Texas AG

FINAL PRICING RESULTS

Results provided on August 13th

QUESTIONS?

ORDINANCE NO. 2024-_

AN ORDINANCE APPROVING AND AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF CELINA, TEXAS, SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024 (SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT PROJECT); CALLING FOR REDEMPTION CERTAIN CURRENTLY OUTSTANDING BONDS; AND APPROVING AND AUTHORIZING AN UPDATED SERVICE AND ASSESSMENT PLAN AND RELATED AGREEMENTS

WHEREAS, the City of Celina, Texas (the "City"), pursuant to and in accordance with the terms, provisions and requirements of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (the "PID Act"), has previously established the Sutton Fields II Public Improvement District (the "District"), pursuant to Resolution No. 2015-51R adopted by the City Council of the City (the "City Council") on October 13, 2015; and

WHEREAS, pursuant to the PID Act, the City Council published and mailed notice of and convened a public hearing on November 5, 2015, regarding the levy of special assessments against benefitted property located outside of the initial construction phase of the District ("Major Improvement Area"), and, after hearing testimony at such public hearing, the City Council recessed such public hearing until November 10, 2015; and

WHEREAS, on November 10, 2015, the City Council reconvened the public hearing first opened on November 5, 2015, regarding the levy of special assessments against benefitted property located within the Major Improvement Area of the District, and, after hearing testimony at such public hearing, the City Council closed the public hearing and adopted Ordinance No. 2015-56 (the "Major Improvement Area Assessment Ordinance"); and

WHEREAS, the City has previously issued its "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (Sutton Fields II Public Improvement District Neighborhood Improvement Areas #2-5 Major Improvement Project)" (the "Refunded Bonds") secured by the Assessments levied on the Assessed Property within the Major Improvement Area of the District for the purpose of financing a portion of the Actual Costs of Major Improvement Area Improvements that benefit Assessed Property within the Major Improvement Area of the District, pursuant to that certain Indenture of Trust, dated as of December 1, 2015 by and between City and U.S. Bank National Association (the "2015 Indenture"); and

WHEREAS, Chapter 1207, Texas Government Code, as amended, and the PID Act, provide that the City is authorized to issue refunding bonds for the purpose of refunding the Refunded Bonds and restructuring the City's debt service requirements, and to accomplish such refunding by depositing directly with the trustee under the 2015 Indenture, the proceeds of such refunding bonds, together with other available funds, in an amount sufficient to provide for the payment or redemption of such Refunded Bonds, and that such deposit shall constitute the making of firm banking and financial arrangements for the discharge and final payment or redemption of the Refunded Bonds;

WHEREAS, the City Council hereby finds and determines that it is in the best interests of the City to issue its bonds to be designated "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Major Improvement Area Project)" (the "Bonds"), such series to be payable from and secured by the Trust Estate (as defined in the Indenture); and

WHEREAS, the City Council has found and determined that: (i) the issuance of the Bonds is beneficial to the homeowners in the Major Improvement Area of the District and is in the best interests of the City and (ii) the refunding of the Refunded Bonds will result in a net present value debt service savings of approximately $___,___.__; and

WHEREAS, the City Council hereby finds and determines to (i) approve the issuance of the Bonds to refund the Refunded Bonds, fund a reserve fund for the payment of principal of and interest on the Bonds, and pay the costs of issuing the Bonds, (ii) approve the form, terms, and provisions of the Indenture (defined below) securing the Bonds authorized hereby, (iii) approve the form, terms and provisions of a Bond Purchase Agreement (defined below) between the City and the purchaser of the Bonds, (iv) approve a [Preliminary Limited Offering Memorandum][Preliminary Official Statement] and a [Limited Offering Memorandum][Official Statement] (defined below), (v) approve the form, terms and provisions of a Continuing Disclosure Agreement (defined below), (vi) approve the form, terms, and provisions of the Amended and Restated Service and Assessment Plan (defined below), as updated for the Bonds, and (vii) authorize the refunding of the Refunded Bonds on their redemption date; and

WHEREAS, capitalized terms used in this Ordinance and not otherwise defined herein shall have the meanings assigned to them in the Indenture; and

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and the public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code; now, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1. Approval of Issuance of Bonds and Indenture of Trust.

(a) The issuance of the Bonds in the principal amount of $__,___,__ for the purpose of providing funds for (i) refunding the Refunded Bonds, (ii) funding a reserve fund for payment of principal and interest on the Bonds, and (iii) paying the costs of issuing the Bonds, is hereby authorized and approved.

(b) The Bonds shall be issued and secured under that certain Indenture of Trust (the "Indenture") dated as of August 1, 2024, between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), which Indenture is hereby approved in substantially the form attached hereto as **Exhibit A,** which is incorporated herein as a part hereof for all purposes, with such changes or additions thereto as may be approved by the Mayor or Mayor Pro Tem of the City (upon the advice of the City Manager) as evidenced by the execution and delivery thereof. The Mayor or Mayor Pro Tem of the City is hereby authorized and directed to execute the Indenture and the City Secretary is hereby authorized and directed to attest such signature of the Mayor or Mayor Pro Tem and such officials are hereby authorized to deliver the Indenture.

(c) The Bonds shall be dated, shall mature on the date or dates and in the principal amounts, shall bear interest, shall be subject to redemption and shall have such other terms and provisions as set forth in the Indenture. The Bonds shall be in substantially the form set forth in the Indenture with such insertions, omissions and modifications as may be required to conform the form of bond to the actual terms of the Bonds. The Bonds shall be payable from and secured by the Trust Estate (as defined in the Indenture) and other assets of the Trust Estate pledged to such series, and shall never be payable from ad valorem taxes.

SECTION 2. Sale of Bonds; Approval of Bond Purchase Agreement. The Bonds shall be sold to FMSbonds, Inc., (the "Purchaser") under that certain Bond Purchase Agreement

(the “Bond Purchase Agreement”), dated the date hereof, between the City and the Purchaser, substantially in the form attached hereto as **Exhibit B** which is incorporated herein as a part hereof for all purposes, which terms of sale are declared to be in the best interests of the City at the price and on the terms and provisions set forth in the Bond Purchase Agreement. The form, terms and provisions of the Bond Purchase Agreement are hereby authorized and approved with such changes as may be necessary or desirable to carry out the intent of this Ordinance and as approved by the City Manager, such approval to be evidenced by the execution and delivery of the Bond Purchase Agreement by the Mayor, Mayor Pro Tem, or City Manager of the City. The Mayor, Mayor Pro Tem, and City Manager of the City is hereby authorized and directed to execute and deliver the Bond Purchase Agreement.

SECTION 3. [Limited Offering Memorandum][Official Statement]. The form and substance of the [Preliminary Limited Offering Memorandum][Preliminary Official Statement] (the "[Preliminary Limited Offering Memorandum][Preliminary Official Statement]") for the Bonds and any addenda, supplement or amendment thereto and the final [Limited Offering Memorandum][Official Statement] (the "[Limited Offering Memorandum][Official Statement]") are hereby in all respects approved and adopted. The [Limited Offering Memorandum][Official Statement] as thus approved and delivered, with such appropriate variations as shall be approved by the Mayor or Mayor Pro Tem of the City and the Underwriter, may be used by the Underwriter in the offering and sale of the Bonds. The City Secretary is hereby authorized and directed to include and maintain a copy of the [Preliminary Limited Offering Memorandum][Preliminary Official Statement] and [Limited Offering Memorandum][Official Statement] and any addenda, supplement or amendment thereto thus approved among the permanent records of this meeting. The use and distribution of the [Preliminary Limited Offering Memorandum][Preliminary Official Statement] in the offering of the Bonds is hereby ratified, approved and confirmed and the [Preliminary Limited Offering Memorandum][Preliminary Official Statement] is hereby deemed "final" as of its date, within the meaning of Rule 15c2-12 of the Securities and Exchange Commission. Notwithstanding the approval and delivery of such [Preliminary Limited Offering Memorandum][Preliminary Official Statement] and [Limited Offering Memorandum][Official Statement] by the Mayor or Mayor Pro Tem, this City Council, including the Mayor and Mayor Pro Tem, are not responsible for and proclaim no specific knowledge of the information contained in the [Preliminary Limited Offering Memorandum][Preliminary Official Statement] and [Limited Offering Memorandum][Official Statement] pertaining to the Development (as defined in the [Limited Offering Memorandum][Official Statement]), or the financial ability of any developers, any builders, any landowners, or the appraisal of the property in the District

SECTION 4. Continuing Disclosure Agreement. That certain “City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Major Improvement Area Project) Continuing Disclosure Agreement of the Issuer” (the “Continuing Disclosure Agreement”) between the City and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc. is hereby authorized and approved in substantially the form attached hereto as **Exhibit C** which is incorporated herein as a part hereof for all purposes and the City Manager, Mayor and Mayor Pro Tem of the City is authorized and directed to execute and deliver such Continuing Disclosure Agreement with such changes as may be required to carry out the purpose of this Ordinance and as approved by the City Manager, Mayor or Mayor Pro Tem, such approval to be evidenced by the execution thereof.

SECTION 5. Amended and Restated Service and Assessment Plan. That certain “Sutton Fields II Public Improvement District Amended and Restated Service and Assessment Plan” as updated and as dated August 13, 2024 (as updated, the "Amended and Restated Service and Assessment Plan"), is hereby authorized and approved in substantially the form attached

hereto as **Exhibit D** which is incorporated herein as a part hereof for all purposes with such changes as may be required to carry out the purposes of this Ordinance. The Amended and Restated Service and Assessment Plan, including the method of assessment, is approved and adopted as the service and assessment plan for the District, including the Major Improvement Area of the District and the "Neighborhood Improvement Areas #2-5 Major Improvements Assessment Roll" attached thereto as Appendix F sets forth the Assessments previously levied against the Assessed Property within the Major Improvement Area of the District, including the Annual Installments expected to be collected in connection with the Bonds, and which are hereby approved as an act and deed of the City Council. The City Secretary is directed to cause a copy of this Ordinance, including the Amended and Restated Service and Assessment Plan and the Neighborhood Improvement Areas #2-5 Major Improvements Assessment Roll, to be recorded in the real property records of Denton County, not later than the seventh day after the date the City Council adopts this Ordinance approving the Amended and Restated Service and Assessment Plan. The City Secretary is further directed to similarly file each Annual Service Plan Update (as defined in the Amended and Restated Service and Assessment Plan) approved by the City Council not later than the seventh day after the date that the City Council approves each Annual Service Plan Update.

SECTION 6. Redemption of Refunded Bonds. The Refunded Bonds described in the form of notice of redemption attached as **Exhibit E** hereto are hereby called for redemption on September 1, 2024 (or the earliest business day thereafter in accordance with the terms of the 2015 Indenture). U.S. Bank Trust Company, National Association, in its capacity as the successor trustee for the Refunded Bonds (the "Trustee"), is hereby authorized to issue all required notices of redemption (or obtain or confirm the sufficiency of the waivers and consents of the bondholders to effect such redemption), and to effect payment and redemption of the Refunded Bonds in full and to pay all fees and expenses of the Trustee through such final payment and redemption of the Refunded Bonds; and any notices of redemption given by the Trustee to effect the redemption of the Refunded Bonds on September 1, 2024 (or the earliest business day thereafter in accordance with the terms of the 2015 Indenture) are hereby ratified and confirmed as of the date such actions were taken.

SECTION 7. Additional Actions. The Mayor, Mayor Pro Tem, the City Manager, the Assistant City Manager, and the City Secretary are each hereby authorized and directed to take any and all actions on behalf of the City necessary or desirable to carry out the intent and purposes of this Ordinance and to issue the Bonds in accordance with the terms of this Ordinance, including entering into any agreement associated with securing a policy of insurance which would insure the timely payment of the principal of and interest on the Bonds. The Mayor, Mayor Pro Tem, the City Manager, the Assistant City Manager, and the City Secretary are each hereby authorized and directed to execute and deliver any and all certificates, agreements, notices, instruction letters, requisitions, and other documents which may be necessary or advisable in connection with the sale, issuance and delivery of the Bonds and the carrying out of the purposes and intent of this Ordinance or any other certificates, agreements, or other documents subsequent to the delivery of the Bonds which may be necessary or appropriate to carry out or fulfill the purpose and intent of the Amended and Restated Service and Assessment Plan and the refunding of the Refunded Bonds.

SECTION 8. Governing Law. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 9. Effect of Headings. The Section headings herein are for convenience only and shall not affect the construction hereof.

SECTION 10. Severability. If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance or the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 11. Construction of Terms. If appropriate in the context of this Ordinance, words of the singular number shall be considered to include the plural, words of the plural number shall be considered to include the singular, and words of the masculine, feminine or neuter gender shall be considered to include the other genders.

SECTION 12. Incorporation of Findings and Determinations. The findings and determinations of the City Council contained in the preamble of this Ordinance are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section.

SECTION 13. Effective Date. This Ordinance shall take effect and be in force immediately from and after its adoption on the date shown below in accordance with Texas Government Code, Section 1201.028, as amended.

PASSED AND ADOPTED, this August 13, 2024.

CITY OF CELINA, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the _____ day of _____, 2024 by Ryan Tubbs, Mayor of the City of Celina, Texas on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

EXHIBIT A

INDENTURE OF TRUST

INDENTURE OF TRUST

By and Between

CITY OF CELINA, TEXAS

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

DATED AS OF AUGUST 1, 2024

SECURING

$_____
CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT
MAJOR IMPROVEMENT AREA PROJECT)

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EXHIBIT A FORM OF BOND.....A-1

INDENTURE OF TRUST

THIS INDENTURE of Trust (the "Indenture"), dated as of August 1, 2024 is by and between the CITY OF CELINA, TEXAS (the "City"), and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as trustee (together with its successors, the "Trustee"). Capitalized terms used in the preambles, recitals and granting clauses and not otherwise defined shall have the meanings assigned thereto in Article I.

WHEREAS, a petition was submitted and filed with the City Secretary of the City (the "City Secretary") pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "PID Act"), requesting the creation of a public improvement district within the corporate limits and extraterritorial jurisdiction of the City to be known as the Sutton Fields II Public Improvement District (the "District"); and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the District, as determined by the then current ad valorem tax rolls of the Denton Central Appraisal District, and the signatures of property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the District; and

WHEREAS, on October 13, 2015, after due notice, the City Council of the City (the "City Council") held the public hearing in the manner required by law on the advisability of the improvement projects and services described in the petition as required by Sec. 372.009 of the PID Act and on October 13, 2015, the City Council made the findings required by Sec. 372.009(b) of the PID Act and, by Resolution No. 2015-51R, adopted by a majority of the members of the City Council, authorized the District in accordance with its finding as to the advisability of the improvement projects and services; and

WHEREAS, on October 15, 2015, the City published notice of its authorization of the District in the *Dallas Morning News*, a newspaper of general circulation in the City and in the part of the extraterritorial jurisdiction of the City in which the District is located and where the improvements were undertaken; and

WHEREAS, no written protests of the District from any owners of record of property within the District were filed with the City Secretary within 20 days after October 15, 2015; and

WHEREAS, the District is now located entirely within the corporate limits of the City; and

WHEREAS, on October 20, 2015, the City Council by Resolution 2015-54R made findings and determinations relating to the Actual Costs of certain Authorized Improvements (the "Major Improvement Area Improvements") benefitting the Major Improvement Area (as hereinafter defined) and directed City staff to (i) prepare a proposed assessment roll as required by Section 372.016(a) of the PID Act, (ii) file said proposed assessment roll with the City Secretary and to make it available for public inspection as required by Section 372.016(b) of the PID Act, (iii) publish and mail such notice as required by Sections 372.016(b) and 372.016(c) of the PID Act, and (iv) prepare a service and assessment plan in accordance with Sections 372.13 and 372.14 of the PID Act; and

WHEREAS, on October 23, 2015, the City Council, pursuant to Section 372.016(b) of the PID Act, published notice of a public hearing in the *Celina Record*, a newspaper of general circulation in the City and in the part of the extraterritorial jurisdiction of the City in which the District is located and where the improvements were undertaken, to consider the proposed Assessment Roll and the Service and Assessment Plan and the levy of the Assessments on property in the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the PID Act, mailed notice of the public hearing to consider the proposed Assessment Roll and the Service and Assessment Plan and the levy of Assessments on property in the District to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council convened the hearing on November 5, 2015, and at such public hearing all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the proposed Assessment Roll and the Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessment, the allocation of Actual Costs, the purposes of the Assessment, the special benefits of the Assessment, and the penalties and interest on annual installments and on delinquent annual installments of the Assessment, and then the City Council recessed such public hearing until November 10, 2015; and

WHEREAS, on November 10, 2015, the City Council reconvened the public hearing first opened on November 5, 2015 as referenced above, and all persons who appeared, or requested to appear, in person or by their attorney, were also given the opportunity to contend for or contest the proposed Assessment Roll and the Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessment, the allocation of Actual Costs, the purposes of the Assessment, the special benefits of the Assessment, and the penalties and interest on annual installments and on delinquent annual installments of the Assessment, and there were no written objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of Costs, the Assessment Roll, and the levy of the Assessments; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, and

WHEREAS, on November 10, 2015, the City approved and accepted the Service and Assessment Plan in conformity with the requirements of the PID Act and adopted the Assessment Ordinance and therein levied the Assessments; and

WHEREAS, the City has previously issued its City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project) (the “Neighborhood Improvement Area #1 Bonds”) secured by certain assessments levied against property located within the first construction phase of the District (“Neighborhood Improvement Area #1”); and

WHEREAS, the City has issued its City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (Sutton Fields II Public Improvement District Neighborhood Improvement Areas #2-5 Major Improvement Project) (the “Refunded Bonds”) secured by Assessments levied on the assessed property with the portion of the District outside of Neighborhood Improvement

Area #1 (the "Major Improvement Area") for the purpose of financing a portion of the Actual Costs of the Major Improvement Area Projects that benefit assessed property within the Major Improvement Area of the District; and

WHEREAS, the City has previously issued its City of Celina, Texas, Special Assessment Revenue Bonds, Series 2019 (Sutton Fields II Public Improvement District Neighborhood Improvement Areas #2-3 Projects) (the "Neighborhood Improvement Areas #2-3 Bonds") secured by certain assessments levied against property located within the second and third construction phases of the District; and

WHEREAS, the City has previously issued its City of Celina, Texas, Special Assessment Revenue Bonds, Series 2020 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #4 Project) (the "Neighborhood Improvement Area #4 Bonds") secured by certain assessments levied against property located within the fourth construction phase of the District; and

WHEREAS, the City has previously issued its City of Celina, Texas, Special Assessment Revenue Bonds, Series 2022 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #5 Project) (the "Neighborhood Improvement Area #5 Bonds") secured by certain assessments levied against property located within the fifth construction phase of the District; and

WHEREAS, in the indentures authorizing the Neighborhood Improvement Area #1 Bonds, the Neighborhood Improvement Areas #2-3 Bonds, the Neighborhood Improvement Area #4 Bonds and the Neighborhood Improvement Area #5 Bonds, the City reserved the right to an additional series of bonds as "Additional Obligations" pursuant to other indentures, assessment ordinances, or similar agreements, which do not constitute or create a lien on the trust estate securing each series of bonds and are not payable from pledged revenues which secure the Neighborhood Improvement Area #1 Bonds, the Neighborhood Improvement Areas #2-3 Bonds, the Neighborhood Improvement Area #4 Bonds and the Neighborhood Improvement Area #5 Bonds, respectively; and

WHEREAS, Chapter 1207, Texas Government Code, as amended, and Section 372.027 of the PID Act, provide that the City is authorized to issue refunding bonds for the purpose of refunding the Refunded Bonds and restructuring the City's debt service requirements, and to accomplish such refunding by depositing directly with the paying agent for the Refunded Bonds, the trustee under a trust indenture, or an escrow agent, the proceeds of such refunding bonds, together with other available funds, in an amount sufficient to provide for the payment or redemption of such Refunded Bonds, and that such deposit shall constitute the making of firm banking and financial arrangements for the discharge and final payment or redemption of the Refunded Bonds;

WHEREAS, the City Council is authorized by the PID Act to issue its revenue bonds payable from the Assessments for the purpose of (i) refunding the Refunded Bonds, (ii) funding a reserve fund for payment of principal and interest on the Bonds, and (iii) paying the costs of issuing the Bonds; and

WHEREAS, the City Council now desires to issue revenue bonds, in accordance with the PID Act and Chapter 1207, Texas Government Code, as amended, to refund the Refunded Bonds, such bonds to be entitled "City of Celina, Texas, Special Assessment Revenue Refunding

Bonds, Series 2024 (Sutton Fields II Public Improvement District Major Improvement Area Project)" (the "Bonds"), such Bonds being payable solely from the Trust Estate; and

WHEREAS, the City Council has found and determined that: (i) the issuance of the Bonds and restructuring of the debt service requirements for the Refunded Bonds is beneficial to the homeowners in the District and is in the best interests of the City and (ii) the refunding of the Refunded Bonds will result in a present value debt service savings for the City; and

WHEREAS, concurrently with the issuance of the Bonds, the City anticipates issuing a separate series of bonds (the "Neighborhood Improvement Area #1 Refunding Bonds") which will refund, in full, the outstanding Neighborhood Improvement Area #1 Bonds and authorizing a separate indenture which will authorize the issuance of and set forth additional limitations related to the issuance of Additional Obligations; and

WHEREAS, the Bonds are expected to be issued as Additional Obligations under the indentures authorizing the Neighborhood Improvement Area #1 Refunding Bonds, the Neighborhood Improvement Areas #2-3 Bonds, the Neighborhood Improvement Area #4 Bonds and the Neighborhood Improvement Area #5 Bonds, respectively, and will not constitute or create a lien on the trust estate securing each such series of bonds and are not payable from pledged revenues which secure the Neighborhood Improvement Area #1 Refunding Bonds, the Neighborhood Improvement Areas #2-3 Bonds, the Neighborhood Improvement Area #4 Bonds or the Neighborhood Improvement Area #5 Bonds, respectively; and

WHEREAS, the Trustee has agreed to accept the trusts herein created upon the terms set forth in this Indenture; and

THIS INDENTURE FURTHER WITNESSETH, and it is expressly declared, that all Bonds issued and secured hereunder are to be issued, authenticated, and delivered and the Trust Estate hereby created, assigned, and pledged is to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses, and purposes as hereinafter expressed, and the City has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners from time to time of the Bonds as follows:

ARTICLE I

DEFINITIONS, FINDINGS AND INTERPRETATION

Section 1.1. Definitions.

Unless otherwise expressly provided or unless the context clearly requires otherwise in this Indenture, the following terms shall have the meanings specified below:

"Account" means any of the accounts established pursuant to Section 6.1 of this Indenture.

"Actual Costs" means, with respect to a Major Improvement Area Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Major Improvement Area Improvement, as specified in a Certification for Payment that has been reviewed and approved by the City. Actual Cost may include (a) the costs incurred for the design,

planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Major Improvement Area Improvement, (b) the costs incurred in preparing the construction plans for such Major Improvement Area Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Major Improvement Area Improvement, (d) the costs incurred for external professional costs associated with such Major Improvement Area Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services and taxes, (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and materialmen in connection with the acquisition, construction or implementation of such Major Improvement Area Improvement, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, County permit fees, and development fees), insurance premiums, and miscellaneous expenses, and all advances and payments for Administrative Expenses.

"Additional Interest" means the amount collected by application of the Additional Interest Rate.

"Additional Interest Rate" means the up to 0.50% additional interest rate charged on the Assessments pursuant to Section 372.018 of the PID Act.

"Additional Interest Reserve Account" means the reserve account administered by the City and segregated from other funds of the City in accordance with the provisions of Section 6.7 of this Indenture.

"Additional Interest Reserve Requirement" means an amount equal to $_____ (or such lesser amount that may be identified in a City Certificate pursuant to Section 6.7(b) hereof), which will initially be funded in full at the Closing Date pursuant to Section 6.2 hereof, and, if necessary, will thereafter be funded from Additional Interest, if collected, to be deposited to the Pledged Revenue Fund and transferred to the Additional Interest Reserve Account in accordance with provisions of Section 6.7(b) hereof.

"Additional Obligations" means any bonds or obligations, including specifically, any installment contracts, reimbursement agreements, temporary note or time warrant secured in whole or in part by an assessment, other than the Assessments securing the Bonds, levied against property within the Major Improvement Area of the District in accordance with the PID Act.

"Administrative Expenses" means the administrative, organization, maintenance and operation costs and expenses associated with, or incident to, the administration, organization, maintenance and operation of the District, including, but not limited to, the costs of (i) creating and organizing the District, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operations costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the District, (iii) computing, levying, billing and collecting the Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of Assessments and the system of registration and transfer of the Bonds, (v) issuing, paying, and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and codes with respect to the Bonds, (viii) the Trustee fees and expenses relating to the Bonds, including other reasonable fees, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x)

administering the construction of the Major Improvement Area Improvement. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"Administrative Fund" means that Fund established by Section 6.1 and administered pursuant to Section 6.9 hereof.

"Administrator" means an employee of the City or third-party designee of the City who shall have the responsibilities provided in the Service and Assessment Plan, this Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is MuniCap, Inc.

"Annual Debt Service" means, for each Bond Year, the sum of (i) the interest due on the Outstanding Bonds in such Bond Year, assuming that the Outstanding Bonds are retired as scheduled (including by reason of Sinking Fund Installments), and (ii) the principal amount of the Outstanding Bonds due in such Bond Year (including any Sinking Fund Installments due in such Bond Year).

"Annual Installment" means, with respect to each Assessed Parcel, each annual payment of the Assessments (including principal and interest due on the Assessments) as shown on the Assessment Roll attached to the Service and Assessment Plan as Appendix F and related to the Bonds; which annual payment includes the Administrative Expenses and the Additional Interest, if any, collected on each annual payment of the Assessments as described in Section 6.7 herein and as defined and calculated in the Service and Assessment Plan or in any Annual Service Plan Update.

"Annual Service Plan Update" means the annual review and update of the Service and Assessment Plan required by the PID Act and the Service and Assessment Plan.

"Applicable Laws" means the PID Act, and all other laws or statutes, rules, or regulations, and any amendments thereto, of the State of Texas or of the United States, by which the City and its powers, securities, operations, and procedures are, or may be, governed or from which its powers may be derived.

"Assessed Parcel" means each respective parcel of land located within the Major Improvement Area of the District against which an Assessment has been levied by the Assessment Ordinance in accordance with the Service and Assessment Plan.

"Assessed Property" means collectively, all the Assessed Parcels.

"Assessment Ordinance" means Ordinance No. 2015-56 adopted by the City Council on November 10, 2015, that levied the Assessments on the Assessed Property located within the Major Improvement Area of the District.

"Assessment Revenue" means monies collected by or on behalf of the City from any one or more of the following: (i) an Assessment levied against an Assessed Parcel, or Annual

Installment payment thereof, including any interest on such Assessment or Annual Installment thereof during any period of delinquency, (ii) a Prepayment, and (iii) Foreclosure Proceeds.

"Assessment Roll" means the assessment roll attached as Appendix F to the Service and Assessment Plan or any other assessment roll in an amendment or supplement to the Service and Assessment Plan or in an Annual Service Plan Update, showing the total amount of the Assessment against each Assessed Parcel related to the Major Improvement Area Improvements, as updated, modified, or amended from time to time in accordance with the terms of the Service and Assessment Plan and the PID Act.

"Assessments" means the aggregate assessments shown on the Assessment Roll. The singular of such term means the assessment levied against an Assessed Parcel as shown on the Assessment Roll, subject to reallocation upon the subdivision of an Assessed Parcel or reduction according to the provisions of the Service and Assessment Plan and the PID Act.

"Authorized Denomination" means $25,000 and any integral multiple of $1,000 in excess thereof; provided, however, that if the total principal amount of any Outstanding Bond is less than $25,000, then the Authorized Denomination of such Outstanding Bond shall be the amount of such Outstanding Bond.

"Authorized Improvements" means improvements authorized by Section 372.003 of the PID Act, including but not limited to Major Improvement Area Improvements constructed and installed in accordance with the Service and Assessment Plan or an Annual Service Plan Update which will benefit the property within the District.

"Bond" means any of the Bonds.

"Bond Counsel" means Norton Rose Fulbright US LLP or any other attorney or firm of attorneys designated by the City that are nationally recognized for expertise in rendering opinions as to the legality and tax-exempt status of securities issued by public entities.

"Bond Date" means the date designated as the initial date of the Bonds by Section 3.2(a) of this Indenture.

"Bond Fund" means the Fund established pursuant to Section 6.1 and administered as provided in Section 6.4.

"Bond Ordinance" means Ordinance No. 2024-_____ adopted by the City Council on August 13, 2024, authorizing the issuance of the Bonds pursuant to this Indenture.

"Bond Pledged Revenue Account" means the Account of such name established pursuant to Section 6.1.

"Bond Proceeds Account" means the Account of such name established pursuant to Section 6.1.

"Bond Year" means the one-year period beginning on September 1 in each year and ending on August 31 in the following year.

"Bonds" means the City's bonds authorized to be issued by Section 3.1 of this Indenture entitled "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Major Improvement Area Project)".

"Business Day" means any day other than a Saturday, Sunday or legal holiday in the State of Texas observed as such by the City or the Trustee.

"Certification for Payment" means a certificate executed by an engineer, construction manager or other person or entity acceptable to the City, as evidenced by the signature of a City Representative, specifying the amount of work performed and the cost thereof, presented to the Trustee to request funding for Actual Costs from money on deposit in the Project Fund.

"City Certificate" means a certificate signed by a City Representative and delivered to the Trustee.

"City Representative" means any official or agent of the City authorized by the City Council to undertake the action referenced herein.

"Closing Date" means the date of the initial delivery of and payment for the Bonds.

"Code" means the Internal Revenue Code of 1986, as amended, including applicable regulations, published rulings and court decisions.

"Costs of Issuance Account" means the Account of such name established pursuant to Section 6.1.

"CPA Certificate" means a report prepared by an independent certified public accountant selected by the City verifying the sufficiency of the moneys or Defeasance Securities deposited with the Trustee to pay when due the principal of and interest on the Refunded Bonds being refunded with the proceeds of the Bonds.

"Defeasance Securities" means Investment Securities then authorized by Applicable Law for the investment of funds to defease public securities.

"Delinquent Collection Costs" means the costs related to the foreclosure on an Assessed Parcel and the costs of collection of a delinquent Assessment, including penalties and reasonable attorney's fees actually paid, but excluding amounts representing interest and penalty interest.

"Designated Payment/Transfer Office" means (i) with respect to the initial Paying Agent/Registrar named in this Indenture, the transfer/payment office located in St. Paul, Minnesota, or such other location designated by the Paying Agent/Registrar and (ii) with respect to any successor Paying Agent/Registrar, the office of such successor designated and located as may be agreed upon by the City and such successor.

"DTC" shall mean the Depository Trust Company located in New York, New York, or any successor securities depository.

"DTC Participant" shall mean brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations on whose behalf DTC was created to hold securities to facilitate the clearance and settlement of securities transactions among such Persons.

"Foreclosure Proceeds" means the proceeds, including interest and penalty interest, received by the City from the enforcement of the Assessments against any Assessed Parcel or Assessed Parcels, whether by foreclosure of lien or otherwise, but excluding and net of all Delinquent Collection Costs.

"Fund" means any of the funds established pursuant to Section 6.1 of this Indenture.

"Indenture" means this Indenture of Trust as originally executed or as it may be from time to time supplemented or amended by one or more indentures supplemental hereto and entered into pursuant to the applicable provisions hereof.

"Independent Financial Consultant" means any consultant or firm of such consultants appointed by the City who, or each of whom: (i) is judged by the City, as the case may be, to have experience in matters relating to the issuance and/or administration of the Bonds; (ii) is in fact independent and not under the domination of the City; (iii) does not have any substantial interest, direct or indirect, with or in the City, or any owner of real property in the District, or any real property in the District; and (iv) is not connected with the City as an officer or employee of the City, but who may be regularly retained to make reports to the City.

"Initial Bond" means the Initial Bond in the form set forth in Exhibit A to this Indenture.

"Interest Payment Date" means the date or dates upon which interest on the Bonds is scheduled to be paid until their respective dates of maturity or prior redemption, such dates being on March 1 and September 1 of each year, commencing March 1, 2025.

"Investment Securities" means those authorized investments described in the Public Funds Investment Act, Texas Government Code, Chapter 2256, as amended; provided that such investments are, at the time made, included in and authorized by the City's official investment policy as approved by the City Council from time to time.

"Major Improvements" mean the Authorized Improvements which benefit all assessed property within the District and are described in Section III.B of the Service and Assessment Plan.

"Major Improvement Area" means the property within the District not within Neighborhood Improvement Area #1 and further identified and depicted in Appendix A of the Service and Assessment Plan or in any Annual Service Plan Update and referred in the Service and Assessment Plan as the "Neighborhood Improvement Areas #2-5".

"Major Improvement Area Improvements" means the Major Improvement Area's proportionate share of the Major Improvements which are referred to in the Service and Assessment Plan as the "Neighborhood Improvement Areas #2-5 Major Improvements".

"Maximum Annual Debt Service" means the largest Annual Debt Service for any Bond Year after the calculation is made through the final maturity date of any Outstanding Bonds;

provided, however for purposes of calculating the Maximum Annual Debt Service, the Annual Debt Service due on September 1, 2025, shall be excluded.

"Minor Amount Redemption" means a redemption, pursuant to Section 4.4 of this Indenture, of a principal amount of Bonds that is less than 10% of the Outstanding principal amount of the Bonds.

"Outstanding" means, as of any particular date when used with reference to Bonds, all Bonds authenticated and delivered under this Indenture except (i) any Bond that has been canceled by the Trustee (or has been delivered to the Trustee for cancellation) at or before such date, (ii) any Bond for which the payment of the principal or Redemption Price of and interest on such Bond shall have been made as provided in Article IV, and (iii) any Bond in lieu of or in substitution for which a new Bond shall have been authenticated and delivered pursuant to Section 3.10 herein.

"Owner" means the Person who is the registered owner of a Bond or Bonds, as shown in the Register, which shall be Cede & Co., as nominee for DTC, so long as the Bonds are in book-entry only form and held by DTC as securities depository in accordance with Section 3.11 herein.

"Paying Agent/Registrar" means initially the Trustee, or any successor thereto as provided in this Indenture.

"Person" or "Persons" means any individual, corporation, partnership, limited liability company, joint venture, association, joint-stock company, trust, unincorporated organization or government or any agency or political subdivision thereof.

"PID Act" means Texas Local Government Code, Chapter 372, as amended.

"Pledged Funds" means the Pledged Revenue Fund, the Bond Fund, the Project Fund, the Reserve Fund, and the Redemption Fund.

"Pledged Revenue Fund" means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.3 herein.

"Pledged Revenues" means the sum of (i) Assessment Revenue less the Administrative Expenses and (ii) any additional revenues that the City may pledge to the payment of Bonds.

"Prepayment" means the payment of all or a portion of an Assessment before the due date thereof.

"Principal and Interest Account" means the Account of such name established pursuant to Section 6.1.

"Project Fund" means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.5 herein.

"Purchaser" means the initial purchaser of the Bonds.

"Rebate Amount" has the meaning set forth in section 1.148-1(b) of the Regulations.

"Rebate Fund" means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.8 herein.

"Record Date" means the close of business on the 15th calendar day of the month (whether or not a Business Day) next preceding an Interest Payment Date.

"Redemption Fund" means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.6 herein.

"Redemption Price" means, when used with respect to any Bond or portion thereof, the amount of par plus accrued and unpaid interest to the date of redemption.

"Refunded Bonds" means the Outstanding "City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Sutton Fields II Public Improvement District Neighborhood Improvement Areas #2-5 Major Improvement Project)" being refunded with the proceeds of the Bonds.

"Register" means the register specified in Article III of this Indenture.

"Reserve Account" means the Account of such name established pursuant to Section 6.1.

"Reserve Account Requirement" means __% of the Maximum Annual Debt Service of the Bonds as of the date of issuance; provided, however, that such amount shall be reduced by the amount of any transfers made pursuant to subsection (d) of Section 6.7; and provided further that as a result of an optional redemption pursuant to Section 4.3 or an extraordinary optional redemption pursuant to Section 4.4, the Reserve Account Requirement shall be reduced by a percentage equal to the pro rata principal amount of Bonds redeemed by such redemption compared to the total principal amount of the Outstanding Bonds prior to such redemption or as otherwise provided in a City Certificate delivered in connection with the redemption of such Bonds. As of the date of delivery of the Bonds, the Reserve Account Requirement is [$_____].

"Reserve Fund" means that fund established pursuant to Section 6.1 and administered in Section 6.7 herein.

"Service and Assessment Plan" means the document, including the Assessment Roll, as amended, which is attached as Exhibit D to the Bond Ordinance, and which replaces any previously approved Service and Assessment Plan in connection with the Refunded Bonds, including any annual updates thereto.

"Sinking Fund Installment" means the amount of money to redeem or pay at maturity the portion of the principal of Bonds payable from such installments at the times and in the amounts provided in Section 4.2 herein.

"Stated Maturity" means the date the Bonds, or any portion of the Bonds, as applicable are scheduled to mature without regard to any redemption or prepayment.

"Substantial Amount Redemption" means a redemption, pursuant to Section 4.4 of this Indenture, of a principal amount of the Bonds that is greater than or equal to 10% of the Outstanding principal amount of such Bonds.

"Supplemental Indenture" means an indenture which has been duly executed by the City Representative pursuant to an ordinance adopted by the City Council and which indenture amends or supplements this Indenture, but only if and to the extent that such indenture is specifically authorized or permitted hereunder.

"Tax Certificate" means the Certificate as to Tax Exemption delivered by the City on the Closing Date for the Bonds setting forth the facts, estimates and circumstances in existence on the Closing Date which establish that it is not expected that the proceeds of the Bonds will be used in a manner that would cause the interest on such Bonds to be included in the gross income of the Owners thereof for Federal income tax purposes.

"Trust Estate" means the Trust Estate described in the granting clauses of this Indenture.

"Trustee" means U.S. Bank Trust Company, National Association, and its successors, and any other corporation or association that may at any time be substituted in its place, as provided in Article IX, such entity to serve as Trustee and Paying Agent/Registrar for the Bonds.

Section 1.2. Findings.

The declarations, determinations and findings declared, made and found in the preamble to this Indenture are hereby adopted, restated and made a part of the operative provisions hereof.

Section 1.3. Table of Contents, Titles and Headings.

The table of contents, titles, and headings of the Articles and Sections of this Indenture have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof and shall never be considered or given any effect in construing this Indenture or any provision hereof or in ascertaining intent, if any question of intent should arise.

Section 1.4. Interpretation.

(a) Unless the context requires otherwise, words of the masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa.

(b) Words importing persons include any individual, corporation, limited liability company, partnership, joint venture, association, joint stock company, trust, unincorporated organization or government or agency or political subdivision thereof.

(c) Any reference to a particular Article or Section shall be to such Article or Section of this Indenture unless the context shall require otherwise.

(d) This Indenture and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein to sustain the validity of this Indenture.

ARTICLE II

THE BONDS

Section 2.1. Granting Clauses

(a) In order to secure the payment of debt service on all Bonds, and the performance and observance by the City of all the covenants expressed or implied herein, the City does hereby grant to the Trustee, as good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, a security interest in, mortgage, create a first lien on, and pledge to the Trustee, all of its right, title, and interest, whether now owned or hereafter acquired, in, to, and under the following (the "Trust Estate"):

(i) All Pledged Revenues and all moneys and investments held in the Pledged Funds, including any contract or any evidence of indebtedness related thereto or other rights of the City to receive any of such moneys or investments, whether now existing or hereafter coming into existence, and whether now or hereafter acquired; and

(ii) Any and all other property or money of every name and nature which is, from time to time hereafter by delivery or by writing of any kind, conveyed, pledged, assigned or transferred, to the Trustee as additional security hereunder by the City or by anyone on its behalf or with its written consent, and the Trustee is hereby authorized to receive any and all such property or money at any and all times and to hold and apply the same subject to the terms thereof.

(b) The Trustee shall have and hold the Trust Estate, whether now owned or hereafter acquired or received by the Trustee and its successors or assigns, in trust upon the terms and trusts herein set forth for the benefit of all present and future Owners of the Bonds from time to time issued under and secured by this Indenture, and for enforcement of the payment of the Bonds in accordance with their terms, and for the performance of and compliance with the obligations, covenants, and conditions of this Indenture. Provided, however, if the City or its assigns shall well and truly pay, or cause to be paid, the principal or redemption price of and the interest on all the Bonds at the times and in the manner stated in the Bonds, according to the true intent and meaning thereof, then this Indenture and the rights hereby granted shall cease, terminate and be void; otherwise this Indenture is to be and shall remain in full force and effect.

(c) Except as otherwise provided in the remaining provisions of this Indenture, nothing in this Section 2.1 shall prohibit the Trustee from bringing any actions or proceedings for the enforcement of the obligation of the City hereunder except that nothing in this Section shall prejudice the rights of the Trustee under Articles IX and XI hereof; provided further that the priority of payment and the source for the repayment of the debt service on the Bonds shall be subject to the terms as set forth herein, including without limitation Article VI herein; provided further that the right to direct remedies following an Event of Default shall be limited to the Owners of the Bonds to the extent provided as set forth in Articles XI and XV herein.

(d) The Bonds are to be issued, registered, authenticated, and delivered, and the Trust Estate is to be held, dealt with and disposed of by the Trustee, upon and subject to the terms, covenants, conditions, uses, agreements and trusts set forth in this Indenture.

Section 2.2. Security for the Bonds.

The Bonds, as to both principal and interest, are and shall be equally and ratably secured by and payable from a first lien on and pledge of the Trust Estate.

The lien on and pledge of the Trust Estate shall be valid and binding and fully perfected from and after the Closing Date, without physical delivery or transfer of control of the Trust Estate, the filing of this Indenture or any other act; all as provided in Texas Government Code, Chapter 1208, as amended, which applies to the issuance of the Bonds and the pledge of the Trust Estate granted by the City under this Indenture, and such pledge is therefore valid, effective and perfected from and after the Closing Date. If Texas law is amended at any time while the Bonds are Outstanding such that the pledge of the Trust Estate granted by the City under this Indenture is to be subject to the filing requirements of Texas Business and Commerce Code, Chapter 9, as amended, then in order to preserve to the registered owners of the Bonds the perfection of the security interest in said pledge, the City agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Texas Business and Commerce Code, Chapter 9, as amended, and enable a filing to perfect the security interest in said pledge to occur.

Section 2.3. Limited Obligations.

The Bonds are special and limited obligations of the City, payable solely from and secured solely by the Trust Estate, including the Pledged Revenues and the Pledged Funds; and the Bonds shall never be payable out of funds raised or to be raised by taxation or from any other revenues, properties or income of the City.

Section 2.4. Authorization for Indenture.

The terms and provisions of this Indenture and the execution and delivery hereof by the City to the Trustee have been duly authorized by official action of the City Council of the City. The City has ascertained and it is hereby determined and declared that the execution and delivery of this Indenture is necessary to carry out and effectuate the purposes set forth in the preambles of this Indenture and that each and every covenant or agreement herein contained and made is necessary, useful or convenient in order to better secure the Bonds and is a contract or agreement necessary, useful and convenient to carry out and effectuate the purposes herein described.

Section 2.5. Purpose.

(a) The purposes of this Indenture are to establish a lien and the security for, and to prescribe the minimum standards for the authorization, issuance, execution and delivery of, the Bonds and to prescribe the rights of the Owners, and the rights and duties of the City and the Trustee.

(b) In consideration of the purchase and acceptance of any or all of the Bonds by those who shall purchase and hold the same from time to time, the provisions of this Indenture shall be a part of the contract of the City with the Owner, and shall be deemed to be and shall constitute a contract among the City, the Owners, and the Trustee.

ARTICLE III

AUTHORIZATION; GENERAL TERMS AND PROVISIONS REGARDING THE BONDS

Section 3.1. Authorization.

The Bonds are hereby authorized to be issued and delivered in accordance with the Constitution and laws of the State of Texas, including particularly the PID Act, as amended, and Chapter 1207, Texas Government Code, as amended. The Bonds shall be issued in the aggregate principal amount of $_____ for the purpose of (i) refunding the Refunded Bonds, (ii) funding a reserve fund for payment of principal and interest on the Bonds, and (iii) paying the costs of issuing the Bonds.

Section 3.2. Date, Denomination, Maturities, Numbers and Interest.

(a) The Bonds shall be dated August 30, 2024 (the "Bond Date") and shall be issued in Authorized Denominations. The Bonds shall be in fully registered form, without coupons. The Bonds shall be numbered separately from R-1 upward, except the Initial Bond, which shall be numbered T-1.

(b) Interest shall accrue and be paid on each Bond from the later of the Closing Date or the most recent Interest Payment Date to which interest has been paid or provided for, at the rate per annum set forth below until the principal thereof has been paid on the maturity date specified below or otherwise provided for. Such interest shall be payable semiannually on March 1 and September 1 of each year, commencing March 1, 2025 computed on the basis of a 360-day year of twelve 30-day months.

(c) The Bonds shall mature on September 1, in the years and in the principal amounts and shall bear interest as set forth below:

Year	Principal Amount ($)	Interest Rate (%)

(d) The Bonds shall be subject to mandatory sinking fund redemption, optional redemption, and extraordinary optional redemption prior to maturity as provided in Article IV herein, and shall otherwise have the terms, tenor, denominations, details, and specifications as set forth in the form of Bond set forth in **Exhibit A** to this Indenture.

Section 3.3. Conditions Precedent to Delivery of Bonds.

The Bonds shall be executed by the City and delivered to the Trustee, whereupon the Trustee shall authenticate the Bonds and, upon payment of the purchase price of the Bonds, shall deliver the Bonds upon the order of the City, but only upon delivery to the Trustee of:

(a) a certified copy of the Assessment Ordinance;

(b) a certified copy of the Bond Ordinance;

(c) a copy of this Indenture executed by the Trustee and the City;

(f) an executed CPA Certificate; and

(g) a City Certificate directing the authentication and delivery of the Bonds, describing the Bonds to be authenticated and delivered, designating the Purchaser to whom the Bonds are to be delivered, stating the purchase price of the Bonds and stating that all items required by this Section are therewith delivered to the Trustee in form and substance satisfactory to the City.

Section 3.4. Medium, Method and Place of Payment.

(a) Principal of and interest on the Bonds shall be paid in lawful money of the United States of America, as provided in this Section.

(b) Interest on the Bonds shall be payable to the Owners thereof as shown in the Register at the close of business on the relevant Record Date; provided, however, that in the event of nonpayment of interest on a scheduled Interest Payment Date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Trustee, if and when funds for the payment of such interest have been received from or on behalf of the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be 15 days after the Special Record Date) shall be sent at least five Business Days prior to the Special Record Date by United States mail, first-class, postage prepaid, to the address of each Owner of a Bond appearing on the books of the Trustee at the close of business on the last Business Day preceding the date of mailing such notice.

(c) Interest on the Bonds shall be paid by check, dated as of the Interest Payment Date, and sent, United States mail, first-class, postage prepaid, by the Paying Agent/Registrar to each Owner at the address of each Owner as such appears in the Register or by such other customary banking arrangement acceptable to the Paying Agent/Registrar and the Owner; provided, however, the Owner shall bear all risk and expense of such other banking arrangement.

(d) The principal of each Bond shall be paid to the Owner of such Bond on the due date thereof, whether at the maturity date or the date of prior redemption thereof, upon presentation and surrender of such Bond at the Designated Payment/Transfer Office of the Paying Agent/Registrar

(e) If the date for the payment of the principal of or interest on the Bonds shall be a Saturday, Sunday, legal holiday, or day on which banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are required or authorized by law or executive order to close, the date for such payment shall be the next succeeding day that is not a Saturday, Sunday, legal holiday, or day on which such banking institutions are required or authorized to close, and payment on such date shall for all purposes be deemed to have been made on the due date thereof as specified in Section 3.2 of this Indenture.

(f) Unclaimed payments of amounts due hereunder shall be segregated in a special account and held in trust, uninvested by the Paying Agent/Registrar, for the account of the Owner of the Bonds to which such unclaimed payments pertain. Subject to any escheat, abandoned property, or similar law of the State of Texas, any such payments remaining unclaimed by the Owners entitled thereto for two (2) years after the applicable payment or redemption date shall be applied to the next payment or payments on such Bonds thereafter coming due and, to the extent any such money remains after the retirement of all Outstanding Bonds, shall be paid to the City to be used for any lawful purpose. Thereafter, none of the City, the Paying Agent/Registrar, or any other Person shall be liable or responsible to any Owners of such Bonds for any further payment of such unclaimed moneys or on account of any such Bonds, subject to any applicable escheat law or similar law of the State of Texas.

Section 3.5. Execution and Registration of Bonds.

(a) The Bonds shall be executed on behalf of the City by the Mayor or Mayor Pro Tem and City Secretary, by their manual or facsimile signatures, and the official seal of the City shall be impressed or placed in facsimile thereon. Such facsimile signatures on the Bonds shall have the same effect as if each of the Bonds had been signed manually and in person by each of said officers, and such facsimile seal on the Bonds shall have the same effect as if the official seal of the City had been manually impressed upon each of the Bonds.

(b) In the event that any officer of the City whose manual or facsimile signature appears on the Bonds no longer holds such office before the authentication of such Bonds or before the delivery thereof, such manual or facsimile signature nevertheless shall be valid and sufficient for all purposes as if such officer had remained in such office.

(c) Except as provided below, no Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Indenture unless and until there appears thereon the Certificate of Trustee substantially in the form provided herein, included in the form of Bond attached hereto as Exhibit A, duly authenticated by manual or electronic execution by an officer or duly authorized signatory of the Trustee. It shall not be required that the same officer or authorized signatory of the Trustee sign the Certificate of Trustee on all of the Bonds. In lieu of the executed Certificate of Trustee described above, the Initial Bond delivered at the Closing Date shall have attached thereto the Comptroller's Registration Certificate substantially in the form provided herein, included in the form of Bond attached hereto as Exhibit A, manually or electronically executed by the Comptroller of Public Accounts of the State of Texas, or by his or her duly authorized agent, which certificate shall be evidence that such Initial Bond has been duly approved by the Attorney General of the State of Texas, is a valid and binding obligation of the City, and has been registered by the Comptroller of Public Accounts of the State of Texas.

(d) On the Closing Date, one Initial Bond representing the entire principal amount of all Bonds, payable in stated installments to the Purchaser, or its designee, executed with the manual or facsimile signatures of the Mayor or Mayor Pro Tem and the City Secretary, approved by the Attorney General, and registered and manually signed by the Comptroller of Public Accounts, will be delivered to the Purchaser or its designee. Upon payment for the Initial Bond, the Trustee shall cancel the Initial Bond and deliver to DTC on behalf of the Purchaser one registered definitive Bond for each year of maturity of the Bonds, in the aggregate principal amount of all Bonds for such maturity, registered in the name of Cede & CO., as nominee of DTC.

Section 3.6. Ownership.

(a) The City, the Trustee, the Paying Agent/Registrar and any other Person may treat the Person in whose name any Bond is registered as the absolute owner of such Bond for the purpose of making and receiving payment as provided herein (except interest shall be paid to the Person in whose name such Bond is registered on the relevant Record Date) and for all other purposes, whether or not such Bond is overdue, and neither the City nor the Trustee, nor the Paying Agent/Registrar, shall be bound by any notice or knowledge to the contrary.

(b) All payments made to the Owner of any Bond shall be valid and effectual and shall discharge the liability of the City, the Trustee and the Paying Agent/Registrar upon such Bond to the extent of the sums paid.

Section 3.7. Registration, Transfer and Exchange.

(a) So long as any Bond remains Outstanding, the City shall cause the Paying Agent/Registrar to keep at the Designated Payment/Transfer Office a Register in which, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Bonds in accordance with this Indenture. The Paying Agent/Registrar represents and warrants that it will file and maintain a copy of the Register with the City, and shall cause the Register to be current with all registration and transfer information as from time to time may be applicable.

(b) A Bond shall be transferable only upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar with such endorsement or other evidence of transfer as is acceptable to the Paying Agent/Registrar. No transfer of any Bond shall be effective until entered in the Register.

(c) The Bonds shall be exchangeable upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar for a Bond or Bonds of the same maturity and interest rate and in any Authorized Denomination and in an aggregate principal amount equal to the unpaid principal amount of the Bond presented for exchange.

(d) The Trustee is hereby authorized to authenticate and deliver Bonds transferred or exchanged in accordance with this Section. A new Bond or Bonds will be delivered by the Paying Agent/Registrar, in lieu of the Bond being transferred or exchanged, at the Designated Payment/Transfer Office, or sent by United States mail, first-class, postage prepaid, to the Owner or his designee. Each transferred Bond delivered by the Paying Agent/Registrar in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such transferred Bond is delivered.

(e) Each exchange Bond delivered in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such exchange Bond is delivered.

(f) No service charge shall be made to the Owner for the initial registration, subsequent transfer, or exchange for a different Authorized Denomination of any of the Bonds.

The Paying Agent/Registrar, however, may require the Owner to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection with the registration, transfer, or exchange of a Bond.

(g) Neither the City nor the Paying Agent/Registrar shall be required to issue, transfer, or exchange any Bond or portion thereof called for redemption prior to maturity within forty-five (45) days prior to the date fixed for redemption; provided, however, such limitation shall not be applicable to an exchange by the Owner of the uncalled principal balance of a Bond redeemed in part.

Section 3.8. Cancellation.

All Bonds paid or redeemed before scheduled maturity in accordance with this Indenture, and all Bonds in lieu of which exchange Bonds or replacement Bonds are authenticated and delivered in accordance with this Indenture, shall be cancelled, and proper records shall be made regarding such payment, redemption, exchange, or replacement. The Paying Agent/Registrar shall dispose of cancelled Bonds in accordance with the records retention requirements of the Trustee.

Section 3.9. Temporary Bonds.

(a) Following the delivery and registration of the Initial Bond and pending the preparation of definitive Bonds, the proper officers of the City may execute and, upon the City's request, the Trustee shall authenticate and deliver, one or more temporary Bonds that are printed, lithographed, typewritten, mimeographed or otherwise produced, in any denomination, substantially of the tenor of the definitive Bonds in lieu of which they are delivered, without coupons, and with such appropriate insertions, omissions, substitutions and other variations as the officers of the City executing such temporary Bonds may determine, as evidenced by their signing of such temporary Bonds.

(b) Until exchanged for Bonds in definitive form, such Bonds in temporary form shall be entitled to the benefit and security of this Indenture.

(c) The City, without unreasonable delay, shall prepare, execute and deliver to the Trustee the Bonds in definitive form; thereupon, upon the presentation and surrender of the Bond or Bonds in temporary form to the Paying Agent/Registrar, the Paying Agent/Registrar shall cancel the Bonds in temporary form and the Trustee shall authenticate and deliver in exchange therefor a Bond or Bonds of the same maturity and series, in definitive form, in the Authorized Denomination, and in the same aggregate principal amount, as the Bond or Bonds in temporary form surrendered. Such exchange shall be made without the making of any charge therefor to any Owner.

Section 3.10. Replacement Bonds.

(a) Upon the presentation and surrender to the Paying Agent/Registrar of a mutilated Bond, the Trustee shall authenticate and deliver in exchange therefor a replacement Bond of like tenor and principal amount, bearing a number not contemporaneously outstanding. The City or the Paying Agent/Registrar may require the Owner of such Bond to pay a sum

sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection therewith and any other expenses connected therewith.

(b) In the event that any Bond is lost, apparently destroyed or wrongfully taken, the Trustee, pursuant to the Applicable Laws of the State of Texas and in the absence of notice or knowledge that such Bond has been acquired by a bona fide purchaser, shall authenticate and deliver a replacement Bond of like tenor and principal amount bearing a number not contemporaneously outstanding, provided that the Owner first complies with the following requirements:

(i) furnishes to the Paying Agent/Registrar satisfactory evidence of his or her ownership of and the circumstances of the loss, destruction or theft of such Bond;

(ii) furnishes such security or indemnity as may be required by the Paying Agent/Registrar and the Trustee to save them and the City harmless;

(iii) pays all expenses and charges in connection therewith, including, but not limited to, printing costs, legal fees, fees of the Trustee and the Paying Agent/Registrar and any tax or other governmental charge that is authorized to be imposed; and

(iv) satisfies any other reasonable requirements imposed by the City and the Trustee.

(c) After the delivery of such replacement Bond, if a bona fide purchaser of the original Bond in lieu of which such replacement Bond was issued presents for payment such original Bond, the City and the Paying Agent/Registrar shall be entitled to recover such replacement Bond from the Person to whom it was delivered or any Person taking therefrom, except a bona fide purchaser, and shall be entitled to recover upon the security or indemnity provided therefor to the extent of any loss, damage, cost, or expense incurred by the City, the Paying Agent/Registrar or the Trustee in connection therewith.

(d) In the event that any such mutilated, lost, apparently destroyed or wrongfully taken Bond has become or is about to become due and payable, the Paying Agent/Registrar, in its discretion, instead of issuing a replacement Bond, may pay such Bond if it has become due and payable or may pay such Bond when it becomes due and payable.

(e) Each replacement Bond delivered in accordance with this Section shall constitute an original additional contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such replacement Bond is delivered.

Section 3.11. Book-Entry Only System.

The Bonds shall initially be issued in book-entry-only form and shall be deposited with DTC, which is hereby appointed to act as the securities depository therefor, in accordance with the letter of representations from the City to DTC. On the Closing Date the definitive Bonds shall be issued in the form of a single typewritten certificate for each maturity thereof registered in the name of Cede & Co., as nominee for DTC.

With respect to Bonds registered in the name of Cede & Co., as nominee of DTC, the City, the Trustee and the Paying Agent/Registrar shall have no responsibility or obligation to any DTC Participant or to any Person on behalf of whom such a DTC Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the City, the Trustee and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant or any other Person, other than an Owner, as shown on the Register, of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any DTC Participant or any other Person, other than an Owner, as shown in the Register of any amount with respect to principal of, premium, if any, or interest on the Bonds. Notwithstanding any other provision of this Indenture to the contrary, the City, the Trustee and the Paying Agent/Registrar shall be entitled to treat and consider the Person in whose name each Bond is registered in the Register as the absolute owner of such Bond for the purpose of payment of principal of, premium, if any, and interest on Bonds, for the purpose of giving notices of redemption and other matters with respect to such Bond, for the purpose of registering transfer with respect to such Bond, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of, premium, if any, and interest on the Bonds only to or upon the order of the respective Owners as shown in the Register, as provided in this Indenture, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of principal of, premium, if any, and interest on the Bonds to the extent of the sum or sums so paid. No Person other than an Owner, as shown in the Register, shall receive a Bond certificate evidencing the obligation of the City to make payments of amounts due pursuant to this Indenture. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Indenture with respect to interest checks or drafts being mailed to the registered owner at the close of business on the relevant Record Date, the word "Cede & Co." in this Indenture shall refer to such new nominee of DTC.

Section 3.12. Successor Securities Depository: Transfer Outside Book-Entry-Only System.

In the event that the City determines that DTC is incapable of discharging its responsibilities described herein and in the letter of representations from the City to DTC, the City shall (i) appoint a successor securities depository, qualified to act as such under Section 17(a) of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Bonds to such successor securities depository; or (ii) notify DTC and DTC Participants of the availability through DTC of certificated Bonds and cause the Paying Agent/Registrar to transfer one or more separate registered Bonds to DTC Participants having Bonds credited to their DTC accounts. In such event, the Bonds shall no longer be restricted to being registered in the Register in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Owners transferring or exchanging Bonds shall designate, in accordance with the provisions of this Indenture.

Section 3.13. Payments to Cede & Co.

Notwithstanding any other provision of this Indenture to the contrary, so long as any Bonds are registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, premium, if any, and interest on such Bonds, and all notices with respect to such Bonds shall be made and given, respectively, in the manner provided in the rules and procedures of DTC or in the blanket letter of representations from the City to DTC.

ARTICLE IV

REDEMPTION OF BONDS BEFORE MATURITY

Section 4.1. Limitation on Redemption.

The Bonds shall be subject to redemption before their scheduled maturity only as provided in this Article IV.

Section 4.2. Mandatory Sinking Fund Redemption.

(a) The Bonds are subject to mandatory sinking fund redemption prior to their Stated Maturity and will be redeemed by the City in part at the Redemption Price from moneys available for such purpose in the Bond Fund pursuant to Article VI, on the dates and in the respective Sinking Fund Installments as set forth in the following schedule:

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__ *	

*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__ *	

*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	

September 1, 20__

September 1, 20__

September 1, 20__ *

_____
*Stated Maturity

(b) At least 45 days prior to each mandatory sinking fund redemption date, and subject to any prior reduction authorized by subparagraphs (c) and (d) of this Section, the Trustee shall select a principal amount of Bonds of such maturity equal to the Sinking Fund Installment amount of such Bonds to be redeemed, in accordance with Section 4.5(b), shall call such Bonds for redemption on such scheduled mandatory sinking fund redemption date, and shall give notice of such redemption, as provided in Section 4.6.

(c) The principal amount of Bonds of a Stated Maturity required to be redeemed on any mandatory sinking fund redemption date pursuant to subparagraph (a) of this Section 4.2 shall be reduced, at the option of the City, by the principal amount of any Bonds of such maturity which, at least 45 days prior to the mandatory sinking fund redemption date shall have been acquired by the City at a price not exceeding the principal amount of such Bonds plus accrued and unpaid interest to the date of purchase thereof, and delivered to the Trustee for cancellation.

(d) The principal amount of Bonds required to be redeemed on any mandatory sinking fund redemption date pursuant to subparagraph (a) of this Section 4.2 shall be reduced on a pro rata basis among Sinking Fund Installments by the principal amount of any Bonds which, at least 45 days prior to the mandatory sinking fund redemption date, shall have been redeemed pursuant to the optional redemption or extraordinary optional redemption provisions hereof and not previously credited to a mandatory sinking fund redemption.

Section 4.3. Optional Redemption.

The City reserves the right and option to redeem the Bonds maturing on or after September 1, 20___, before their respective scheduled maturity dates, in whole or in part, on any date on or after September 1, 20___, such redemption date or dates to be fixed by the City, at the Redemption Price.

Section 4.4. Extraordinary Optional Redemption.

Notwithstanding any provision in this Indenture to the contrary, the City reserves the right and option to redeem Bonds before their respective scheduled maturity dates, in whole or in part and in an amount and on any date specified in a City Certificate, at the Redemption Price of such Bonds, or portions thereof, to be redeemed plus accrued interest to the date of redemption from amounts on deposit in the Redemption Fund as a result of Prepayments (including related transfers to the Redemption Fund made pursuant to the terms of this Indenture) or any other transfers to the Redemption Fund under the terms of this Indenture.

Section 4.5. Partial Redemption.

(a) If less than all of the Bonds are to be redeemed pursuant to Sections 4.2, 4.3, or 4.4, Bonds shall be redeemed in minimum principal amounts of $1,000 or any integral multiple thereof. Each Bond shall be treated as representing the number of Bonds that is obtained by dividing the principal amount of such Bond by $1,000. No redemption shall result in a Bond in a denomination of less than the Authorized Denomination in effect at that time; provided, however, if the amount of the Outstanding Bond is less than an Authorized Denomination after giving effect to such partial redemption, a Bond in the principal amount equal to the unredeemed portion may be issued.

(b) In selecting the Bonds to be redeemed pursuant to Section 4.2, the Trustee may select Bonds in any method that results in a random selection.

(c) In selecting the Bonds to be redeemed pursuant to Section 4.3, the Trustee may rely on the directions provided in a City Certificate.

(d) If less than all of the Bonds are called for extraordinary optional redemption pursuant to Section 4.4 hereof, the Bonds or portion of a Bond, as applicable, to be redeemed shall be selected in the following manner:

(i) with respect to a Substantial Amount Redemption, the principal amount called for redemption shall be allocated on a pro-rata basis among all Outstanding Bonds; and

(ii) with respect to a Minor Amount Redemption, the Outstanding Bonds or Bond, as applicable, shall be redeemed in the inverse order of maturity.

(e) Upon surrender of any Bond for redemption in part, the Trustee in accordance with Section 3.7 of this Indenture, shall authenticate and deliver an exchange Bond or Bonds in an aggregate principal amount equal to the unredeemed portion of the Bond so surrendered, such exchange being without charge.

Section 4.6. Notice of Redemption to Owners.

(a) The Trustee shall give notice of any redemption of Bonds by sending notice by United States mail, first-class, postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Bond or portion thereof to be redeemed, at the address shown in the Register. So long as the Bonds are in book-entry-only form and held by DTC as the securities depository, Owner means Cede & Co., as nominee for DTC.

(b) The notice shall state the redemption date, the Redemption Price, the place at which the Bonds are to be surrendered for payment, and, if less than all the Bonds Outstanding are to be redeemed, and subject to Section 4.5 hereof, an identification of the Bonds or portions thereof to be redeemed, any conditions to such redemption and that on the redemption date, if all conditions, if any, to such redemption have been satisfied, such Bond shall become due and payable.

(c) Any notice given as provided in this Section shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

(d) The City has the right to rescind any optional redemption or extraordinary optional redemption described in Section 4.3 or 4.4 by written notice to the Trustee on or prior to the date fixed for redemption. Any notice of redemption shall be cancelled and annulled if for any reason funds are not available on the date fixed for redemption for the payment in full of the Bonds then called for redemption, and such cancellation shall not constitute an Event of Default under the Indenture. The Trustee shall mail notice of rescission of redemption in the same manner notice of redemption was originally provided.

(e) With respect to any optional redemption or extraordinary optional redemption of the Bonds, unless the Trustee has received funds sufficient to pay the Redemption Price of the Bonds to be redeemed before giving of a notice of redemption, the notice may state that the City may condition redemption on the receipt of such funds by the Trustee on or before the date fixed for the redemption, or on the satisfaction of any other prerequisites set forth in the notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not satisfied and sufficient funds are not received, the notice shall be of no force and effect, the City shall not redeem the Bonds and the Trustee shall give notice, in the manner in which the notice of redemption was given, that the Bonds have not been redeemed.

Section 4.7. Payment Upon Redemption.

(a) The Trustee shall make provision for the payment of the Bonds to be redeemed on such date by setting aside and holding in trust an amount from the Redemption Fund or otherwise received by the Trustee from the City and shall use such funds solely for the purpose of paying the Redemption Price on the Bonds being redeemed.

(b) Upon presentation and surrender of any Bond called for redemption at the Designated Payment/Transfer Office on or after the date fixed for redemption, the Paying Agent/Registrar shall pay the Redemption Price on such Bond to the date of redemption from the moneys set aside for such purpose.

Section 4.8. Effect of Redemption.

Notice of redemption having been given as provided in Section 4.6 of this Indenture, the Bonds or portions thereof called for redemption shall become due and payable on the date fixed for redemption provided that funds for the payment of the Redemption Price are on deposit with the Trustee; thereafter, such Bonds or portions thereof shall cease to bear interest from and after the date fixed for redemption, whether or not such Bonds are presented and surrendered for payment on such date.

ARTICLE V

FORM OF THE BONDS

Section 5.1. Form Generally.

(a) The Bonds, including the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the Certificate of the Trustee, and the Assignment to appear on each of the Bonds, (i) shall be substantially in the form set forth in Exhibit A to this Indenture with

such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Indenture, and (ii) may have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including any reproduction of an opinion of counsel or evidence of insurance) thereon as, consistently herewith, may be determined by the City or by the officers executing such Bonds, as evidenced by their execution thereof.

(b) Any portion of the text of any Bonds may be set forth on the reverse side thereof, with an appropriate reference thereto on the face of the Bonds.

(c) The definitive Bonds shall be typewritten, printed, lithographed, or engraved, and may be produced by any combination of these methods or produced in any other similar manner, all as determined by the officers executing such Bonds, as evidenced by their execution thereof.

(d) The Initial Bond submitted to the Attorney General of the State of Texas may be typewritten and photocopied or otherwise reproduced.

(e) A statement relating to a municipal bond insurance policy or surety policy, if any, to be issued for the Bonds may be printed on or attached to each Bond.

Section 5.2. CUSIP Registration.

The City may secure identification numbers through the CUSIP Services managed by S&P Global Market Intelligence on behalf of The American Bankers Association, New York, New York, and may authorize the printing of such numbers on the face of the Bonds. It is expressly provided, however, that the presence or absence of CUSIP numbers on the Bonds shall be of no significance or effect as regards the legality thereof and neither the City, the Trustee or the attorneys approving said Bonds as to legality are to be held responsible for CUSIP numbers incorrectly printed on the Bonds. The Trustee may include in any redemption notice a statement to the effect that the CUSIP numbers on the Bonds have been assigned by an independent service and are included in such notice solely for the convenience of the Owners of the Bonds and that neither the City nor the Trustee shall be liable for any inaccuracies of such numbers.

Section 5.3. Legal Opinion.

The approving legal opinion of Bond Counsel may be printed on or attached to each Bond over the certification of the City Secretary of the City, which may be executed in facsimile.

ARTICLE VI

FUNDS AND ACCOUNTS

Section 6.1. Establishment of Funds and Accounts.

(a) Creation of Funds. The following Funds are hereby created and established under this Indenture:

(i) Pledged Revenue Fund;

(ii) Bond Fund;

(iii) Project Fund;

(iv) Reserve Fund;

(v) Redemption Fund;

(vi) Rebate Fund; and

(vii) Administrative Fund.

(b) Creation of Accounts.

(i) The following Accounts are hereby created and established under the Reserve Fund:

(A) Reserve Account; and

(B) Additional Interest Reserve Account.

(ii) The following Accounts are hereby created and established under the Project Fund:

(A) Bond Proceeds Account; and

(B) Costs of Issuance Account.

(iii) The following Account is hereby created and established under the Pledged Revenue Fund:

(A) Bond Pledged Revenue Account.

(iv) The following Account is hereby created and established under the Bond Fund:

(A) Principal and Interest Account.

(c) Each Fund and Account created within such Fund shall be maintained by the Trustee separate and apart from all other funds and accounts of the City. The Pledged Funds shall constitute trust funds which shall be held in trust by the Trustee as part of the Trust Estate solely for the benefit of the Owners of the Bonds.

(d) Except as provided in Section 6.10(f) hereof, interest earnings and profit on each respective Fund and Account established by this Indenture shall be applied or withdrawn for the purposes of such Fund or Account as specified below.

(e) The Trustee may, from time to time, upon written direction from the City pursuant to a City Certificate, create additional Funds or Accounts hereunder as may be necessary for the receipt and application of the Assessment Revenues, to facilitate the payment or redemption of the Bonds.

Section 6.2. Initial Deposits to Funds and Accounts.

(a) The proceeds from the sale of the Bonds in the amount of $_____, and moneys transferred from accounts previously created in the indenture authorizing the Refunded Bonds in an amount of $_____ shall be paid to the Trustee and deposited or transferred by the Trustee as follows:

(i) to the Costs of Issuance Account of the Project Fund: $_____;

(ii) to the Bond Proceeds Account of the Project Fund: $_____;

(iii) to the Principal and Interest Account of the Bond Fund: $_____;

(iv) to the Reserve Account of the Reserve Fund: $_____; and

(v) to the Additional Interest Reserve Account of the Reserve Fund: $_____.

Section 6.3. Pledged Revenue Fund.

(a) On or before February 15 of each year while the Bonds are Outstanding and beginning February 15, 2025, the City shall deposit or cause to be deposited the Pledged Revenues into the Pledged Revenue Fund. From amounts deposited to the Pledged Revenue Fund, the City shall deposit or cause to be deposited the Pledged Revenues as follows: (i) first, to the Bond Pledged Revenue Account of the Pledged Revenue Fund in an amount sufficient to pay debt service on the Bonds next coming due in such calendar year, (ii) second, to the Reserve Account of the Reserve Fund in an amount to cause the amount in the Reserve Account to equal the Reserve Account Requirement in accordance with Section 6.7 hereof, (iii) third, to the Additional Interest Reserve Account in an amount equal to the Additional Interest collected, if any, in accordance with Section 6.7(b) hereof, and (iv) fourth, to pay other costs permitted by the PID Act.

(b) From time to time as needed to pay the obligations relating to the Bonds, but no later than five (5) Business Days before each Interest Payment Date, the Trustee shall withdraw from the Bond Pledged Revenue Account of the Pledged Revenue Fund and transfer to the Bond Fund, an amount, taking into account any amounts then on deposit in the Bond Fund, such that the amount on deposit in the Bond Fund equals the principal (including any Sinking Fund Installments) and interest due on the Bonds on the next Interest Payment Date.

(c) If, after the foregoing transfers and any transfer from an Account within the Reserve Fund as provided in Section 6.7 herein, there are insufficient funds to make the payments provided in paragraph (b) above, the Trustee shall apply the available funds in the Bond Fund first to the payment of interest, and, then to the payment of principal (including any Sinking Fund Installments) on the Bonds.

(d) Notwithstanding Section 6.3(a) hereof, the Trustee shall deposit Prepayments to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer such Prepayments to the Redemption Fund.

(e) Notwithstanding Section 6.3(a) hereof, the Trustee shall deposit Foreclosure Proceeds to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer Foreclosure Proceeds first, to the Reserve Account to restore any transfers from the Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, second, to the Additional Interest Reserve Account to restore any transfers from the Additional Interest Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, and third, to the Redemption Fund.

(f) After satisfaction of the requirement to provide for the payment of the principal and interest on the Bonds and to fund any deficiency that may exist in an Account of the Reserve Fund, the Trustee, at the direction of the City by City Certificate, may apply Assessments for any lawful purposes permitted by the PID Act for which Assessments may be paid, including making transfers to the Redemption Fund to redeem Bonds in accordance with the terms hereof.

(g) Any Pledged Revenues remaining after satisfying the foregoing payments shall be applied by the Trustee, as instructed by the City pursuant to a City Certificate, for any lawful purpose permitted by the PID Act for which such additional Pledged Revenues may be used, including transfers to other Funds and Accounts created pursuant to this Indenture.

Section 6.4. Bond Fund.

(a) On each Interest Payment Date, the Trustee shall withdraw from the Bond Fund and transfer to the Paying Agent/Registrar the principal (including any Sinking Fund Installments) and/or interest then due and payable on the Bonds.

(b) If amounts in the Bond Fund are insufficient for the purposes set forth in paragraph (a) above, the Trustee shall withdraw from the Reserve Fund amounts to cover the amount of such insufficiency in accordance with Section 6.7(f) hereof. Amounts so withdrawn from the Reserve Fund shall be deposited in the Bond Fund and transferred to the Paying Agent/Registrar.

Section 6.5. Project Fund.

(a) Money on deposit in the Project Fund shall be used for the purposes specified in Section 3.1 hereof.

(b) On the Closing Date, the proceeds in the Bond Proceeds Account shall be immediately transferred by the Trustee to the paying agent/registrar for the Refunded Bonds to be applied towards the defeasance of the Refunded Bonds, as set forth in the indenture authorizing the Refunded Bonds. Once all of the funds deposited into the Bond Proceeds Account have been transferred to the paying agent/registrar for the Refunded Bonds, the Bond Proceeds Account of the Project Fund shall be closed.

(c) Disbursements from the Costs of Issuance Account of the Project Fund shall be made by the Trustee to pay costs of issuance of the Bonds pursuant to one or more City Certificates.

(d) Not later than six months following the Closing Date or upon an earlier determination by the City Representative that all costs of issuance of the Bonds have been paid, any amounts remaining in the Costs of Issuance Account shall be transferred to the Bond Fund and used to pay interest on the Bonds, as directed by the City in a City Certificate filed with the Trustee, and the Costs of Issuance Account shall be closed.

(e) In making the determination pursuant to subsection (d) of this Section, the City Representative may conclusively rely upon a certificate of an Independent Financial Consultant.

Section 6.6. Redemption Fund.

(a) The Trustee shall cause to be deposited to the Redemption Fund from the Pledged Revenue Fund an amount sufficient to redeem Bonds as provided in Sections 4.3 and 4.4 on the dates specified for redemption as provided in Sections 4.3 and 4.4. Amounts on deposit in the Redemption Fund shall be used and withdrawn by the Trustee to redeem Bonds as provided in Article IV.

Section 6.7. Reserve Fund.

(a) At the Closing Date, the Reserve Account shall be funded as set forth in Section 6.2 above. The City agrees with the Owners of the Bonds to accumulate, and when accumulated maintain in the Reserve Account of the Reserve Fund, an amount equal to not less than the Reserve Account Requirement, except to the extent such deficiency is due to the application of Section 6.7(d) hereof. All amounts deposited in the Reserve Account of the Reserve Fund shall be used and withdrawn by the Trustee for the purpose of making transfers to the Bond Fund or the Redemption Fund as provided in this Indenture.

(b) At the Closing Date, the Additional Interest Reserve Account shall be funded as set forth in Section 6.2 above. If the amount on deposit in the Additional Interest Reserve Account shall at any time, be less than the Additional Interest Reserve Requirement, the Trustee shall notify the City, in writing, of the amount of such shortfall, and the City shall file a City Certificate with the Trustee instructing the Trustee to transfer from the Bond Pledged Revenue Account to the Additional Interest Reserve Account on March 1 and September 1 of each year, an amount equal to the Additional Interest collected, if any, until the Additional Interest Reserve Requirement has been accumulated in the Additional Interest Reserve Account. If, after such deposits, there is surplus Additional Interest remaining in excess of the Additional Interest Reserve Requirement, the Trustee shall transfer such surplus Additional Interest to the Redemption Fund, and shall notify the City of such transfer in writing. Notwithstanding the foregoing, the City shall not be required to replenish the Additional Interest Reserve Account in the event funds are transferred from the Additional Interest Reserve Account to the Redemption Fund as a result of an extraordinary optional redemption of Bonds from the proceeds of a Prepayment pursuant to Section 4.4 of this Indenture, and the Additional Interest Reserve Requirement shall be reduced, accordingly. In the event the Additional Interest Reserve Requirement is reduced in accordance with the above provisions, the City will notify the Trustee, by a City Certificate, of the new Additional Interest Reserve Requirement. In calculating the amounts to be transferred pursuant to this Section, the Trustee may conclusively rely on the

Annual Installments as shown on the Assessment Roll in the Service and Assessment Plan or an Annual Service Plan Update, unless and until it receives a City Certificate directing that a different amount be used.

(c) Whenever a transfer is made from an Account of the Reserve Fund to the Bond Fund due to a deficiency in the Bond Fund, the Trustee shall provide written notice thereof to the City, specifying the amount withdrawn and the source of said funds.

(d) Whenever Bonds are to be redeemed with the proceeds of Prepayments pursuant to Section 4.4, the Trustee shall transfer, on the Business Day prior to the redemption date (or on such other date as agreed to by the City and the Trustee), from the Reserve Account of the Reserve Fund to the Redemption Fund, an amount specified in a City Certificate to be applied to the redemption of the Bonds. The amount so transferred from the Reserve Account of the Reserve Fund shall be equal to the principal amount of the Bonds to be redeemed with such Prepayments multiplied by the lesser of: (i) the amount required to be in the Reserve Account of the Reserve Fund divided by the principal amount of Outstanding Bonds prior to the redemption, and (ii) the amount actually in the Reserve Account of the Reserve Fund divided by the principal amount of Outstanding Bonds prior to the redemption. If after such transfer, and after applying investment earnings on the Prepayment toward payment of accrued interest, there are insufficient funds in the Redemption Fund to pay the principal amount plus accrued and unpaid interest to the date fixed for redemption of the Bonds to be redeemed, as identified in a City Certificate, as a result of such Prepayment and as a result of the transfer from the Reserve Account under this Section 6.7(d), the Trustee shall transfer an amount equal to the shortfall, and/or any additional amounts necessary to permit the Bonds to be redeemed in minimum principal amounts of $1,000, from the Additional Interest Reserve Account to the Redemption Fund to be applied to the redemption of the Bonds.

(e) Whenever, on any Interest Payment Date, or on any other date at the written request of a City Representative, the amount in the Reserve Account exceeds the Reserve Account Requirement, the Trustee shall provide written notice to the City Representative of the amount of the excess. Such excess shall be transferred to the Bond Fund to be used for the payment of debt service on the Bonds on the next Interest Payment Date in accordance with Section 6.4 hereof, unless within 30 days of such notice to the City Representative, the Trustee receives a City Certificate instructing the Trustee to apply such excess: (i) to pay amounts due under Section 6.8 hereof, or (ii) for such other use specified in a City Certificate if the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that such alternate use will not adversely affect the exemption from federal income tax of the interest on the Bond.

(f) Whenever, on any Interest Payment Date, the amount on deposit in the Bond Fund is insufficient to pay the debt service on the Bonds due on such date, the Trustee shall transfer first, from the Additional Interest Reserve Account of the Reserve Fund to the Bond Fund and, second, from the Reserve Account of the Reserve Fund to the Bond Fund the amounts necessary to cure such deficiency.

(g) At the final maturity of the Bonds, the amount on deposit in the Reserve Account and the Additional Interest Reserve Account shall be transferred to the Bond Fund and applied to the payment of the principal of the Bonds.

(h) If, after a Reserve Account withdrawal pursuant to Section 6.7(f), the amount on deposit in the Reserve Account of the Reserve Fund is less than the Reserve Account Requirement, the Trustee shall transfer from the Pledged Revenue Fund to the Reserve Account of the Reserve Fund the amount of such deficiency, in accordance with Section 6.3.

(i) If the amount held in the Reserve Fund together with the amount held in the Bond Fund and Redemption Fund is sufficient to pay the principal amount of all Outstanding Bonds on the next Interest Payment Date, together with the unpaid interest accrued on such Outstanding Bonds as of such Interest Payment Date, the moneys shall be transferred to the Redemption Fund and thereafter used to redeem all Outstanding Bonds as of such Interest Payment Date.

Section 6.8. Rebate Fund: Rebate Amount.

(a) There is hereby established a special fund of the City to be designated "City of Celina, Texas, Rebate Fund" (the "Rebate Fund") to be held by the Trustee in accordance with the terms and provisions of this Indenture. Amounts on deposit in the Rebate Fund shall be used solely for the purpose of paying amounts due the United States Government relating to the Bonds, in accordance with the Code.

(b) In order to assure that Rebate Amount is paid to the United States rather than to a third party, investments of funds on deposit in the Rebate Fund shall be made in accordance with the Code and the Tax Certificate.

(c) The Trustee conclusively shall be deemed to have complied with the provisions of this Section and Section 7.5(h) and shall not be liable or responsible if it follows the instructions of the City and shall not be required to take any action under this Section (including investment of amounts in the Rebate Fund) and Section 7.5(h) in the absence of written instructions from the City.

(d) If, on the date of each annual calculation, the amount on deposit in the Rebate Fund exceeds the Rebate Amount, the City may direct the Trustee, pursuant to a City Certificate, to transfer the amount in excess of the Rebate Amount to the Bond Fund.

Section 6.9. Administrative Fund.

(a) The City shall deposit or cause to be deposited to the Administrative Fund the amounts collected each year to pay the Administrative Expenses and Delinquent Collection Costs.

(b) Moneys in the Administrative Fund shall be held by the Trustee separate and apart from the other Funds created and administered hereunder and used as directed by a City Certificate solely for the purposes set forth in the Service and Assessment Plan.

(c) The Administrative Fund shall not be part of the Trust Estate and shall not be security for the Bonds.

Section 6.10. Investment of Funds.

(a) Money in any Fund or Account established pursuant to this Indenture shall be invested by the Trustee as directed by the City pursuant to a City Certificate filed with the Trustee at least two (2) days in advance of the making of such investment. The money in any Fund or Account shall be invested (i) in time deposits or certificates of deposit secured in the manner required by law for public funds, (ii) in direct obligations of, including obligations the principal and interest on which are unconditionally guaranteed by, the United States of America, (iii) in obligations of any agencies or instrumentalities thereof, or (iv) in such other investments as are permitted under the Public Funds Investment Act, Texas Government Code, Chapter 2256, as amended, or any successor law, as in effect from time to time; provided that all such deposits and investments shall be directed by the City to be made in such manner (which may include repurchase agreements for such investment with any primary dealer of such agreements) that the money required to be expended from any Fund will be available at the proper time or times. Such investments shall be valued each year in terms of current market value as of September 30. Notwithstanding the preceding sentences, amounts in the Additional Interest Reserve Account may not be invested above the Yield (as defined in Section 7.5(a) hereof) on the Bonds, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that such investment and/or the failure to comply with such yield restriction will not adversely affect the exemption from federal income tax of the interest on any Bond. For purposes of maximizing investment returns, to the extent permitted by law, money in such Funds or Accounts may be invested in common investments of the kind described above, or in a common pool of such investment which shall be kept and held at an official depository bank, which shall not be deemed to be or constitute a commingling of such money or funds provided that safekeeping receipts or certificates of participation clearly evidencing the investment or investment pool in which such money is invested and the share thereof purchased with such money or owned by such Fund or Account are held by or on behalf of each such Fund or Account. If necessary, upon written direction by the City to the Trustee, such investments shall be promptly sold to prevent any default.

(b) Obligations purchased as an investment of moneys in any Fund or Account shall be deemed to be part of such Fund or Account, subject, however, to the requirements of this Indenture for transfer of interest earnings and profits resulting from investment of amounts in Funds and Accounts. Whenever in this Indenture any moneys are required to be transferred by the City to the Trustee, such transfer may be accomplished by transferring a like amount of Investment Securities.

(c) The Trustee and its affiliates may act as sponsor, advisor, depository, principal or agent in the acquisition or disposition of any investment. The Trustee shall have no investment discretion and the Trustee's only responsibility for investments shall be to follow the written instructions contained in any City Certificate and to ensure that an investment it is directed to purchase is a permitted investment pursuant to the terms of this Indenture. The Trustee shall not incur any liability for losses arising from any investments made pursuant to this Section. The Trustee shall not be required to determine the suitability or legality of any investments.

(d) Investments in any and all Funds and Accounts may be commingled in a separate fund or funds for purposes of making, holding and disposing of investments, notwithstanding provisions herein for transfer to or holding in or to the credit of particular Funds or Accounts of amounts received or held by the Trustee hereunder, provided that the Trustee

shall at all times account for such investments strictly in accordance with the Funds and Accounts to which they are credited and otherwise as provided in this Indenture.

(e) The Trustee will furnish the City and the Administrator monthly cash transaction statements for such month which include detail for all investment transactions made by the Trustee hereunder; and, unless the Trustee receives a written request, the Trustee is not required to provide brokerage confirmations so long as the Trustee is providing such monthly cash transaction statements.

(f) If, following an annual calculation of the Rebate Amount in accordance with Sections 6.8 and 7.5(h) hereof, it is determined that a Rebate Amount is owed with respect to the Bonds, the City shall direct the Trustee, pursuant to a City Certificate, to transfer to the Rebate Fund an amount equal to the Rebate Amount owed by the City from investment earnings derived from the investment of the amount on deposit in Pledged Funds. The City Certificate shall specify the amount to be transferred and identify the Pledged Fund or Pledged Funds from which the investment earnings shall be transferred.

Section 6.11. Security of Funds.

All Funds or Accounts heretofore created, to the extent not invested as herein permitted, shall be secured in the manner and to the fullest extent required by law for the security of public funds, and such Funds or Accounts shall be used only for the purposes and in the manner permitted or required by this Indenture.

ARTICLE VII

COVENANTS

Section 7.1. Confirmation of Assessments.

The City hereby confirms, covenants, and agrees that the Assessments to be collected from the Assessed Property are as so reflected in the Service and Assessment Plan (as it may be updated from time to time) and, in accordance with the Assessment Ordinance, it has levied the Assessments against the respective Assessed Parcels from which the Pledged Revenues will be collected and received.

Section 7.2. Collection and Enforcement of Assessments.

(a) For so long as any Bonds are Outstanding, the City covenants, agrees and warrants that it will take and pursue all actions permissible under Applicable Laws to cause the Assessments to be collected and the liens thereof enforced continuously, in the manner and to the maximum extent permitted by Applicable Laws, and, to the extent permitted by Applicable Laws, to cause no reduction, abatement or exemption in the Assessments.

(b) The City will determine or cause to be determined, no later than February 15 of each year, whether or not any Annual Installment is delinquent and, if such delinquencies exist, the City will order and cause to be commenced as soon as practicable any and all appropriate and legally permissible actions to obtain such Annual Installment, and any delinquent charges and interest thereon, including diligently prosecuting an action in district court to foreclose the

currently delinquent Annual Installment. Notwithstanding the foregoing, the City shall not be required under any circumstances to purchase or make payment for the purchase of the delinquent Assessment or the corresponding Assessed Parcel. Furthermore, nothing shall obligate the City, the City Attorney, or any appropriate designee to undertake collection or foreclosure actions against delinquent accounts in violation of applicable state law, court order, or existing contractual provisions between the City and its appropriate collections enforcement designees.

Section 7.3. Against Encumbrances.

(a) Other than bonds issued to refund all or a portion of the Bonds, the City shall not create and, to the extent Pledged Revenues are received, shall not suffer to remain, any lien, encumbrance or charge upon the Trust Estate, other than that specified in Section 9.6 of this Indenture, or upon any other property pledged under this Indenture, except the pledge created for the security of the Bonds, and other than a lien or pledge subordinate to the lien and pledge of such property related to the Bonds.

(b) So long as Bonds are Outstanding hereunder, and except as set forth in Section 13.2 hereof, the City shall not issue any bonds, notes or other evidences of indebtedness other than the Bonds and bonds issued to refund all or a portion of the Bonds secured by any pledge of or other lien or charge on the Trust Estate or other property pledged under this Indenture, other than a lien or pledge subordinate to the lien and pledge of such property related to the Bonds.

Section 7.4. Records, Accounts, Accounting Reports.

The City hereby covenants and agrees that so long as any of the Bonds or any interest thereon remain Outstanding and unpaid, it will keep and maintain a proper and complete system of records and accounts pertaining to the Assessments. The Trustee and Owner or Owners of any Bonds or any duly authorized agent or agents of such Owners shall have the right at all reasonable times to inspect all such records, accounts, and data relating thereto, upon written request to the City by the Trustee, such Owner or duly authorized representative, as applicable. The City shall provide the Trustee, such Owner or duly authorized representative, as applicable, an opportunity to inspect such books and records relating to the Bonds during the City's regular business hours and on a mutually agreeable date not later than thirty days after the City receives such request.

Section 7.5. Covenants to Maintain Tax-Exempt Status.

(a) Definitions. When used in this Section, the following terms shall have the following meanings:

> "*Closing Date*" means the date on which the Bonds are first authenticated and delivered to the Purchaser against payment therefor.
>
> *"Code"* means the Internal Revenue Code of 1986, as amended by all legislation, if any, effective on or before the Closing Date.

"Computation Date" has the meaning set forth in section 1.148-1(b) of the Regulations.

"Gross Proceeds" means any proceeds as defined in section 1.148-1(b) of the Regulations, and any replacement proceeds as defined in section 1.148-1(c) of the Regulations, of the Bonds.

"Investment" has the meaning set forth in section 1.148-1(b) of the Regulations.

"Nonpurpose Investment" means any investment property, as defined in section 148(b) of the Code, in which Gross Proceeds of the Bonds are invested and which is not acquired to carry out the governmental purposes of the Bonds.

"Regulations" means any proposed, temporary or final Income Tax Regulations issued pursuant to sections 103 and 141 through 150 of the Code, and 103 of the Internal Revenue Code of 1954, which are applicable to the Bonds. Any reference to any specific Regulation shall also mean, as appropriate, any proposed, temporary or final Income Tax Regulation designed to supplement, amend or replace the specific Regulation referenced.

"Yield" of (1) any Investment has the meaning set forth in section 1.148-5 of the Regulations; and (2) the Bonds has the meaning set forth in section 1.148-4 of the Regulations.

(b) Not to Cause Interest to Become Taxable. The City shall not use, permit the use of, or omit to use Gross Proceeds or any other amounts (or any property the acquisition, construction or improvement of which is to be financed directly or indirectly with Gross Proceeds) in a manner which if made or omitted, respectively, would cause the interest on any Bond to become includable in the gross income, as defined in section 61 of the Code, of the owner thereof for federal income tax purposes. Without limiting the generality of the foregoing, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that failure to comply with such covenant will not adversely affect the exemption from federal income tax of the interest on any Bond, the City shall comply with each of the specific covenants in this Section.

(c) No Private Use or Private Payments. Except as permitted by section 141 of the Code and the Regulations and rulings thereunder, the City shall at all times prior to the last Stated Maturity of Bonds:

(i) exclusively own, operate and possess all property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with Gross Proceeds of the Bonds (including property financed with Gross Proceeds of the Refunded Bonds), and not use or permit the use of such Gross Proceeds (including all contractual arrangements with terms different than those applicable to the general public) or any property acquired, constructed or improved with such Gross Proceeds in any activity carried on by any person or entity (including the United States or any agency,

department and instrumentality thereof) other than a state or local government, unless such use is solely as a member of the general public; and

(ii) not directly or indirectly impose or accept any charge or other payment by any person or entity who is treated as using Gross Proceeds of the Bonds or any property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with such Gross Proceeds (including property financed with Gross Proceeds of the Refunded Bonds), other than taxes of general application within the City or interest earned on investments acquired with such Gross Proceeds pending application for their intended purposes.

(d) No Private Loan.

(i) Except to the extent permitted by section 141 of the Code and the Regulations and rulings thereunder, the City shall not use Gross Proceeds of the Bonds to make or finance loans to any person or entity other than a state or local government. For purposes of the foregoing covenant, such Gross Proceeds are considered to be "loaned" to a person or entity if: (1) property acquired, constructed or improved with such Gross Proceeds is sold or leased to such person or entity in a transaction which creates a debt for federal income tax purposes; (2) capacity in or service from such property is committed to such person or entity under a take-or-pay, output or similar contract or arrangement; or (3) indirect benefits, or burdens and benefits of ownership, of such Gross Proceeds or any property acquired, constructed or improved with such Gross Proceeds are otherwise transferred in a transaction which is the economic equivalent of a loan.

(ii) The City covenants and agrees that the levied Assessments will meet the requirements of the "tax assessment loan exception" within the meaning of section 1.141-5(d) of the Regulations on the date the Bonds are delivered and will ensure that the Assessments continue to meet such requirements for so long as the Bonds are outstanding hereunder.

(e) Not to Invest at Higher Yield. Except to the extent permitted by section 148 of the Code and the Regulations and rulings thereunder, the City shall not at any time prior to the final Stated Maturity of the Bonds directly or indirectly invest Gross Proceeds in any Investment (or use Gross Proceeds to replace money so invested) if, as a result of such investment, the Yield from the Closing Date of all Investments acquired with Gross Proceeds (or with money replaced thereby), whether then held or previously disposed of, exceeds the Yield of the Bonds.

(f) Not Federally Guaranteed. Except to the extent permitted by section 149(b) of the Code and the Regulations and rulings thereunder, the City shall not take or omit to take any action which would cause the Bonds to be federally guaranteed within the meaning of section 149(b) of the Code and the Regulations and rulings thereunder.

(g) Information Report. The City shall timely file the information required by section 149(e) of the Code with the Secretary of the Treasury on Form 8038-G or such other form and in such place as the Secretary may prescribe.

(h) Rebate of Arbitrage Profits. Except to the extent otherwise provided in section 148(f) of the Code and the Regulations and rulings thereunder:

(i) The City shall account for all Gross Proceeds (including all receipts, expenditures and investments thereof) on its books of account separately and apart from all other funds (and receipts, expenditures and investments thereof) and shall retain all records of accounting for at least six years after the day on which the last outstanding Bond is discharged. However, to the extent permitted by law, the City may commingle Gross Proceeds of the Bonds with other money of the City, provided that the City separately accounts for each receipt and expenditure of Gross Proceeds and the obligations acquired therewith.

(ii) Not less frequently than each Computation Date, the City shall calculate the Rebate Amount in accordance with rules set forth in section 148(f) of the Code and the Regulations and rulings thereunder. The City shall maintain such calculations with its official transcript of proceedings relating to the issuance of the Bonds until six years after the final Computation Date.

(iii) As additional consideration for the purchase of the Bonds by the Purchaser and the loan of the money represented thereby and in order to induce such purchase by measures designed to insure the excludability of the interest thereon from the gross income of the owners thereof for federal income tax purposes, the City shall, pursuant to a City Certificate, direct the Trustee to transfer to the Rebate Fund from the funds or subaccounts designated in such City Certificate and direct the Trustee to pay to the United States from the Rebate Fund the amount that when added to the future value of previous rebate payments made for the Bonds equals (i) in the case of a Final Computation Date as defined in Section 1.148-3(e)(2) of the Regulations, one hundred percent (100%) of the Rebate Amount on such date; and (ii) in the case of any other Computation Date, ninety percent (90%) of the Rebate Amount on such date. In all cases, the rebate payments shall be made at the times, in the installments, to the place and in the manner as is or may be required by section 148(f) of the Code and the Regulations and rulings thereunder, and shall be accompanied by Form 8038-T or such other forms and information as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder.

(iv) The City shall exercise reasonable diligence to assure that no errors are made in the calculations and payments required by paragraphs (ii) and (iii), and if an error is made, to discover and promptly correct such error within a reasonable amount of time thereafter (and in all events within one hundred eighty (180) days after discovery of the error), including payment to the United States of any additional Rebate Amount owed to it, interest thereon, and any penalty imposed under Section 1.148-3(h) of the Regulations.

(i) Not to Divert Arbitrage Profits. Except to the extent permitted by section 148 of the Code and the Regulations and rulings thereunder, the City shall not, at any time prior to the earlier of the Stated Maturity or final payment of the Bonds, enter into any transaction that reduces the amount required to be paid to the United States pursuant to Subsection (h) of this Section because such transaction results in a smaller profit or a larger loss than would have resulted if the transaction had been at arm's length and had the Yield of the Bonds not been relevant to either party.

(j) Elections. The City hereby directs and authorizes the Mayor, Mayor Pro Tem, City Manager, Assistant City Manager, Finance Director, or City Secretary, individually or jointly, to make elections permitted or required pursuant to the provisions of the Code or the Regulations,

as they deem necessary or appropriate in connection with the Bonds, in the Tax Certificate or similar or other appropriate certificate, form or document.

(k) Bonds Not Hedge Bonds.

(i) At the time the Refunded Bonds were issued, the City reasonably expected to spend at least 85% of the spendable proceeds of the Refunded Bonds within three years after the Refunded Bonds were issued.

(ii) Not more than 50% of the proceeds of the Refunded Bonds were invested in Nonpurpose Investments having a substantially guaranteed Yield for a period of four (4) years or more.

ARTICLE VIII

LIABILITY OF CITY

The City shall not incur any responsibility in respect of the Bonds or this Indenture other than in connection with the duties or obligations explicitly herein or in the Bonds assigned to or imposed upon it. The City shall not be liable in connection with the performance of its duties hereunder, except for its own willful default or act of bad faith. The City shall not be bound to ascertain or inquire as to the performance or observance of any of the terms, conditions covenants or agreements of the Trustee herein or of any of the documents executed by the Trustee in connection with the Bonds, or as to the existence of a default or event of default thereunder.

In the absence of bad faith, the City may conclusively rely, as to the truth of the statements and the correctness of the opinions expressed therein, upon certificates or opinions furnished to the City and conforming to the requirements of this Indenture. The City shall not be liable for any error of judgment made in good faith unless it shall be proved that it was negligent in ascertaining the pertinent facts.

No provision of this Indenture, the Bonds, the Assessment Ordinance, the Bond Ordinance, or any agreement, document, instrument, or certificate executed, delivered or approved in connection with the issuance, sale, delivery, or administration of the Bonds (the "Bond Documents"), shall require the City to expend or risk its own general funds or otherwise incur any financial liability (other than with respect to the Trust Estate and the Administrative Expenses) in the performance of any of its obligations hereunder, or in the exercise of any of its rights or powers, if in the judgment of the City there are reasonable grounds for believing that the repayment of such funds or liability is not reasonably assured to it.

Neither the Owners nor any other Person shall have any claim against the City or any of its officers, officials, agents, or employees for damages suffered as a result of the City's failure to perform in any respect any covenant, undertaking, or obligation under any Bond Documents or as a result of the incorrectness of any representation in, or omission from, any of the Bond Documents, except to the extent that any such claim relates to an obligation, undertaking, representation, or covenant of the City, in accordance with the Bond Documents and the PID Act. Any such claim shall be payable only from the Pledged Revenues or the amounts collected to pay Administrative Expenses on deposit in the Administrative Fund. Nothing contained in any of the Bond Documents shall be construed to preclude any action or proceeding in any court or before any governmental body, agency, or instrumentality against the City or any of its officers, officials,

agents, or employees to enforce the provisions of any of the Bond Documents or to enforce all rights of the Owners of the Bonds by mandamus or other proceeding at law or in equity.

The City may rely on and shall be protected in acting or refraining from acting upon any notice, resolution, request, consent, order, certificate, report, warrant, bond, or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or proper parties. The City may consult with counsel with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith and in accordance therewith.

Whenever in the administration of its duties under this Indenture the City shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may, in the absence of willful misconduct on the part of the City, be deemed to be conclusively proved and established by a certificate of the Trustee, an Independent Financial Consultant, an independent inspector or City Manager or other person designated by the City Council to so act on behalf of the City, and such certificate shall be full warrant to the City for any action taken or suffered under the provisions of this Indenture upon the faith thereof, but in its discretion the City may, in lieu thereof, accept other evidence of such matter or may require such additional evidence as to it may seem reasonable.

In order to perform its duties and obligations hereunder, the City may employ such persons or entities as it deems necessary or advisable. The City shall not be liable for any of the acts or omissions of such persons or entities employed by it in good faith hereunder, and shall be entitled to rely, and shall be fully protected in doing so, upon the opinions, calculations, determinations, and directions of such persons or entities.

ARTICLE IX

THE TRUSTEE

Section 9.1. Trustee as Paying Agent/Registrar.

The Trustee is hereby designated and agrees to act as Paying Agent/Registrar for and in respect to the Bonds.

Section 9.2. Trustee Entitled to Indemnity.

The Trustee shall be under no obligation to spend its own funds, to institute any suit, or to undertake any proceeding under this Indenture, or to enter any appearance or in any way defend in any suit in which it may be made defendant, or to take any steps in the execution of the trusts hereby created or in the enforcement of any rights and powers hereunder, until it shall be indemnified, to the extent permitted by law, to its satisfaction against any and all costs and expenses, outlays, and counsel fees and other reasonable disbursements, and against all liability except as a consequence of its own negligence or willful misconduct; provided, however, the Trustee may not request or require indemnification as a condition to making any deposits, payments, or transfers when required hereunder, or delivering any notice when required hereunder. Nevertheless, the Trustee may begin suit, or appear in and defend suit, or do anything else in its judgment proper to be done by it as the Trustee, without indemnity, and in such case the Trustee may make transfers from the District Administration Account of the Administrative

Fund, and to the extent money in the District Administration Account is insufficient, from the Pledged Revenue Fund to pay all costs and expenses, outlays, and counsel fees and other reasonable disbursements properly incurred in connection therewith and shall, to the extent permitted by law, be entitled to a preference therefor over any Bonds Outstanding hereunder.

Section 9.3. Responsibilities of the Trustee.

The recitals contained in this Indenture and in the Bonds shall be taken as the statements of the City and the Trustee assumes no responsibility for the correctness of the same. The Trustee makes no representations as to the validity or sufficiency of any offering documents, this Indenture, or the Bonds or with respect to the security afforded by this Indenture, and the Trustee shall incur no liability with respect thereto. Except as otherwise expressly provided in this Indenture, the Trustee shall have no responsibility or duty with respect to: (i) the issuance of Bonds for value; (ii) the application of the proceeds thereof, except to the extent that such proceeds are received by it in its capacity as Trustee; (iii) the application of any moneys paid to the City or others in accordance with this Indenture, except as to the application of any moneys paid to it in its capacity as Trustee; or (iv) any calculation of arbitrage or rebate under the Code. The Trustee has the right to act through agents and attorneys and shall have no liability for the negligence or willful misconduct of the agents and attorneys appointed with due care.

The duties and obligations of the Trustee shall be determined by the express provisions of this Indenture, and the Trustee shall not be liable except for the performance of such duties and obligations as are specifically set forth in this Indenture. No implied covenants or obligations shall be read into this Indenture against the Trustee.

The Trustee shall not be liable for any action taken or omitted by it in the performance of its duties under this Indenture, except for its own negligence or willful misconduct, both before and after default by the City. In no event shall the Trustee be liable for incidental, indirect, special or consequential damages in connection with or arising from this Indenture for the existence, furnishing or use of the Major Improvement Area Improvements.

The Trustee shall not be required to take notice, and shall not be deemed to have notice, of any default or Event of Default hereunder, unless the Trustee shall be notified specifically of the default or Event of Default in a written instrument or document delivered to it by the City or by the holders of at least a majority of the aggregate principal amount of Bonds then Outstanding. In the absence of delivery of a notice satisfying those requirements, the Trustee may assume conclusively that there is no default or Event of Default.

In case a default or an Event of Default has occurred and is continuing hereunder (of which the Trustee has been notified), the Trustee shall exercise those rights and powers vested in it by this Indenture and shall use the same degree of care and skill in its exercise, as a prudent person would exercise or use under the circumstances in the conduct of his own affairs.

Section 9.4. Property Held in Trust.

All moneys and securities held by the Trustee at any time pursuant to the terms of this Indenture shall be held by the Trustee in trust for the purposes and under the terms and conditions of this Indenture.

Section 9.5. Trustee Protected in Relying on Certain Documents.

The Trustee may rely upon any order, notice, request, consent, waiver, certificate, statement, affidavit, requisition, bond, or other document provided to the Trustee in accordance with the terms of this Indenture that it shall in good faith reasonably believe to be genuine and to have been adopted or signed by the proper board or Person or to have been prepared and furnished pursuant to any of the provisions of this Indenture, or upon the written opinion of any counsel, architect, engineer, insurance consultant, management consultant, or accountant believed by the Trustee to be qualified in relation to the subject matter, and the Trustee shall be under no duty to make any investigation or inquiry into any statements contained or matters referred to in any such instrument. The Trustee may consult with counsel, who may or may not be Bond Counsel, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken, suffered, or omitted to be taken by it in good faith and in accordance therewith.

Whenever the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action under this Indenture, such matter may be deemed to be conclusively proved and established by a City Certificate, unless other evidence in respect thereof be hereby specifically prescribed. Such City Certificate shall be full warrant for any action taken or suffered in good faith under the provisions hereof, but in its sole discretion the Trustee may in lieu thereof accept other evidence of such fact or matter or may require such further or additional evidence as it may deem reasonable. Except as otherwise expressly provided herein, any request, order, notice, or other direction required or permitted to be furnished pursuant to any provision hereof by the City to the Trustee shall be sufficiently executed if executed in the name of the City by the City Representative.

The Trustee shall not be under any obligation to see to the recording or filing of this Indenture, or otherwise to the giving to any Person of notice of the provisions hereof except as expressly required in Section 9.13 herein.

Section 9.6. Compensation.

Unless otherwise provided by contract with the Trustee, the Trustee shall transfer from the District Administration Account of the Administrative Fund, from time to time, reasonable compensation for all services rendered by it hereunder, including its services as Paying Agent/Registrar, together with all its reasonable expenses, charges, and other disbursements and those of its counsel, agents and employees, incurred in and about the administration and execution of the trusts hereby created and the exercise of its powers and the performance of its duties hereunder, subject to any limit on the amount of such compensation or recovery of expenses or other charges as shall be prescribed by specific agreement, and the Trustee shall have a lien therefor on any and all funds at any time held by it in the Administrative Fund. None of the provisions contained in this Indenture shall require the Trustee to expend or risk its own funds or otherwise incur financial liability in the performance of any of its duties or in the exercise of any of its rights or powers, if in the judgment of the Trustee there are reasonable grounds for believing that the repayment of such funds or liability is not reasonably assured to it. If the City shall fail to make any payment required by this Section, the Trustee may make such payment from any moneys in its possession in the Administrative Fund.

Section 9.7. Permitted Acts.

The Trustee and its directors, officers, employees, or agents may become the owner of or may in good faith buy, sell, own, hold and deal in Bonds and may join in any action that any Owner of Bonds may be entitled to take as fully and with the same rights as if it were not the Trustee. The Trustee may act as depository, and permit any of its officers or directors to act as a member of, or in any other capacity with respect to, the City or any committee formed to protect the rights of Owners or to effect or aid in any reorganization growing out of the enforcement of the Bonds or this Indenture, whether or not such committee shall represent the Owners of a majority in aggregate Outstanding principal amount of the Bonds.

Section 9.8. Resignation of Trustee.

The Trustee may at any time resign and be discharged of its duties and obligations hereunder by giving not fewer than 30 days' written notice, specifying the date when such resignation shall take effect, to the City and each Owner of any Outstanding Bond. Such resignation shall take effect upon the appointment of a successor as provided in Section 9.10 and the acceptance of such appointment by such successor.

Section 9.9. Removal of Trustee.

The Trustee may be removed at any time by (i) the Owners of at least a majority of the aggregate Outstanding principal of the Bonds by an instrument or concurrent instruments in writing signed and acknowledged by such Owners or by their attorneys-in-fact, duly authorized and delivered to the City, or (ii) the City, so long as the City is not in default under this Indenture. Copies of each such instrument shall be delivered by the City to the Trustee and any successor thereof. The Trustee may also be removed at any time for any breach of trust or for acting or proceeding in violation of, or for failing to act or proceed in accordance with, any provision of this Indenture with respect to the duties and obligations of the Trustee by any court of competent jurisdiction upon the application of the City or the Owners of not less than 10% of the aggregate outstanding principal of the Bonds.

Section 9.10. Successor Trustee.

If the Trustee shall resign, be removed, be dissolved, or become incapable of acting, or shall be adjudged as bankrupt or insolvent, or if a receiver, liquidator, or conservator of the Trustee or of its property shall be appointed, or if any public officer shall take charge or control of the Trustee or of its property or affairs, the position of the Trustee hereunder shall thereupon become vacant.

If the position of Trustee shall become vacant for any of the foregoing reasons or for any other reason, a successor Trustee may be appointed within one year after any such vacancy shall have occurred by the Owners of at least 25% of the aggregate outstanding principal of the Bonds by an instrument or concurrent instruments in writing signed and acknowledged by such Owners or their attorneys-in-fact, duly authorized and delivered to such successor Trustee, with notification thereof being given to the predecessor Trustee and the City.

Unless such successor Trustee shall have been appointed by the Owners of the Bonds, the City shall forthwith appoint a Trustee to act hereunder. Copies of any instrument of the City providing for any such appointment shall be delivered by the City to the Trustee so appointed. The City shall mail notice of any such appointment to each Owner of any Outstanding Bonds

within 30 days after such appointment. Any appointment of a successor Trustee made by the City immediately and without further act shall be superseded and revoked by an appointment subsequently made by the Owners of Bonds, in accordance with the immediately preceding paragraph.

If in a proper case no appointment of a successor Trustee shall be made within 45 days after the giving by any Trustee of any notice of resignation in accordance with Section 9.8 herein or after the occurrence of any other event requiring or authorizing such appointment, the Trustee or any Owner of Bonds may apply to any court of competent jurisdiction for the appointment of such a successor, and the court may thereupon, after such notice, if any, as the court may deem proper, appoint such successor and the City shall be responsible for the costs of such appointment process.

Any successor Trustee appointed under the provisions of this Section shall be a commercial bank or trust company or national banking association (i) having a capital and surplus and undivided profits aggregating at least $50,000,000, if there be such a commercial bank or trust company or national banking association willing and able to accept the appointment on reasonable and customary terms, and (ii) authorized by law to perform all the duties of the Trustee required by this Indenture.

Each successor Trustee shall mail, in accordance with the provisions of the Bonds, notice of its appointment to the Trustee, any rating agency which, at the time of such appointment, is providing a rating on the Bonds and each of the Owners of the Bonds.

Section 9.11. Transfer of Rights and Property to Successor Trustee.

Any successor Trustee appointed under the provisions of Section 9.10 shall execute, acknowledge, and deliver to its predecessor and the City an instrument in writing accepting such appointment, and thereupon such successor, without any further act, deed, or conveyance, shall become fully vested with all moneys, estates, properties, rights, immunities, powers, duties, obligations, and trusts of its predecessor hereunder, with like effect as if originally appointed as Trustee. However, the Trustee then ceasing to act shall nevertheless, on request of the City or of such successor, execute, acknowledge, and deliver such instruments of conveyance and further assurance and do such other things as may reasonably be required for more fully and certainly vesting and confirming in such successor all the rights, immunities, powers, and trusts of such Trustee and all the right, title, and interest of such Trustee in and to the Trust Estate, and shall pay over, assign, and deliver to such successor any moneys or other properties subject to the trusts and conditions herein set forth. Should any deed, conveyance, or instrument in writing from the City be required by such successor for more fully and certainly vesting in and confirming to it any such moneys, estates, properties, rights, powers, duties, or obligations, any and all such deeds, conveyances, and instruments in writing, on request and so far as may be authorized by law, shall be executed, acknowledged, and delivered by the City.

Section 9.12. Merger, Conversion or Consolidation of Trustee.

Any corporation or association into which the Trustee may be merged or with which it may be consolidated or any corporation or association resulting from any merger, conversion or consolidation to which it shall be a party or any corporation or association to which the Trustee may sell or transfer all or substantially all of its corporate trust business shall be the successor to such Trustee hereunder, without any further act, deed or conveyance, provided that such corporation or association shall be a commercial bank or trust company or national banking

association qualified to be a successor to such Trustee under the provisions of Section 9.10, or a trust company that is a wholly-owned subsidiary of any of the foregoing.

Section 9.13. Trustee to File Continuation Statements.

If necessary, the Trustee shall file or cause to be filed, such continuation statements as are delivered to the Trustee by the City, or on behalf of the City, and which may be required by the Texas Uniform Commercial Code, as from time to time in effect (the "UCC"), in order to continue perfection of the security interest of the Trustee in such items of tangible or intangible personal property and any fixtures as may have been granted to the Trustee pursuant to this Indenture in the time, place and manner required by the UCC.

Section 9.14. Accounts, Periodic Reports and Certificates.

The Trustee shall keep or cause to be kept proper books of record and account (separate from all other records and accounts) in which complete and correct entries shall be made of its transactions relating to the Funds and Accounts established by this Indenture and which shall at all times be subject to inspection by the City, and the Owner or Owners of not less than 10% in principal amount of any Bonds then Outstanding or their representatives duly authorized in writing.

Section 9.15. Construction of Indenture.

The Trustee may construe any of the provisions of this Indenture insofar as the same may appear to be ambiguous or inconsistent with any other provision hereof, and any construction of any such provisions hereof by the Trustee in good faith shall be binding upon the Owners of the Bonds. Permissive rights of the Trustee are not to be construed as duties.

ARTICLE X

MODIFICATION OR AMENDMENT OF THIS INDENTURE

Section 10.1. Amendments Permitted.

(a) This Indenture and the rights and obligations of the City and of the Owners of the Bonds may be modified or amended at any time by a Supplemental Indenture, except as provided below, pursuant to the affirmative vote at a meeting of Owners of the Bonds, or with the written consent without a meeting, of the Owners of at least fifty-one percent (51%) of the aggregate principal amount of the Bonds then Outstanding. No such modification or amendment shall (i) extend the maturity of any Bond or reduce the interest rate thereon, or otherwise alter or impair the obligation of the City to pay the principal of or the interest and any premium on, any Bond, without the express consent of the Owner of such Bond, (ii) permit the creation by the City of any pledge or lien upon the Trust Estate superior to or on a parity with the pledge and lien created for the benefit of the Bonds (except as otherwise permitted by Applicable Laws or this Indenture), or (iii) reduce the percentage of the Owners of Bonds required for the amendment hereof. Any such amendment may not modify any of the rights or obligations of the Trustee without its written consent.

(b) This Indenture and the rights and obligations of the City and of the Owners may also be modified or amended at any time by a Supplemental Indenture, without the consent of any Owners, only to the extent permitted by law and only for any one or more of the following purposes:

(i) to add to the covenants and agreements of the City in this Indenture contained, other covenants and agreements thereafter to be observed, or to limit or surrender any right or power herein reserved to or conferred upon the City;

(ii) to make modifications not adversely affecting any Outstanding Bonds in any material respect;

(iii) to make such provisions for the purpose of curing any ambiguity, or of curing, correcting or supplementing any defective provision contained in this Indenture, or in regard to questions arising under this Indenture, as the City and the Trustee may deem necessary or desirable and not inconsistent with this Indenture, and that shall not adversely affect the rights of the Owners of the Bonds; and

(iv) to provide for the issuance of bonds issued to refund all or a portion of the Bonds, as set forth in Section 13.2; and

(v) to make such additions, deletions or modifications as may be necessary or desirable to assure exemption from federal income taxation of interest on the Bonds.

(c) Any such modification or amendment made pursuant to Section 10.1(b) shall not be subject to the notice procedures specified in Section 10.3 below.

(d) Notwithstanding the above, no Supplemental Indenture under this Section shall be effective unless the City first delivers to the Trustee an opinion of Bond Counsel to the effect that such amendment or supplement (i) is permitted under Applicable Laws and the provisions of this Indenture in effect after taking into account the proposed amendment or supplement; (ii) will not adversely affect the interests of the Owners in any material respect; provided, however, that the issuance of Refunding Bonds in accordance with the provisions of Section 13.2 hereof is deemed to not be a material adverse effect for purposes of such opinion; and (iii) will not adversely affect the exclusion of interest on any Bond from gross income for purposes of federal income taxation.

Section 10.2. Owners' Meetings.

The City may at any time call a meeting of the Owners of the Bonds. In such event the City is authorized to fix the time and place of said meeting and to provide for the giving of notice thereof, and to fix and adopt rules and regulations for the conduct of said meeting.

Section 10.3. Procedure for Amendment with Written Consent of Owners.

The City and the Trustee may at any time adopt a Supplemental Indenture amending the provisions of the Bonds or of this Indenture, to the extent that such amendment is permitted by Section 10.1 herein, to take effect when and as provided in this Section. A copy of such Supplemental Indenture, together with a request to Owners for their consent thereto, which Supplemental Indenture shall be mailed by first-class mail, by the Trustee to each Owner of Bonds from whom consent is required under this Indenture, but failure to mail copies of such Supplemental Indenture and request shall not affect the validity of the Supplemental Indenture when assented to as in this Section provided.

Such Supplemental Indenture shall not become effective unless there shall be filed with the Trustee the written consents of the Owners as required by this Indenture and a notice shall have been mailed as hereinafter in this Section provided. Each such consent shall be effective only if accompanied by proof of ownership of the Bonds for which such consent is given, which proof shall be such as is permitted by Section 11.6 herein. Any such consent shall be binding upon the Owner of the Bonds giving such consent and on any subsequent Owner (whether or not such subsequent Owner has notice thereof), unless such consent is revoked in writing by the Owner giving such consent or a subsequent Owner by filing such revocation with the Trustee prior to the date when the notice hereinafter in this Section provided for has been mailed.

After the Owners of the required percentage of Bonds shall have filed their consents to the Supplemental Indenture, the City shall mail a notice to the Owners in the manner hereinbefore provided in this Section for the mailing of the Supplemental Indenture, stating in substance that the Supplemental Indenture has been consented to by the Owners of the required percentage of Bonds and will be effective as provided in this Section (but failure to mail copies of said notice shall not affect the validity of the Supplemental Indenture or consents thereto). Proof of the mailing of such notice shall be filed with the Trustee. A record, consisting of the papers required by this Section 10.3 to be filed with the Trustee, shall be proof of the matters therein stated until the contrary is proved. The Supplemental Indenture shall become effective upon the filing with the Trustee of the proof of mailing of such notice, and the Supplemental Indenture shall be deemed conclusively binding (except as otherwise hereinabove specifically provided in this Article) upon the City and the Owners of all Bonds at the expiration of sixty (60) days after such filing, except in the event of a final decree of a court of competent jurisdiction setting aside such consent in a legal action or equitable proceeding for such purpose commenced within such sixty-day period; provided, however, that the Trustee during such sixty day period and any such further period during which any such action or proceeding may be pending shall be entitled in its sole discretion to take such action, or to refrain from taking such action, with respect to such Supplemental Indenture, as it may deem expedient; provided, further, that the Trustee shall have no obligation to take or refrain from taking any such action and the Trustee shall have no liability with respect to any action taken or any instance of inactions.

Section 10.4. Effect of Supplemental Indenture.

From and after the time any Supplemental Indenture becomes effective pursuant to this Article X, this Indenture shall be deemed to be modified and amended in accordance therewith, the respective rights, duties, and obligations under this Indenture of the City, the Trustee, and all Owners of Bonds Outstanding shall thereafter be determined, exercised and enforced hereunder subject in all respects to such modifications and amendments, and all the terms and conditions of any such Supplemental Indenture shall be deemed to be part of the terms and conditions of this Indenture for any and all purposes.

Section 10.5. Endorsement or Replacement of Bonds Issued After Amendments.

The City may determine that Bonds issued and delivered after the effective date of any action taken as provided in this Article X shall bear a notation, by endorsement or otherwise, in form approved by the City, as to such action. In that case, upon demand of the Owner of any Bond Outstanding at such effective date and presentation of his Bond for that purpose at the designated office of the Trustee or at such other office as the City may select and designate for that purpose, a suitable notation shall be made on such Bond. The City may determine that new Bonds, so modified as in the opinion of the City is necessary to conform to such Owners' action,

shall be prepared, executed, and delivered. In that case, upon demand of the Owner of any Bonds then Outstanding, such new Bonds shall be exchanged at the designated office of the Trustee without cost to any Owner, for Bonds then Outstanding, upon surrender of such Bonds.

Section 10.6. Amendatory Endorsement of Bonds.

The provisions of this Article X shall not prevent any Owner from accepting any amendment as to the particular Bonds held by such Owner, provided that due notation thereof is made on such Bonds.

Section 10.7. Waiver of Default.

With the written consent of at least a majority in aggregate principal amount of the Bonds then Outstanding, the Owners may waive non-compliance by the City with certain past defaults under the Indenture and their consequences. Any such consent shall be conclusive and binding upon the Owners and upon all future Owners.

Section 10.8. Execution of Supplemental Indenture

In executing, or accepting the additional trusts created by, any Supplemental Indenture permitted by this Article or the modification thereby of the trusts created by this Indenture, the Trustee shall receive, and shall be fully protected in relying upon, an opinion of counsel addressed and delivered to the Trustee and the City stating that the execution of such Supplemental Indenture is permitted by and in compliance with this Indenture. The Trustee may, but shall not be obligated to, enter into any such Supplemental Indenture which affects the Trustee's own rights, duties and immunities under this Indenture.

ARTICLE XI

DEFAULT AND REMEDIES

Section 11.1. Events of Default.

(a) Each of the following occurrences or events shall be and is hereby declared to be an “Event of Default,” to wit:

(i) The failure of the City to deposit the Pledged Revenues to the Bond Pledged Revenue Account of the Pledged Revenue Fund;

(ii) The failure of the City to enforce the collection of the Assessments including the prosecution of foreclosure proceedings;

(iii) The failure to make payment of the principal of or interest on any of the Bonds when the same becomes due and payable and such failure is not remedied within 30 days; provided however that the payments are to be made only from Pledged Revenues or other funds currently available in the Pledged Funds and available to the City to make such payments; and

(iv) Default in the performance or observance of any covenant, agreement or obligation of the City under this Indenture and the continuation thereof for a period of 90 days after written notice to the City by the Trustee, or by the Owners of at least 25% of the aggregate Outstanding principal of the Bonds with a copy to the Trustee, specifying such default and requesting that the failure be remedied.

(b) Nothing in Section 11.1(a) will be an Event of Default if such provision is in violation of any applicable federal or state law or court order.

Section 11.2. Immediate Remedies for Default.

(a) Subject to Article VIII, upon the happening and continuance of any of the Events of Default described in Section 11.1 the Trustee may, and at the written direction of the Owners of at least 25% of the Bonds then Outstanding and its receipt of indemnity satisfactory to it, shall proceed against the City for the purpose of protecting and enforcing the rights of the Owners under this Indenture, by action seeking mandamus or by other suit, action, or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief to the extent permitted by Applicable Laws, including, but not limited to, the specific performance of any covenant or agreement contained herein, or injunction; provided, however, that no action for money damages against the City may be sought or shall be permitted. The Trustee retains the right to obtain the advice of counsel in its exercise of remedies of default.

(b) THE PRINCIPAL OF AND INTEREST ON THE BONDS, AS APPLICABLE, SHALL NOT BE SUBJECT TO ACCELERATION UNDER ANY CIRCUMSTANCES.

(c) If the assets of the Trust Estate are sufficient to pay all amounts due with respect to Outstanding Bonds, in the selection of Trust Estate assets to be used in the payment of Bonds due under this Article, the City shall determine, in its absolute discretion, and shall instruct the Trustee by City Certificate, which Trust Estate assets shall be applied to such payment and shall not be liable to any Owner or other Person by reason of such selection and application. In the event that the City shall fail to deliver to the Trustee such City Certificate, the Trustee shall select and liquidate or sell Trust Estate assets as provided in the following paragraph, and shall not be liable to any Owner, or other Person, or the City by reason of such selection, liquidation or sale.

(d) Whenever moneys are to be applied pursuant to this Article XI, irrespective of and whether other remedies authorized under this Indenture shall have been pursued in whole or in part, the Trustee may cause any or all of the assets of the Trust Estate, including Investment Securities, to be sold. The Trustee may so sell the assets of the Trust Estate and all right, title, interest, claim and demand thereto and the right of redemption thereof, in one or more parts, at any such place or places, and at such time or times and upon such notice and terms as the Trustee may deem appropriate and as may be required by law and apply the proceeds thereof in accordance with the provisions of this Section. Upon such sale, the Trustee may make and deliver to the purchaser or purchasers a good and sufficient assignment or conveyance for the same, which sale shall be a perpetual bar both at law and in equity against the City, and all other Persons claiming such properties. No purchaser at any sale shall be bound to see to the application of the purchase money proceeds thereof or to inquire as to the authorization, necessity, expediency, or regularity of any such sale. Nevertheless, if so requested by the Trustee, the City shall ratify and confirm any sale or sales by executing and delivering to the Trustee or to such purchaser or

purchasers all such instruments as may be necessary or, in the judgment of the Trustee, proper for the purpose which may be designated in such request.

Section 11.3. Restriction on Owner's Action.

(a) No Owner shall have any right to institute any action, suit or proceeding at law or in equity for the enforcement of this Indenture or for the execution of any trust thereof or any other remedy hereunder, unless (i) a default has occurred and is continuing of which the Trustee has been notified in writing, (ii) such default has become an Event of Default and the Owners of at least 25% of the aggregate principal amount of the Bonds then Outstanding have made written request to the Trustee and offered it reasonable opportunity either to proceed to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in its own name, (iii) the Owners have furnished to the Trustee indemnity as provided in Section 9.2 herein, (iv) the Trustee has for 90 days after such notice failed or refused to exercise the powers hereinbefore granted, or to institute such action, suit, or proceeding in its own name, (v) no direction inconsistent with such written request has been given to the Trustee during such 90-day period by the Owners of at least a majority of the aggregate principal amount of the Bonds then Outstanding, and (vi) notice of such action, suit, or proceeding is given to the Trustee; however, no one or more Owners of the Bonds shall have any right in any manner whatsoever to affect, disturb, or prejudice this Indenture by its, his or their action or to enforce any right hereunder except in the manner provided herein, and that all proceedings at law or in equity shall be instituted and maintained in the manner provided herein and for the equal benefit of the Owners of all Bonds then Outstanding. The notification, request and furnishing of indemnity set forth above shall, at the option of the Trustee, be conditions precedent to the execution of the powers and trusts of this Indenture and to any action or cause of action for the enforcement of this Indenture or for any other remedy hereunder.

(b) Subject to Article VIII, nothing in this Indenture shall affect or impair the right of any Owner to enforce, by action at law, payment of any Bond at and after the maturity thereof, or on the date fixed for redemption or the obligation of the City to pay each Bond issued hereunder to the respective Owners thereof at the time and place, from the source and in the manner expressed herein and in the Bonds.

(c) In case the Trustee or any Owners shall have proceeded to enforce any right under this Indenture and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Trustee or any Owners, then and in every such case the City, the Trustee and the Owners shall be restored to their former positions and rights hereunder, and all rights, remedies and powers of the Trustee shall continue as if no such proceedings had been taken.

Section 11.4. Application of Revenues and Other Moneys After Default.

(a) All moneys, securities, funds and Pledged Revenues and other assets of the Trust Estate and the income therefrom received by the Trustee pursuant to any right given or action taken under the provisions of this Article shall, after payment of the cost and expenses of the proceedings resulting in the collection of such amounts, the expenses (including its counsel), liabilities, and advances incurred or made by the Trustee and the fees of the Trustee in carrying out this Indenture, during the continuance of an Event of Default, notwithstanding Section 11.2 hereof, be applied by the Trustee, on behalf of the City, to the payment of interest, and principal or Redemption Price then due on Bonds, as follows:

FIRST: To the payment to the Owners entitled thereto all installments of interest then due in the direct order of maturity of such installments, and, if the amount available shall not be sufficient to pay in full any installment, then to the payment thereof ratably, according to the amounts due on such installment, to the Owners entitled thereto, without any discrimination or preference; and

SECOND: To the payment to the Owners entitled thereto of the unpaid principal of Outstanding Bonds, or Redemption Price of any Bonds which shall have become due, whether at maturity or by call for redemption, in the direct order of their due dates and, if the amounts available shall not be sufficient to pay in full all the Bonds due on any date, then to the payment thereof ratably, according to the amounts of principal due and to the Owners entitled thereto, without any discrimination or preference.

Within 10 days of receipt of such good and available funds, the Trustee may fix a record and payment date for any payment to be made to Owners pursuant to this Section 11.4.

(b) In the event funds are not adequate to cure any of the Events of Default described in Section 11.1, the available funds shall be allocated to the Bonds that are Outstanding in proportion to the quantity of Bonds that are currently due and in default under the terms of this Indenture.

(c) The restoration of the City to its prior position after any and all defaults have been cured, as provided in Section 11.3, shall not extend to or affect any subsequent default under this Indenture or impair any right consequent thereon.

Section 11.5. Effect of Waiver.

No delay or omission of the Trustee, or any Owner, to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or an acquiescence therein; and every power and remedy given by this Indenture to the Trustee or the Owners, respectively, may be exercised from time to time and as often as may be deemed expedient.

Section 11.6. Evidence of Ownership of Bonds.

(a) Any request, consent, revocation of consent or other instrument which this Indenture may require or permit to be signed and executed by the Owners of Bonds may be in one or more instruments of similar tenor, and shall be signed or executed by such Owners in person or by their attorneys duly appointed in writing. Proof of the execution of any such instrument, or of any instrument appointing any such attorney, or the holding by any Person of the Bonds shall be sufficient for any purpose of this Indenture (except as otherwise herein expressly provided) if made in the following manner:

(i) The fact and date of the execution of such instruments by any Owner of Bonds or the duly appointed attorney authorized to act on behalf of such Owner may be provided by a guarantee of the signature thereon by a bank or trust company or by the certificate of any notary public or other officer authorized to take acknowledgments of deeds, that the Person signing such request or other instrument acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before

such notary public or other officer. Where such execution is by an officer of a corporation or association or a member of a partnership, on behalf of such corporation, association or partnership, such signature guarantee, certificate, or affidavit shall also constitute sufficient proof of his authority.

(ii) The ownership of Bonds and the amount, numbers and other identification and date of holding the same shall be proved by the Register.

(b) Except as otherwise provided in this Indenture with respect to revocation of a consent, any request or consent by an Owner of Bonds shall bind all future Owners of the same Bonds in respect of anything done or suffered to be done by the City or the Trustee in accordance therewith.

Section 11.7. No Acceleration.

In the event of the occurrence of an Event of Default under Section 11.1 hereof, the right of acceleration of any Stated Maturity is not granted as a remedy hereunder and the right of acceleration under this Indenture is expressly denied.

Section 11.8. Mailing of Notice.

Any provision in this Article for the mailing of a notice or other document to Owners shall be fully complied with if it is mailed, first-class, postage prepaid, only to each Owner at the address appearing upon the Register.

Section 11.9. Exclusion of Bonds.

Bonds owned or held by or for the account of the City will not be deemed Outstanding for the purpose of consent or other action or any calculation of Outstanding Bonds provided for in this Indenture, and the City shall not be entitled with respect to such Bonds to give any consent or take any other action provided for in this Indenture.

Section 11.10. Remedies Not Exclusive.

No remedy herein conferred upon or reserved to the Trustee or to the Owners is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to any other remedy given hereunder or now or hereafter existing at law or in equity, by statute or by contract.

Section 11.11. Direction by Owners.

Anything herein to the contrary notwithstanding, the Owners of at least 25% of the aggregate outstanding principal of the Bonds shall have the right by an instrument in writing executed and delivered to the Trustee, to direct the choice of remedies and the time, method, and place of conducting a proceeding for any remedy available to the Trustee hereunder, under each Supplemental Indenture, or otherwise, or exercising any trust or power conferred upon the Trustee, including the power to direct or withhold directions with respect to any remedy available to the Trustee or the Owners, provided, (i) such direction shall not be otherwise than in accordance with Applicable Laws and the provisions hereof, (ii) that the Trustee may take any other action deemed proper by the Trustee which is not inconsistent with such direction, and (iii)

that the Trustee shall have the right to decline to follow any such direction which, in the opinion of the Trustee, would be unjustly prejudicial to Owners not parties to such direction.

ARTICLE XII

GENERAL COVENANTS AND REPRESENTATIONS

Section 12.1. Representations as to Trust Estate.

(a) The City represents and warrants that it is authorized by Applicable Laws to authorize and issue the Bonds, to execute and deliver this Indenture and to pledge the Trust Estate in the manner and to the extent provided in this Indenture, and that the Trust Estate is and will remain free and clear of any pledge, lien, charge, or encumbrance thereon or with respect thereto prior to, or of equal rank with, the pledge and lien created in or authorized by this Indenture except as expressly provided herein.

(b) The City shall at all times, to the extent permitted by Applicable Laws, defend, preserve and protect the pledge of the Trust Estate and all the rights of the Owners and the Trustee, under this Indenture against all claims and demands of all Persons whomsoever.

(c) The City will take all steps reasonably necessary and appropriate, and will direct the Trustee to take all steps reasonably necessary and appropriate, to collect all delinquencies in the collection of the Assessments and any other amounts pledged to the payment of the Bonds to the fullest extent permitted by the PID Act and other Applicable Laws.

(d) To the extent permitted by law, notice of the Annual Installments shall be sent by, or on behalf of the City, to the affected property owners on the same statement or such other mechanism that is used by the City, so that such Annual Installments are collected simultaneously with ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City.

Section 12.2. Books of Record – Accounts.

The Trustee shall keep or cause to be kept proper books of record and account (separate from all other records and accounts) in which complete and correct entries shall be made of its transactions relating to the Funds and Accounts established by this Indenture and which shall at all times be subject to inspection by the City, and the Owner or Owners of not less than 10% in principal amount of any Bonds then Outstanding or their representatives duly authorized in writing.

Section 12.3. General.

The City shall do and perform or cause to be done and performed all acts and things required to be done or performed by or on behalf of the City under the provisions of this Indenture.

ARTICLE XIII

SPECIAL COVENANTS

Section 13.1. Further Assurances; Due Performance.

(a) At any and all times the City will duly execute, acknowledge and deliver, or will cause to be done, executed and delivered, all and every such further acts, conveyances, transfers, and assurances in a manner as the Trustee shall reasonably require for better conveying, transferring, pledging, and confirming unto the Trustee, all and singular, the revenues, Funds, Accounts and properties constituting the Pledged Revenues, and the Trust Estate hereby transferred and pledged, or intended so to be transferred and pledged.

(b) The City will duly and punctually keep, observe and perform each and every term, covenant and condition on its part to be kept, observed and performed, contained in this Indenture.

Section 13.2. Additional Obligations or Other Liens.

(a) The City reserves the right, subject to the provisions contained in this Section 13.2, to issue Additional Obligations under other indentures, assessment ordinances, or similar agreements or other obligations which do not constitute or create a lien on any portion of the Trust Estate and are not payable from Pledged Revenues or any other portion of the Trust Estate. Additionally, the City has reserved the right to issue bonds or other obligations secured by and payable from Pledged Revenues or assessments levied against the Assessed Property so long as such pledge is subordinate to the pledge of Pledged Revenues securing payment of the Bonds.

(b) Other than bonds issued to refund all or a portion of the Bonds, the City will not create or voluntarily permit to be created any debt, lien or charge on the Trust Estate, and will not do or omit to do or suffer to be or omitted to be done any matter or things whatsoever whereby the lien of this Indenture or the priority hereof might or could be lost or impaired.

(c) Notwithstanding any contrary provision of this Indenture, the City shall not issue additional bonds, notes or other obligations under this Indenture, secured by any pledge of or other lien or charge on the Trust Estate, other than refunding bonds. The City reserves the right to issue refunding bonds, the proceeds of which would be utilized to refund all or any portion of the Outstanding Bonds or Outstanding refunding bonds and to pay all costs incident to the refunding bonds, as authorized by the laws of the State of Texas. In addition, the City reserves the right to issue Additional Obligations as described below, which additional obligations will not be secured by the Trust Estate.

(d) Notwithstanding anything to the contrary herein, no bond issued to refund all or a portion of the Bonds or the subordinate obligations described by Section 13.2(a) above may be issued by the City unless: (1) the principal (including any principal amounts to be redeemed on a mandatory sinking fund redemption date) of such refunding bonds or subordinate obligations are scheduled to mature on September 1 of the years in which principal is scheduled to mature, and (2) the interest on such refunding bonds or subordinate obligations is scheduled to be paid on March 1 and September 1 of the years in which interest is scheduled to be paid.

ARTICLE XIV

PAYMENT AND CANCELLATION OF THE BONDS AND SATISFACTION OF THE INDENTURE

Section 14.1. Trust Irrevocable.

The trust created by the terms and provisions of this Indenture is irrevocable until the Bonds secured hereby are fully paid or provision is made for their payment as provided in this Article.

Section 14.2. Satisfaction of Indenture.

If the City shall pay or cause to be paid, or there shall otherwise be paid to the Owners, principal of and interest on all of the Bonds, at the times and in the manner stipulated in this Indenture, and all amounts due and owing with respect to the Bonds have been paid or provided for, then the pledge of the Trust Estate and all covenants, agreements, and other obligations of the City to the Owners of such Bonds, shall thereupon cease, terminate, and become void and be discharged and satisfied. In such event, the Trustee shall execute and deliver to the City copies of all such documents as it may have evidencing that the principal of and interest on the Bonds has been paid so that the City may determine if the Indenture is satisfied; if so, the Trustee shall pay over or deliver all moneys held by it in the Funds and Accounts held hereunder to the Person entitled hereunder to receive such amounts, or, if no Person is entitled to receive such amounts, then to the City.

Section 14.3. Bonds Deemed Paid.

All Outstanding Bonds shall prior to the Stated Maturity or redemption date thereof be deemed to have been paid and to no longer be deemed Outstanding if (i) in case any such Bonds are to be redeemed on any date prior to their Stated Maturity, the Trustee shall have given notice of redemption on said date as provided herein, (ii) there shall have been deposited with the Trustee either moneys in an amount which shall be sufficient, or Defeasance Securities the principal of and the interest on which when due will provide moneys which, together with any moneys deposited with the Trustee for such purpose shall be sufficient to pay when due the principal of and interest on of the Bonds to become due on such Bonds on and prior to the redemption date or maturity date thereof, as the case may be, (iii) the Trustee shall have received a report by an independent certified public accountant or other authorized third-party selected by the City verifying the sufficiency of the moneys and/or Defeasance Securities deposited with the Trustee to pay when due the principal of and interest on of the Bonds to become due on such Bonds on and prior to the redemption date or maturity date thereof, as the case may be, and (iv) if the Bonds are then rated, the Trustee shall have received written confirmation from each rating agency, then publishing a rating on the Bonds, that such deposit will not result in the reduction or withdrawal of the rating on the Bonds. Neither Defeasance Securities nor moneys deposited with the Trustee pursuant to this Section nor principal or interest payments on any such Defeasance Securities shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal of and interest on the Bonds. Any cash received from such principal of and interest on such Defeasance Securities deposited with the Trustee, if not then needed for such purpose, shall be reinvested in Defeasance Securities as directed in writing by the City maturing at times and in amounts sufficient to pay when due the principal of and interest on the Bonds on and prior to such redemption date or maturity date thereof, as the case may be. Any

payment for Defeasance Securities purchased for the purpose of reinvesting cash as aforesaid shall be made only against delivery of such Defeasance Securities.

ARTICLE XV

MISCELLANEOUS

Section 15.1. Benefits of Indenture Limited to Parties.

Nothing in this Indenture, expressed or implied, is intended to give to any Person other than the City, the Trustee and the Owners, any right, remedy, or claim under or by reason of this Indenture. Any covenants, stipulations, promises or agreements in this Indenture by and on behalf of the City shall be for the sole and exclusive benefit of the Owners and the Trustee.

Section 15.2. Successor is Deemed Included in All References to Predecessor.

Whenever in this Indenture or any Supplemental Indenture either the City or the Trustee is named or referred to, such reference shall be deemed to include the successors or assigns thereof, and all the covenants and agreements in this Indenture contained by or on behalf of the City or the Trustee shall bind and inure to the benefit of the respective successors and assigns thereof whether so expressed or not.

Section 15.3. Execution of Documents and Proof of Ownership by Owners.

Any request, declaration, or other instrument which this Indenture may require or permit to be executed by Owners may be in one or more instruments of similar tenor, and shall be executed by Owners in person or by their attorneys duly appointed in writing.

Except as otherwise herein expressly provided, the fact and date of the execution by any Owner or his attorney of such request, declaration, or other instrument, or of such writing appointing such attorney, may be proved by the certificate of any notary public or other officer authorized to take acknowledgments of deeds to be recorded in the state in which he purports to act, that the Person signing such request, declaration, or other instrument or writing acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer.

Except as otherwise herein expressly provided, the ownership of registered Bonds and the amount, maturity, number, and date of holding the same shall be proved by the Register.

Any request, declaration or other instrument or writing of the Owner of any Bond shall bind all future Owners of such Bond in respect of anything done or suffered to be done by the City or the Trustee in good faith and in accordance therewith.

Section 15.4. Waiver of Personal Liability.

No member, officer, agent, or employee of the City shall be individually or personally liable for the payment of the principal of, or interest or any premium on, the Bonds; but nothing herein contained shall relieve any such member, officer, agent, or employee from the performance of any official duty provided by law.

Section 15.5. Notices to and Demands on City and Trustee.

(a) Except as otherwise expressly provided in this Indenture, all notices or other instruments required or permitted under this Indenture, including any City Certificate, shall be in writing and shall be telexed, cabled, delivered by hand or mailed by first-class mail, postage prepaid, or transmitted by facsimile or e-mail (subject to paragraph (c) below) and addressed as follows:

If to the City:	City of Celina, Texas 142 North Ohio Street Celina, Texas 75009 Attn: City Manager
If to the Trustee or the Paying Agent/Registrar:	U.S. Bank Trust Company, National Association 111 Filmore Avenue East St. Paul, Minnesota 55107 Attn: Bond Operations

Any such notice, demand, or request may also be transmitted to the appropriate party by telephone and shall be deemed to be properly given or made at the time of such transmission if, and only if, such transmission of notice shall be confirmed in writing and sent as specified above.

Any of such addresses may be changed at any time upon written notice of such change given to the other party by the party effecting the change. Notices and consents given by mail in accordance with this Section shall be deemed to have been given five Business Days after the date of dispatch; notices and consents given by any other means shall be deemed to have been given when received.

(b) The Trustee shall mail to each Owner of a Bond notice of (i) any substitution of the Trustee; or (ii) the redemption or defeasance of all Bonds Outstanding.

(c) The Trustee shall have the right to accept and act upon instructions, including funds transfer instructions ("Instructions") given pursuant to this Indenture and delivered using Electronic Means ("Electronic Means" means the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Trustee, or another method or system specified by the Trustee as available for use in connection with its services hereunder); provided, however, that the City shall provide to the Trustee an incumbency certificate listing officers with the authority to provide such Instructions ("Authorized Officers") and containing specimen signatures of such Authorized Officers, which incumbency certificate shall be amended by the City whenever a person is to be added or deleted from the listing. If the City elects to give the Trustee Instructions using Electronic Means and the Trustee in its discretion elects to act upon such Instructions, the Trustee's understanding of such Instructions shall be deemed controlling. The City understands and agrees that the Trustee cannot determine the identity of the actual sender of such Instructions and that the Trustee shall conclusively presume that directions that

purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Trustee have been sent by such Authorized Officer. The City shall be responsible for ensuring that only Authorized Officers transmit such Instructions to the Trustee and the City and all Authorized Officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the City. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such Instructions notwithstanding such directions conflict or are inconsistent with a subsequent written instruction. The City agrees: (i) to assume all risks arising out of the use of Electronic Means to submit Instructions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized Instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting Instructions to the Trustee and that there may be more secure methods of transmitting Instructions than the method(s) selected by the City; (iii) that the security procedures (if any) to be followed in connection with its transmission of Instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) to notify the Trustee immediately upon learning of any compromise or unauthorized use of the security procedures.

Section 15.6. Partial Invalidity.

If any Section, paragraph, sentence, clause, or phrase of this Indenture shall for any reason be held illegal or unenforceable, such holding shall not affect the validity of the remaining portions of this Indenture. The City hereby declares that it would have adopted this Indenture and each and every other Section, paragraph, sentence, clause, or phrase hereof and authorized the issue of the Bonds pursuant thereto irrespective of the fact that any one or more Sections, paragraphs, sentences, clauses, or phrases of this Indenture may be held illegal, invalid, or unenforceable.

Section 15.7. Applicable Laws.

This Indenture shall be governed by and enforced in accordance with the laws of the State of Texas applicable to contracts made and performed in the State of Texas.

Section 15.8. Payment on Business Day.

In any case where the date of the maturity of interest or of principal (and premium, if any) of the Bonds or the date fixed for redemption of any Bonds or the date any action is to be taken pursuant to this Indenture is other than a Business Day, the payment of interest or principal (and premium, if any) or the action need not be made on such date but may be made on the next succeeding day that is a Business Day with the same force and effect as if made on the date required and no interest shall accrue for the period from and after such date.

Section 15.9. Counterparts.

This Indenture may be executed in counterparts, each of which shall be deemed an original.

Section 15.10. Statutory Verifications.

The Trustee makes the following representation and verifications to enable the City to comply with Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Indenture. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Trustee within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Indenture shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Indenture, notwithstanding anything in this Indenture to the contrary.

(a) Not a Sanctioned Company. The Trustee represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Trustee and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) No Boycott of Israel. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Indenture. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Indenture. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Indenture. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the City and the Trustee have caused this Indenture of Trust to be executed all as of the date hereof.

CITY OF CELINA, TEXAS

By: _____,
Mayor

ATTEST:

By: _____,
City Secretary

[CITY SEAL]

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

By: _____
Authorized Officer

EXHIBIT A

FORM OF BOND

(a) Form of Bond

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE STATE OF TEXAS, THE CITY, OR ANY OTHER POLITICAL CORPORATION, SUBDIVISION OR AGENCY THEREOF, IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR INTEREST ON THIS BOND.

REGISTERED REGISTERED

No. _____ $_____

United States of America
State of Texas

CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE REFUNDING BOND, SERIES 2024
(SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT
MAJOR IMPROVEMENT AREA PROJECT)

INTEREST RATE	MATURITY DATE	DATE OF DELIVERY	CUSIP NUMBER
_____%	_____	_____	_____

The City of Celina, Texas (the "City"), for value received, hereby promises to pay, solely from the Trust Estate, to

_____

or registered assigns, on the Maturity Date, as specified above, the sum of

_____ DOLLARS

unless this Bond shall have been sooner called for redemption and the payment of the principal hereof shall have been paid or provision for such payment shall have been made, and to pay interest on the unpaid principal amount hereof from the later of the Date of Delivery, as specified above, or the most recent Interest Payment Date to which interest has been paid or provided for until such principal amount shall have been paid or provided for, at the per annum rate of interest specified above, computed on the basis of a 360-day year of twelve 30-day months, such interest to be paid semiannually on March 1 and September 1 of each year, commencing March 1, 2025, until maturity or prior redemption.

Capitalized terms appearing herein that are defined terms in the Indenture defined below, have the meanings assigned to them in the Indenture. Reference is made to the Indenture for such definitions and for all other purposes.

The principal of this Bond shall be payable without exchange or collection charges in lawful money of the United States of America upon presentation and surrender of this Bond at the corporate trust office in Dallas, Texas (the "Designated Payment/Transfer Office"), of U.S. Bank Trust Company, National Association, as trustee and paying agent/registrar (the "Trustee", which term includes any successor trustee under the Indenture), or, with respect to a successor trustee and paying agent/registrar, at the Designated Payment/Transfer Office of such successor. Interest on this Bond is payable by check dated as of the Interest Payment Date, mailed by the Trustee to the registered owner at the address shown on the registration books kept by the Trustee or by such other customary banking arrangements acceptable to the Trustee, requested by, and at the risk and expense of, the Person to whom interest is to be paid. For the purpose of the payment of interest on this Bond, the registered owner shall be the Person in whose name this Bond is registered at the close of business on the "Record Date," which shall be the 15th calendar day of the month next preceding such Interest Payment Date; provided, however, that in the event of nonpayment of interest on a scheduled Interest Payment Date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Trustee, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be 15 days after the Special Record Date) shall be sent at least five Business Days prior to the Special Record Date by United States mail, first-class, postage prepaid, to the address of each Owner of a Bond appearing on the books of the Trustee at the close of business on the last Business Day preceding the date of mailing such notice.

If a date for the payment of the principal of or interest on the Bonds is a Saturday, Sunday, legal holiday, or a day on which banking institutions in the city in which the Designated Payment/Transfer Office is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding Business Day, and payment on such date shall have the same force and effect as if made on the original date payment was due.

This Bond is one of a duly authorized issue of assessment revenue bonds of the City having the designation specified in its title (herein referred to as the "Bonds"), dated August 30, 2024 and issued in the aggregate principal amount of $_____ and issued, with the limitations described herein, pursuant to an Indenture of Trust, dated as of August 1, 2024 (the "Indenture"), by and between the City and the Trustee, to which Indenture reference is hereby made for a description of the amounts thereby pledged and assigned, the nature and extent of the lien and security, the respective rights thereunder to the holders of the Bonds, the Trustee, and the City, and the terms upon which the Bonds are, and are to be, authenticated and delivered and by this reference to the terms of which each holder of this Bond hereby consents. All Bonds issued under the Indenture are equally and ratably secured by the amounts thereby pledged and assigned. The Bonds are being issued for the purpose of (i) refunding the Refunded Bonds, (ii) funding a reserve fund for payment of principal and interest on the Bonds, and (iii) paying the costs of issuing the Bonds.

The Bonds are special, limited obligations of the City payable solely from the Trust Estate as defined in the Indenture. Reference is hereby made to the Indenture, copies of which are on file with and available upon request from the Trustee, for the provisions, among others, with respect to the nature and extent of the duties and obligations of the City, the Trustee and the Owners. The Owner of this Bond, by the acceptance hereof, is deemed to have agreed and consented to the terms, conditions and provisions of the Indenture.

Notwithstanding any provision hereof, the Indenture may be released and the obligation of the City to make money available to pay this Bond may be defeased by the deposit of money and/or certain direct or indirect Defeasance Securities sufficient for such purpose as described in the Indenture.

The Bonds are issuable as fully registered bonds only in Authorized Denominations, subject to the provisions of the Indenture authorizing redemption in denominations of $25,000 and any multiple of $1,000 in excess thereof, except as otherwise provided in the Indenture.

The Bonds are subject to sinking fund redemption prior to their Stated Maturity and will be redeemed by the City in part at a price equal to the principal amount thereof plus accrued and unpaid interest thereon to the date set for redemption from moneys available for such purpose in the Bond Fund pursuant to Article VI of the Indenture, on the dates and in the respective Sinking Fund Installments as set forth in the following schedule:

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__ *	

*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__ *

*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	

September 1, 20__

September 1, 20__ *

*Stated Maturity

At least 45 days prior to each mandatory sinking fund redemption date and subject to any prior reduction authorized by the Indenture, the Trustee shall select in accordance with the terms of the Indenture, a principal amount of Bonds of such maturity equal to the Sinking Fund Installment amount of such Bonds to be redeemed, shall call such Bonds for redemption on such scheduled mandatory sinking fund redemption date, and shall give notice of such redemption, as provided in the Indenture.

The principal amount of Bonds of a Stated Maturity required to be redeemed on any mandatory sinking fund redemption date shall be reduced, at the option of the City, by the principal amount of any Bonds of such maturity which, at least 45 days prior to the mandatory sinking fund redemption date shall have been acquired by the City at a price not exceeding the principal amount of such Bonds plus accrued and unpaid interest to the date of purchase thereof, and delivered to the Trustee for cancellation.

The principal amount of Bonds required to be redeemed on any mandatory sinking fund redemption date shall be reduced on a pro rata basis among Sinking Fund Installments by the principal amount of any Bonds which, at least 45 days prior to the mandatory sinking fund redemption date, shall have been redeemed pursuant to the optional redemption or extraordinary optional redemption provisions appearing below and not previously credited to a mandatory sinking fund redemption.

The City reserves the right and option to redeem the Bonds maturing on or after September 1, 20__, before their respective scheduled maturity dates, in whole or in part, on any date on or after September 1, 20__, such redemption date or dates to be fixed by the City, at the Redemption Price.

The Bonds are subject to extraordinary optional redemption prior to maturity in whole or in part, and in an amount and on any date specified in a City Certificate, at a Redemption Price equal to the principal amount of the Bonds called for redemption, plus accrued and unpaid interest to the date fixed for redemption from amounts on deposit in the Redemption Fund as a result of Prepayments and other transfers to the Redemption Fund in accordance with the provisions of the Indenture.

If less than all of the Bonds are redeemed pursuant to the mandatory sinking fund redemption, optional redemption or extraordinary optional redemption provisions, the Bonds to be redeemed shall be selected in accordance with the terms of the Indenture.

The Trustee shall give notice of any redemption of Bonds by sending notice by United States mail, first-class, postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Bond (or part thereof) to be redeemed, at the address shown on the Register. The notice shall state the redemption date, the Redemption Price, the place at which the Bonds are to be surrendered for payment, and, if less than all the Bonds Outstanding

are to be redeemed, an identification of the Bonds or portions thereof to be redeemed. Any notice so given shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

With respect to any optional redemption or extraordinary optional redemption of the Bonds, unless the Trustee has received funds sufficient to pay the Redemption Price of the Bonds to be redeemed before giving of a notice of redemption, the notice may state that the City may condition redemption on the receipt of such funds by the Trustee on or before the date fixed for the redemption, or on the satisfaction of any other prerequisites set forth in the notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not satisfied and sufficient funds are not received, the notice shall be of no force and effect, the City shall not redeem the Bonds and the Trustee shall give notice, in the manner in which the notice of redemption was given, that the Bonds have not been redeemed.

The Indenture permits, with certain exceptions as therein provided, the amendment thereof and the modification of the rights and obligations of the City and the rights of the holders of the Bonds under the Indenture at any time Outstanding affected by such modification. The Indenture also contains provisions permitting the Owners of specified percentages in aggregate principal amount of the Bonds at the time Outstanding, on behalf of the Owners of all the Bonds, to waive compliance by the City with certain past defaults under the Bond Ordinance or the Indenture and their consequences. Any such consent or waiver by the Owner of this Bond or any predecessor Bond evidencing the same debt shall be conclusive and binding upon such Owner and upon all future Owners thereof and of any Bond issued upon the transfer thereof or in exchange therefor or in lieu thereof, whether or not notation of such consent or waiver is made upon this Bond.

As provided in the Indenture, this Bond is transferable upon surrender of this Bond for transfer at the Designated Payment/Transfer Office, with such endorsement or other evidence of transfer as is acceptable to the Trustee, and upon delivery to the Trustee of such certifications and/or opinion of counsel as may be required under the Indenture for the transfer of this Bond. Upon satisfaction of such requirements, one or more new fully registered Bonds of the same Stated Maturity, of Authorized Denominations, bearing the same rate of interest, and for the same aggregate principal amount will be issued to the designated transferee or transferees.

Neither the City nor the Trustee shall be required to issue, transfer or exchange any Bond called for redemption where such redemption is scheduled to occur within 45 calendar days of the transfer or exchange date; provided, however, such limitation shall not be applicable to an exchange by the registered owner of the uncalled principal balance of a Bond redeemed in part.

The City, the Trustee, and any other Person may treat the Person in whose name this Bond is registered as the owner hereof for the purpose of receiving payment as herein provided (except interest shall be paid to the Person in whose name this Bond is registered on the Record Date or Special Record Date, as applicable) and for all other purposes, whether or not this Bond be overdue, and neither the City nor the Trustee shall be affected by notice to the contrary.

The City has reserved the right to issue Additional Obligations and bonds issued to refund all or a portion of the Bonds on the terms and conditions specified in the Indenture.

NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY OF CELINA, TEXAS OR THE STATE OF TEXAS, OR ANY POLITICAL SUBDIVISION THEREOF, IS PLEDGED TO THE PAYMENT OF THE BONDS.

IT IS HEREBY CERTIFIED AND RECITED that the issuance of this Bond and the series of which it is a part is duly authorized by law; that all acts, conditions and things required to be done precedent to and in the issuance of the Bonds have been properly done and performed and have happened in regular and due time, form and manner, as required by law; and that the total indebtedness of the City, including the Bonds, does not exceed any Constitutional or statutory limitation.

IN WITNESS WHEREOF, the City Council of the City has caused this Bond to be executed under the official seal of the City.

_____
Mayor, City of Celina, Texas

_____
City Secretary, City of Celina, Texas

[City Seal]

(b) Form of Comptroller's Registration Certificate.

The following Registration Certificate of Comptroller of Public Accounts shall appear on the Initial Bond:

REGISTRATION CERTIFICATE OF
COMPTROLLER OF PUBLIC ACCOUNTS

OFFICE OF THE COMPTROLLER	§	
OF PUBLIC ACCOUNTS	§	REGISTER NO._____
	§	
THE STATE OF TEXAS	§	

I HEREBY CERTIFY THAT there is on file and of record in my office an opinion to the effect that the Attorney General of the State of Texas has approved this Bond, and that this Bond has been registered this day by me.

WITNESS MY SIGNATURE AND SEAL OF OFFICE this _____

_____
Comptroller of Public Accounts
of the State of Texas

[SEAL]

(c) Form of Certificate of Trustee.

The following Certificate of Trustee shall appear on the definitive Bonds:

CERTIFICATE OF TRUSTEE

It is hereby certified that this is one of the Bonds of the series of Bonds referred to in the within mentioned Indenture.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

DATED: _____

By:_____
Authorized Signatory

(d) Form of Assignment.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns, and transfers unto (print or typewrite name, address and zip code of transferee):

_____
_____
_____

(Social Security or other identifying number: _____) the within Bond and all rights hereunder and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Bond on the books kept for registration hereof, with full power of substitution in the premises.

Date: _____ _____

Signature Guaranteed By:

_____

_____

Authorized Signatory

NOTICE: The signature on this Assignment must correspond with the name of the registered owner as it appears on the face of the within Bond in every particular and must be guaranteed in a manner acceptable to the Trustee.

(e) The Initial Bond shall be in the form set forth in paragraphs (a), (b), and (d) of this Exhibit A, except for the following alterations:

(i) immediately under the name of the Bond the heading "INTEREST RATE" and "MATURITY DATE" shall both be completed with the expression "As Shown Below" and the reference to the "CUSIP NUMBERS" shall be deleted;

(ii) in the first paragraph of the Bond, the words "on the Maturity Date, as specified above, the sum of _____ DOLLARS" shall be deleted and the following will be inserted: "on September 1 in each of the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

Years Principal Amount ($) Interest Rate (%)"

(Information to be inserted from Section 3.2(b) hereof); and

(iii) the Initial Bond shall be numbered T-1.

EXHIBIT B

BOND PURCHASE AGREEMENT

$[PAR AMOUNT]
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA PROJECT)

BOND PURCHASE AGREEMENT

August 13, 2024

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 75009

Ladies and Gentlemen:

The undersigned, FMSbonds, Inc. (the "Underwriter"), offers to enter into this Bond Purchase Agreement (this "Agreement") with the City of Celina, Texas (the "City"), which will be binding upon the City and the Underwriter upon the acceptance of this Agreement by the City. This offer is made subject to its acceptance by the City by execution of this Agreement and its delivery to the Underwriter on or before 10:00 p.m., Central Time, on the date hereof and, if not so accepted, will be subject to withdrawal by the Underwriter upon written notice delivered to the City at any time prior to the acceptance hereof by the City. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Indenture (defined herein) between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), authorizing the issuance of the Bonds (defined herein), and in the Limited Offering Memorandum (defined herein).

1. Purchase and Sale of Bonds. Upon the terms and conditions and upon the basis of representations, warranties, and agreements hereinafter set forth, the Underwriter hereby agrees to purchase from the City, and the City hereby agrees to sell to the Underwriter, all (but not less than all) of the $[PAR AMOUNT] aggregate principal amount of the "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Major Improvement Area Project)" (the "Bonds"), at a purchase price of $_____ (representing the aggregate principal amount of the Bonds, plus a reoffering premium of $_____ and less an Underwriter's discount of $_____).

A portion of the proceeds received by the City from the sale of the Bonds pursuant to the terms and conditions hereof, along with certain other funds of the City, if any, shall be deposited in accordance with the terms of the Indenture for the purpose of depositing cash in the Bond Proceeds Account of the Project Fund (as defined in the Indenture), which will be sufficient to pay the principal of and interest on the Refunded Bonds (as defined in the Indenture).

Inasmuch as this purchase and sale represents a negotiated transaction, the City understands, and hereby confirms, that the Underwriter is not acting as a municipal advisor or fiduciary of the City (including, without limitation, a "municipal advisor" (as such term is defined in Section 975(e) of the Dodd Frank Wall Street Reform and Consumer Protection Act)), but rather is acting solely in its capacity as Underwriter for its own account. The City acknowledges and agrees that (i) the purchase and sale of the Bonds pursuant to this Agreement is an arm's length commercial transaction between the City and the Underwriter and the Underwriter has financial and other interests that differ from any other party to this Agreement, (ii) in connection therewith and with the discussions, undertakings, and procedures leading up to the consummation of this transaction, the Underwriter is and has been acting solely as a principal and is not acting as the agent, municipal advisor, financial advisor, or fiduciary of the City, (iii) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the City with respect to the offering described herein or the discussions, undertakings, and procedures leading thereto (regardless of whether the Underwriter has provided other services or is currently providing other services to the City on other matters) and the Underwriter has no obligation to the City with respect to the offering described herein except the obligations expressly set forth in this Agreement, (iv) the City has consulted its own legal, financial and other advisors to the extent it has deemed appropriate, (v) the Underwriter has financial and other interests that differ from those of the City, and (vi) the Underwriter has provided to the City prior disclosures under Rule G-17 of the Municipal Securities Rulemaking Board ("MSRB"), which have been received by the City. The City further acknowledges and agrees that following the issuance and delivery of the Bonds, the Underwriter has indicated that it may have periodic discussions with the City regarding the expenditure of Bond proceeds and the construction of the Authorized Improvements financed with the Refunded Bonds (the "Major Improvement Area Improvements") and, in connection with such discussions, the Underwriter shall be acting solely as a principal and will not be acting as the agent or fiduciary of, and will not be assuming an advisory or fiduciary responsibility in favor of, the City.

The Bonds shall be dated August 30, 2024 and shall have the maturities and redemption features, if any, and bear interest at the rates per annum shown on Schedule I hereto. Payment for and delivery of the Bonds, and the other actions described herein, shall take place on August 30, 2024 (or such other date as may be agreed to by the City and the Underwriter) (the "Closing Date").

2. Authorization Instruments and Law. The Bonds were authorized by an ordinance enacted by the City Council of the City (the "City Council") on August 13, 2024 (the "Bond Ordinance") and shall be issued pursuant to the provisions of Chapter 1207, Texas Government Code, as amended, and Chapter 372, Texas Local Government Code, as amended (the "Act"), and the Indenture of Trust, dated as of August 1, 2024, between the City and the Trustee, authorizing the issuance of the Bonds (the "Indenture"). The Bonds shall be substantially in the form described in, and shall be secured under the provisions of, the Indenture.

The Bonds and interest thereon shall be secured by the "Trust Estate" consisting primarily of revenue from the special assessments (the "Assessments") levied on the assessable parcels within the Major Improvement Area of the Sutton Fields II Public Improvement District (the "District").

The District was established by Resolution No. 2015-51R (the "Creation Resolution"), enacted by the City Council on October 13, 2015, in accordance with the Act. A Service and Assessment Plan (the "Service and Assessment Plan") which sets forth the costs of the Major Improvement

Area Improvements and the method of payment of the Assessments was adopted pursuant to an ordinance of the City Council adopted on November 10, 2015 (the "Assessment Ordinance" and, together with the Creation Resolution, the Indenture and the Bond Ordinance, the "Authorizing Documents"), and the Service and Assessment Plan was updated by the City Council in connection with the issuance of the Bonds.

The Bonds shall be as described in Schedule I attached hereto, the Indenture, and the Limited Offering Memorandum (as defined herein). The proceeds of the Bonds shall be used for (i) refunding the outstanding City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (Sutton Fields II Public Improvement District Neighborhood Improvement Areas #2-5 Major Improvement Project) (the "Refunded Bonds"), (ii) funding a reserve fund for payment of principal and interest on the Bonds, and (iii) paying the costs of issuing the Bonds.

3. Limited Public Offering. The Underwriter agrees to make a bona fide limited public offering of all of the Bonds in accordance with Section 4 hereof to no more than thirty-five persons that qualify as "Accredited Investors" (as defined in Rule 501 of Regulation D under the Securities Act of 1933, as amended and as then in effect (the "Securities Act")) or "Qualified Institutional Buyers" (within the meaning of Rule 144A under the Securities Act) at prices or yields not to exceed the public offering prices or yields set forth on the cover page of the Limited Offering Memorandum and may subsequently change such offering prices or yields without any requirement of prior notice, all in accordance with and subject to the provisions of Section 10 hereof. The Underwriter may offer and sell the Bonds to certain dealers (including dealers depositing the Bonds into investment trusts) and others at prices or yields lower than the public offering prices or yields stated on the cover page of the Limited Offering Memorandum, subject to the provisions of Section 10 hereof. On or before Closing, the Underwriter shall execute and deliver to Norton Rose Fulbright US LLP ("Bond Counsel") an issue price certificate for the Bonds prepared by Bond Counsel in substantially the form attached hereto as Appendix A.

4. Limited Offering Memorandum.

(a) Delivery of Limited Offering Memorandum. The City previously has delivered, or caused to be delivered, to the Underwriter the Preliminary Limited Offering Memorandum for the Bonds dated [PLOM DATE], 2024 (the "Preliminary Limited Offering Memorandum"), in a "designated electronic format," as defined in the Municipal Securities Rulemaking Board ("MSRB") Rule G-32 ("Rule G-32"). The City will prepare, or cause to be prepared, a final Limited Offering Memorandum relating to the Bonds (the "Limited Offering Memorandum") which will be (i) dated the date of this Agreement, (ii) complete within the meaning of the United States Securities and Exchange Commission's Rule 15c2-12, as amended ("Rule 15c2-12"), (iii) in a "designated electronic format," and (iv) substantially in the form of the most recent version of the Preliminary Limited Offering Memorandum provided to the Underwriter before the execution hereof. The Limited Offering Memorandum, including the cover page thereto, all exhibits, schedules, appendices, maps, charts, pictures, diagrams, reports, and statements included or incorporated therein or attached thereto, and all amendments and supplements thereto that may be authorized for use with respect to the Bonds are collectively referred to herein as the "Limited Offering Memorandum." Until the Limited Offering Memorandum has been prepared and is available for distribution, the City shall

provide to the Underwriter sufficient quantities (which may be in electronic format) of the Preliminary Limited Offering Memorandum as the Underwriter reasonably deems necessary to satisfy the obligation of the Underwriter under Rule 15c2-12 with respect to distribution to each potential customer, upon request, of a copy of the Preliminary Limited Offering Memorandum.

(b) Preliminary Limited Offering Memorandum Deemed Final. The Preliminary Limited Offering Memorandum has been prepared for use by the Underwriter in connection with the public offering, sale, and distribution of the Bonds. The City hereby represents and warrants that the Preliminary Limited Offering Memorandum has been deemed "final" by the City as of its date, except for the omission of such information which is dependent upon the final pricing of the Bonds for completion, all as permitted to be excluded by Section (b)(1) of Rule 15c2-12.

(c) Use of Limited Offering Memorandum in Offering and Sale. The City hereby authorizes the Limited Offering Memorandum and the information therein contained to be used by the Underwriter in connection with the public offering and the sale of the Bonds. The City consents to the use by the Underwriter prior to the date hereof of the Preliminary Limited Offering Memorandum in connection with the public offering of the Bonds. The City shall provide, or cause to be provided, to the Underwriter as soon as practicable after the date of the City's acceptance of this Agreement (but, in any event, not later than the earlier of the Closing Date or seven (7) business days after the City's acceptance of this Agreement) copies of the Limited Offering Memorandum which is complete as of the date of its delivery to the Underwriter. The City shall provide the Limited Offering Memorandum, or cause the Limited Offering Memorandum to be provided, (i) in a "designated electronic format" consistent with the requirements of Rule G-32 and (ii) in a printed format in such quantity as the Underwriter shall reasonably request in order for the Underwriter to comply with Section (b)(4) of Rule 15c2-12 and the rules of the MSRB.

(d) Updating of Limited Offering Memorandum.

(1) If, after the date of this Agreement, up to and including the date the Underwriter is no longer required to provide a Limited Offering Memorandum to potential customers who request the same pursuant to Rule 15c2-12 (the earlier of (i) ninety (90) days from the "end of the underwriting period" (as defined in Rule 15c2-12) and (ii) the time when the Limited Offering Memorandum is available to any person from the MSRB, but in no case less than the 25th day after the "end of the underwriting period" for the Bonds), the City becomes aware of any fact or event which might or would cause the Limited Offering Memorandum, as then supplemented or amended, to contain any untrue statement of a material fact or to omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, or if it is necessary to amend or supplement the Limited Offering Memorandum to comply with law, the City will notify the Underwriter (and for the purposes of this clause provide the Underwriter with such information as it may from time to time request), and if, in the reasonable judgment of the Underwriter, such fact or event requires preparation and publication of

a supplement or amendment to the Limited Offering Memorandum, the City will forthwith prepare and furnish, at no expense to the Underwriter (in a form and manner approved by the Underwriter), either an amendment or a supplement to the Limited Offering Memorandum so that the statements therein as so amended and supplemented will not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading or so that the Limited Offering Memorandum will comply with law. If such notification shall be subsequent to the Closing, the City, at no expense to the Underwriter, shall furnish such legal opinions, certificates, instruments, and other documents as the Underwriter may deem necessary to evidence the truth and accuracy of such supplement or amendment to the Limited Offering Memorandum. The City shall provide any such amendment or supplement, or cause any such amendment or supplement to be provided, (i) in a "designated electronic format" consistent with the requirements of Rule G-32 and (ii) in a printed format in such quantity as the Underwriter shall reasonably request in order for the Underwriter to comply with Section (b)(4) of Rule 15c2-12 and the rules of the MSRB.

(2) Notwithstanding the foregoing and for all purposes of this Agreement and for any certificate delivered by the City in accordance herewith, (i) the City makes no representations with respect to the descriptions in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum of The Depository Trust Company, New York, New York ("DTC"), or its book-entry-only system (including but not limited to the information under the caption "BOOK-ENTRY ONLY SYSTEM") and (ii) the City makes no representation with respect to the information in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum under the captions and subcaptions "THE DEVELOPMENT," "BONDHOLDERS' RISKS" (only as it pertains to the Major Improvement Area Improvements and the Development), "THE ADMINISTRATOR," "BOND INSURANCE," "UNDERWRITING," and "INFORMATION RELATING TO THE TRUSTEE." Items (i) and (ii) above are collectively referred to herein as the "Non City Disclosures."

(e) Filing with MSRB. The Underwriter hereby agrees to timely file the Limited Offering Memorandum with the MSRB through its Electronic Municipal Market Access ("EMMA") system within one business day after receipt but no later than the Closing Date. Unless otherwise notified in writing by the Underwriter, the City can assume that the "end of the underwriting period" for purposes of Rule 15c2-12 is the Closing Date.

5. City Representations, Warranties and Covenants. The City represents, warrants and covenants that:

(a) Due Organization, Existence and Authority. The City is a political subdivision of the State of Texas (the "State"), and has, and at the Closing Date will have, full legal right, power and authority:

(i) to enter into:

(1) this Agreement;

(2) the Indenture;

(3) the Continuing Disclosure Agreement of the Issuer with respect to the Bonds, dated as of August 1, 2024, executed and delivered by the City, MuniCap, Inc., as Administrator (the "Administrator"), and HTS Continuing Disclosure Services, a division of Hilltop Securities, Inc., as Dissemination Agent (the "City Disclosure Agreement");

(ii) to issue, sell, and deliver the Bonds to the Underwriter as provided herein; and

(iii) to carry out and consummate the transactions on its part described in (1) the Authorizing Documents, (2) this Agreement, (3) the City Disclosure Agreement, (4) the Limited Offering Memorandum, and (5) any other documents and certificates described in any of the foregoing (the documents described by subclauses (1) through (3) being referred to collectively herein as the "City Documents").

(b) Due Authorization and Approval of City. By all necessary official action of the City, the City has duly authorized and approved the adoption or execution and delivery by the City of, and the performance by the City of the obligations on its part contained in, the City Documents and, as of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified or rescinded, except as may have been approved by the Underwriter. When validly executed and delivered by the other parties thereto, the City Documents will constitute the legally valid and binding obligations of the City enforceable upon the City in accordance with their respective terms, except insofar as enforcement may be limited by principles of sovereign or governmental immunity, bankruptcy, insolvency, reorganization, moratorium, or similar laws or equitable principles relating to or affecting creditors' rights generally. The City has complied, and will at the Closing (as defined herein) be in compliance, in all material respects, with the obligations on its part to be performed on or prior to the Closing Date under the City Documents.

(c) Due Authorization for Issuance of the Bonds. The City has duly authorized the issuance and sale of the Bonds pursuant to the Bond Ordinance, the Indenture, and the Act. The City has, and at the Closing Date will have, full legal right, power and authority (i) to enter into, execute, deliver, and perform its obligations under this Agreement and the other City Documents, (ii) to issue, sell and, deliver the Bonds to the Underwriter pursuant to the Indenture, the Bond Ordinance, the Act, and as provided herein, and (iii) to carry out, give effect to and consummate the transactions on the part of the City described by the City Documents and the Bond Ordinance.

(d) No Breach or Default. As of the time of acceptance hereof, and to the best of its knowledge, the City is not, and as of the Closing Date the City will not be, in material breach of or in default in any material respect under any applicable constitutional provision,

law or administrative rule or regulation of the State or the United States, or any applicable judgment or decree or any trust agreement, loan agreement, bond, note, resolution, ordinance, agreement or other instrument related to the Bonds and to which the City is a party or is otherwise subject, and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a default or event of default under any such instrument which breach, default or event could have a material adverse effect on the City's ability to perform its obligations under the Bonds or the City Documents; and, as of such times, the authorization, execution and delivery of the Bonds and the City Documents and compliance by the City with obligations on its part to be performed in each of such agreements or instruments does not and will not conflict with or constitute a material breach of or default under any applicable constitutional provision, law or administrative rule or regulation of the State or the United States, or any applicable judgment, decree, license, permit, trust agreement, loan agreement, bond, note, resolution, ordinance, agreement or other instrument to which the City (or any of its officers in their respective capacities as such) is subject, or by which it or any of its properties are bound, nor will any such authorization, execution, delivery or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of its assets or properties securing the Bonds or under the terms of any such law, regulation or instrument, except as may be permitted by the City Documents.

(e) No Litigation. At the time of acceptance hereof there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body (collectively and individually, an "Action") pending against the City with respect to which the City has been served with process, nor to the knowledge of the City is any Action threatened against the City, in which any such Action (i) in any way questions the existence of the City or the rights of the members of the City Council to hold their respective positions, (ii) in any way questions the formation or existence of the District, (iii) affects, contests or seeks to prohibit, restrain or enjoin the issuance or delivery of any of the Bonds, or the payment or collection of any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, or in any way contests or affects the validity of the City Documents or the consummation of the transactions on the part of the City described therein, or contests the exclusion of the interest on the Bonds from federal income taxation, or (iv) which may result in any material adverse change in the financial condition of the City; and, as of the time of acceptance hereof, to the City's knowledge, there is no basis for any action, suit, proceeding, inquiry, or investigation of the nature described in clauses (i) through (iv) of this sentence.

(f) Bonds Issued Pursuant to Indenture. The City represents that the Bonds, when issued, executed, and delivered in accordance with the Indenture and sold to the Underwriter as provided herein, will be validly issued and outstanding obligations of the City subject to the terms of the Indenture, entitled to the benefits of the Indenture and the security of the pledge of the proceeds of the Assessments received by the City, all to the extent provided for in the Indenture. The Indenture creates a valid pledge of the monies in certain funds and accounts established pursuant to the Indenture to the extent provided for in the Indenture, including the investments thereof, subject in all cases to the provisions of the Indenture permitting the application thereof for the purposes and on the terms and conditions set forth therein.

(g) Assessments. The Assessments constituting the security for the Bonds have been levied by the City in accordance with the Act on those parcels of land identified in the Major Improvement Area Assessment Roll (as defined in the Service and Assessment Plan). According to the Act, such Assessments constitute a valid and legally binding first and prior lien against the properties assessed, superior to all other liens and claims, except liens or claims for state, county, school district, or municipality ad valorem taxes.

(h) Consents and Approvals. All authorizations, approvals, licenses, permits, consents, elections, and orders of or filings with any governmental authority, legislative body, board, agency, or commission having jurisdiction in the matters which are required by the Closing Date for the due authorization of, which would constitute a condition precedent to or the absence of which would adversely affect the due performance by the City of, its obligations in connection with the City Documents have been duly obtained or made and are in full force and effect, except the approval of the Bonds by the Attorney General of the State, registration of the Bonds by the Comptroller of Public Accounts of the State, and the approvals, consents and orders as may be required under Blue Sky or securities laws of any jurisdiction.

(i) Public Debt. Prior to the Closing, the City will not offer or issue any bonds, notes or other obligations for borrowed money or incur any material liabilities, direct or contingent, payable from or secured by a pledge of the Assessments which secure the Bonds without the prior approval of the Underwriter.

(j) Preliminary Limited Offering Memorandum. Subject to the exclusions set forth in Section 4(d)(2) hereof, the information contained in the Preliminary Limited Offering Memorandum is true and correct in all material respects, and such information does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(k) Limited Offering Memorandum. At the time of the City's acceptance hereof and (unless the Limited Offering Memorandum is amended or supplemented pursuant to paragraph (d) of Section 4 of this Agreement) at all times subsequent thereto during the period up to and including the 25th day subsequent to the "end of the underwriting period," the information contained in the Limited Offering Memorandum, subject to the exclusions set forth in Section 4(d)(2) hereof, does not and will not contain any untrue statement of a material fact or omit to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that if the City notifies the Underwriter of any fact or event as required by Section 4(d) hereof, and the Underwriter determines that such fact or event does not require preparation and publication of a supplement or amendment to the Limited Offering Memorandum, then the Limited Offering Memorandum in its then-current form shall be conclusively deemed to be complete and correct in all material respects.

(l) Supplements or Amendments to Limited Offering Memorandum. If the Limited Offering Memorandum is supplemented or amended pursuant to paragraph (d) of

Section 4 of this Agreement, at the time of each supplement or amendment thereto and (unless subsequently again supplemented or amended pursuant to such paragraph) at all times subsequent thereto during the period up to and including the 25th day subsequent to the "end of the underwriting period," the Limited Offering Memorandum as so supplemented or amended will not contain any untrue statement of a material fact or omit to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that if the City notifies the Underwriter of any fact or event as required by Section 4(d) hereof, and the Underwriter determines that such fact or event does not require preparation and publication of a supplement or amendment to the Limited Offering Memorandum, then the Limited Offering Memorandum in its then-current form shall be conclusively deemed to be complete and correct in all material respects.

(m) Compliance with Rule 15c2-12. During the past five years, the City has complied in all material respects with its previous continuing disclosure undertakings made by it in accordance with Rule 15c2-12, except as described in the Limited Offering Memorandum.

(n) Use of Bond Proceeds. The City will apply, or cause to be applied, the proceeds from the sale of the Bonds as provided in and subject to all of the terms and provisions of the Indenture and will not take or omit to take any action which action or omission will adversely affect the exclusion from gross income for federal income tax purposes of the interest on the Bonds.

(o) Blue Sky and Securities Laws and Regulations. The City will furnish such information and execute such instruments and take such action in cooperation with the Underwriter as the Underwriter may reasonably request, at no expense to the City, (i) to (y) qualify the Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions in the United States as the Underwriter may designate and (z) determine the eligibility of the Bonds for investment under the laws of such states and other jurisdictions and (ii) to continue such qualifications in effect so long as required for the initial distribution of the Bonds by the Underwriter (provided, however, that the City will not be required to qualify as a foreign corporation or to file any general or special consents to service of process under the laws of any jurisdiction) and will advise the Underwriter immediately of receipt by the City of any notification with respect to the suspension of the qualification of the Bonds for sale in any jurisdiction or the initiation or threat of any proceeding for that purpose.

(p) Certificates of the City. Any certificate signed by any official of the City authorized to do so in connection with the transactions described in this Agreement shall be deemed a representation and warranty by the City to the Underwriter as to the statements made therein and can be relied upon by the Underwriter as to the statements made therein.

(q) Intentional Actions Regarding Representations and Warranties. The City covenants that between the date hereof and the Closing it will not intentionally take actions which will cause the representations and warranties made in this Section to be untrue as of the Closing.

(r) Financial Advisor. The City has engaged Hilltop Securities Inc., as its financial advisor (the "Financial Advisor") in connection with its offering and issuance of the Bonds.

By delivering the Limited Offering Memorandum to the Underwriter, the City shall be deemed to have reaffirmed, with respect to the Limited Offering Memorandum, the representations, warranties and covenants set forth above.

6. The Closing. At 10:00 a.m., Central time, on the Closing Date, or at such other time or on such earlier or later business day as shall have been mutually agreed upon by the City and the Underwriter, (i) the City will deliver or cause to be delivered to DTC through its "FAST" System, the Bonds in the form of one fully registered Bond for each maturity, registered in the name of Cede & Co., as nominee for DTC, duly executed by the City and authenticated by the Trustee as provided in the Indenture, and (ii) the City will deliver the closing documents hereinafter mentioned to Bond Counsel, or a place to be mutually agreed upon by the City and the Underwriter. Settlement will be through the facilities of DTC. The Underwriter will accept delivery and pay the purchase price of the Bonds as set forth in Section 1 hereof by wire transfer in federal funds payable to the order of the City or its designee. These payments and deliveries, together with the delivery of the aforementioned documents, are herein called the "Closing." The Bonds will be made available to the Underwriter or Underwriter's Counsel (as defined herein) for inspection not less than twenty-four (24) hours prior to the Closing.

7. Underwriter's Closing Conditions. The Underwriter has entered into this Agreement in reliance upon the representations and covenants herein and the performance by the City of its obligations under this Agreement, both as of the date hereof and as of the Closing Date. Accordingly, the Underwriter's obligations under this Agreement to purchase, accept delivery of, and pay for the Bonds shall be conditioned upon the performance by the City of its obligations to be performed hereunder at or prior to Closing and shall also be subject to the following additional conditions:

(a) Bring-Down Representations of the City. The representations and covenants of the City contained in this Agreement shall be true and correct in all material respects as of the date hereof and at the time of the Closing, as if made on the Closing Date.

(b) Executed Agreements and Performance Thereunder. At the time of the Closing (i) the City Documents shall be in full force and effect, and shall not have been amended, modified, or supplemented except with the written consent of the Underwriter; (ii) the Authorizing Documents shall be in full force and effect; (iii) there shall be in full force and effect such other resolutions or actions of the City as, in the opinion of Bond Counsel and Underwriter's Counsel, shall be necessary on or prior to the Closing Date in connection with the transactions on the part of the City described in this Agreement and the City Documents; and (iv) the City shall perform or have performed its obligations required or specified in the City Documents to be performed at or prior to Closing.

(c) No Default. At the time of the Closing, no default shall have occurred or be existing and no circumstances or occurrences that, with the passage of time or giving of notice, shall constitute an event of default under this Agreement, the Indenture, the City

Documents or other documents relating to the financing and construction of the Major Improvement Area Improvements and the District.

(d) Concurrent Closing of the Neighborhood Improvement Area #1 Refunding Bonds. The City shall issue concurrently with the issuance of the Bonds its "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project)."

(e) Closing Documents. At or prior to the Closing, the Underwriter or Underwriter's Counsel shall have received each of the documents required under Section 8 below.

(f) Termination Events. The Underwriter shall have the right to cancel its obligation to purchase the Bonds and to terminate this Agreement without liability therefor by written notification to the City if, between the date of this Agreement and the Closing, in the Underwriter's sole and reasonable judgment, any of the following shall have occurred:

(i) the market price or marketability of the Bonds, or the ability of the Underwriter to enforce contracts for the sale of the Bonds, shall be materially adversely affected by the occurrence of any of the following:

(1) legislation shall have been introduced in or enacted by the Congress of the United States or adopted by either House thereof, or legislation pending in the Congress of the United States shall have been amended, or legislation shall have been recommended to the Congress of the United States or otherwise endorsed for passage (by press release, other form of notice, or otherwise) by the President of the United States, the Treasury Department of the United States, or the Internal Revenue Service or legislation shall have been proposed for consideration by either the U.S. Senate Committee on Finance or the U.S. House of Representatives Committee on Ways and Means or legislation shall have been favorably reported for passage to either House of the Congress of the United States by a Committee of such House to which such legislation has been referred for consideration, or a decision by a court of the United States or the Tax Court of the United States shall be rendered or a ruling, regulation, or official statement (final, temporary, or proposed) by or on behalf of the Treasury Department of the United States, the Internal Revenue Service, or other federal agency shall be made, which would result in federal taxation of revenues or other income of the general character expected to be derived by the City or upon interest on securities of the general character of the Bonds or which would have the effect of changing, directly or indirectly, the federal income tax consequences of receipt of interest on securities of the general character of the Bonds in the hands of the holders thereof, and which in either case, makes it, in the reasonable judgment of the Underwriter, impracticable or inadvisable to proceed with the offer, sale, or delivery of

the Bonds on the terms and in the manner described in the Limited Offering Memorandum; or

(2) legislation shall be enacted by the Congress of the United States, or a decision by a court of the United States shall be rendered, or a stop order, ruling, regulation or official statement by, or on behalf of, the Securities and Exchange Commission or any other governmental agency having jurisdiction of the subject matter shall be issued or made to the effect that the issuance, offering or sale of obligations of the general character of the Bonds, or the issuance, offering or sale of the Bonds, including all underlying obligations, as described herein or by the Limited Offering Memorandum, is in violation or would be in violation of, or that obligations of the general character of the Bonds, or the Bonds, are not exempt from registration under, any provision of the federal securities laws, including the Securities Act of 1933, as amended and as then in effect (the "Securities Act"), or that the Indenture needs to be qualified under the Trust Indenture Act of 1939, as amended and as then in effect (the "Trust Indenture Act"); or

(3) a general suspension of trading in securities on the New York Stock Exchange, the establishment of minimum prices on such exchange, the establishment of material restrictions (not in force as of the date hereof) upon trading securities generally by any governmental authority or any national securities exchange, a general banking moratorium declared by federal, State of New York, or State officials authorized to do so; or

(4) there shall have occurred any outbreak of hostilities (including, without limitation, an act of terrorism) or other national or international calamity or crisis, including, but not limited to, an escalation of hostilities that existed prior to the date hereof, and the effect of any such event on the financial markets of the United States shall be such as would make it impracticable, in the reasonable judgment of the Underwriter, for it to sell the Bonds on the terms and in the manner contemplated by the Limited Offering Memorandum; or

(5) there shall have occurred since the date of this Agreement any materially adverse change in the affairs or financial condition of the City, except as disclosed in or contemplated by the Limited Offering Memorandum; or

(6) any state blue sky or securities commission or other governmental agency or body in any state in which more than 10% of the Bonds have been offered and sold shall have withheld registration, exemption or clearance of the offering of the Bonds as described herein, or issued a stop order or similar ruling relating thereto; or

(7) any amendment to the federal or state Constitution or action by any federal or state court, legislative body, regulatory body, or other authority materially adversely affecting the tax status of the City, its property, income, securities (or interest thereon), or the validity or enforceability of the Assessments pledged to pay principal of and interest on the Bonds; or

(ii) the New York Stock Exchange or other national securities exchange or any governmental authority shall impose, as to the Bonds or as to obligations of the general character of the Bonds, any material restrictions not now in force, or increase materially those now in force, with respect to the extension of credit by, or the charge to the net capital requirements of the Underwriter; or

(iii) any event occurring, or information becoming known which, in the reasonable judgment of the Underwriter, makes untrue in any material respect any statement or information contained in the Limited Offering Memorandum, or has the effect that the Limited Offering Memorandum contains any untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, which change shall occur subsequent to the date of this Agreement and shall not be due to the malfeasance, misfeasance or nonfeasance of the Underwriter; or

(iv) any fact or event shall exist or have existed that, in the Underwriter's reasonable judgment, requires or has required an amendment of or supplement to the Limited Offering Memorandum; or

(v) a general banking moratorium shall have been declared by federal or State authorities having jurisdiction and shall be in force as of the Closing Date; or

(vi) a material disruption in securities settlement, payment or clearance services shall have occurred; or

(vii) a decision by a court of the United States shall be rendered, or a stop order, release, regulation or no-action letter by or on behalf of the United States Securities and Exchange Commission (the "SEC") or any other governmental agency having jurisdiction of the subject matter shall have been issued or made, to the effect that the issuance, offering or sale of the Bonds, including the underlying obligations as contemplated by this Agreement or by the Limited Offering Memorandum, or any document relating to the issuance, offering or sale of the Bonds, is or would be in violation of any provision of the federal securities laws on the Closing Date, including the Securities Act, the Securities Exchange Act of 1934 (the "Securities Exchange Act") and the Trust Indenture Act; or

(viii) there shall have occurred or any published notice shall have been given of any intended review for possible downgrade, downgrading, suspension, withdrawal, or negative change in credit watch status by any national rating service

to any of the City's obligations that are secured in a like manner as the Bonds (including the ratings to be accorded to the Bonds); and

(ix) the purchase of and payment for the Bonds by the Underwriter, or the resale of the Bonds by the Underwriter, on the terms and conditions herein provided shall be prohibited by any applicable law, governmental authority, board, agency or commission, which prohibition shall occur subsequent to the date hereof and shall not be due to the malfeasance, misfeasance, or nonfeasance of the Underwriter.

With respect to the conditions described in subparagraphs (ii), (vii) and (viii) above, the Underwriter is not aware of any current, pending or proposed law or government inquiry or investigation as of the date of execution of this Agreement which would permit the Underwriter to invoke its termination rights hereunder.

8. Closing Documents. At or prior to the Closing, the Underwriter or Underwriter's Counsel shall receive the following documents:

(a) Bond Opinion. The approving opinion of Bond Counsel, dated the Closing Date and substantially in the form included as Appendix C to the Limited Offering Memorandum, together with a reliance letter from Bond Counsel, dated the date of the Closing and addressed to the Underwriter, which may be included in the supplemental opinion required by Section 8(b), to the effect that the foregoing opinion may be relied upon by the Underwriter to the same extent as if such opinion were addressed to it.

(b) Supplemental Opinion. A supplemental opinion of Bond Counsel dated the Closing Date and addressed to the City and the Underwriter, in form and substance acceptable to Underwriter's Counsel, to the following effect:

(i) Except to the extent noted therein, Bond Counsel has not verified and is not passing upon, and does not assume any responsibility for, the accuracy, completeness or fairness of the statements and information contained in the Limited Offering Memorandum but that Bond Counsel has reviewed the statements and information describing the Bonds and appearing in the Limited Offering Memorandum under the captions or subcaptions "PLAN OF FINANCE," "DESCRIPTION OF THE BONDS," "SECURITY FOR THE BONDS" (except for the last paragraph under the subcaption "General"), "ASSESSMENT PROCEDURES" (except for the subcaptions "Assessment Methodology" and "Assessment Amounts") "THE DISTRICT," "TAX MATTERS," "LEGAL MATTERS — Legal Proceedings," "LEGAL MATTERS — Legal Opinions," "CONTINUING DISCLOSURE – The City," "REGISTRATION AND QUALIFICATION OF BONDS FOR SALE," "LEGAL INVESTMENT AND ELIGIBILITY TO SECURE PUBLIC FUNDS IN TEXAS" and APPENDIX A and Bond Counsel is of the opinion that the information relating to the Bonds, the Bond Ordinance, the Assessment Ordinance and the Indenture contained therein fairly and accurately describes the laws and legal issues addressed therein and, with respect to the Bonds, such information conforms to the Bond Ordinance, the Assessment Ordinance and the Indenture;

(ii) The Bonds are not subject to the registration requirements of the Securities Act, and the Indenture is exempt from qualification pursuant to the Trust Indenture Act;

(iii) On each respective date of adoption thereof, the City had full power and authority to adopt the Creation Resolution, the Assessment Ordinance, the Service and Assessment Plan update, and the Bond Ordinance (collectively, the foregoing documents are referred to herein as the "City Actions") and perform its obligations thereunder and the City Actions have been duly adopted, are in full force and effect and have not been modified, amended or rescinded; and

(iv) The Indenture, the City Disclosure Agreement, and this Agreement have been duly authorized, executed and delivered by the City and, assuming the due authorization, execution and delivery of such instruments, documents, and agreements by the other parties thereto, constitute the legal, valid, and binding agreements of the City, enforceable in accordance with their respective terms, except as enforcement thereof may be limited by bankruptcy, insolvency, or other laws affecting enforcement of creditors' rights, or by the application of equitable principles if equitable remedies are sought and to the application of Texas law relating to governmental immunity applicable to local governmental entities.

(c) City Legal Opinion. An opinion of an attorney for the City, dated the Closing Date and addressed to the Underwriter, Underwriter's Counsel, the City and the Trustee, with respect to matters relating to the City, substantially in the form of Appendix B hereto or in form otherwise agreed upon by the Underwriter.

(d) City Certificate. A certificate of the City, dated the Closing Date, to the effect that, to the best of an authorized City official's knowledge:

(i) the representations and warranties of the City contained herein and in the City Documents are true and correct in all material respects on and as of the Closing Date as if made on the date thereof;

(ii) the Authorizing Documents and City Documents are in full force and effect and have not been amended, modified, or supplemented;

(iii) except as disclosed in the Limited Offering Memorandum, no litigation or proceeding against the City is pending or, to the knowledge of such person, threatened in any court or administrative body nor is there a basis for litigation which would (a) contest the right of the members or officials of the City to hold and exercise their respective positions, (b) contest the due organization and valid existence of the City or the establishment of the District, (c) contest the validity, due authorization and execution of the Bonds or the City Documents, or (d) attempt to limit, enjoin or otherwise restrict or prevent the City from levying and collecting the Assessments pledged to pay the principal of and interest on the Bonds, or the pledge thereof; and

(iv) the City has, to such person's knowledge, complied with all agreements and covenants and satisfied all conditions set forth in the City Documents, on its part to be complied with or satisfied hereunder at or prior to the Closing.

(e) Trustee's Certificate. A certificate of the Trustee, dated the Closing Date and addressed to the Underwriter, the City and Bond Counsel, in form and substance acceptable to Underwriter's Counsel to the following effect:

(i) The Trustee is duly organized and validly existing as a national banking association organized under the laws of the United States of America, having the full power and authority, including trust powers, to accept and perform its duties under the Indenture; and

(ii) No consent, approval, authorization or other action by any governmental authority having jurisdiction over the Trustee that has not been obtained is or will be required for the authentication of the Bonds or the consummation by the Trustee of the other transactions contemplated to be performed by the Trustee in connection with the authentication of the Bonds and the acceptance and performance of the obligations created by the Indenture.

(f) Underwriter Counsel's Opinion. An opinion, dated the Closing Date and addressed to the Underwriter, of Locke Lord LLP ("Underwriter's Counsel"), to the effect that:

(i) based on (A) such counsel's review of the Bond Ordinance, the Indenture, and the Limited Offering Memorandum; (B) its discussions with Bond Counsel and with the Underwriter; (C) its review of the documents, certificates, opinions and other instruments delivered at the closing of the sale of the Bonds on the date hereof; and (D) such other matters as it deems relevant, such counsel is of the opinion that the Bonds are exempt securities under the Securities Act, and the Trust Indenture Act, and it is not necessary, in connection with the offering and sale of the Bonds, to register the Bonds under the Securities Act and the Indenture is not required to be qualified under the Trust Indenture Act;

(ii) based upon (A) such counsel's review of Rule 15c2-12 and interpretive guidance published by the SEC relating thereto; (B) its review of the continuing disclosure undertaking of the City contained in the City Disclosure Agreement; and (C) the inclusion in the Limited Offering Memorandum of a description of the specifics of such undertaking, and assuming that the Bond Ordinance, the Indenture, and the City Disclosure Agreement have been duly adopted by the City and are in full force and effect, such undertaking provides a suitable basis for the Underwriter, to make a reasonable determination that the City has met the qualifications of paragraph (b)(5)(i) of Rule 15c2-12; and

(iii) although such counsel has not verified and is not passing upon, and does not assume any responsibility for, the accuracy, completeness or fairness of the

information contained in the Limited Offering Memorandum, it has participated in the preparation of the Limited Offering Memorandum and without independent verification, no facts came to its attention that caused it to believe that the Limited Offering Memorandum (except for the Appendices as well as any other financial, engineering and statistical data contained therein or included therein by reference or any litigation disclosed therein, as to which it expresses no view) as of its date contained any untrue statement of a material fact or omitted to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(g) Limited Offering Memorandum. The Limited Offering Memorandum and each supplement or amendment, if any, thereto.

(h) Delivery of City Documents. The City Documents shall have been executed and delivered in form and content satisfactory to the Underwriter.

(i) Form 8038-G. Evidence that the federal tax information form 8038-G has been prepared by Bond Counsel for filing.

(j) Federal Tax Certificate. A certificate of the City in form and substance satisfactory to Bond Counsel and Underwriter's Counsel setting forth the facts, estimates and circumstances in existence on the Closing Date, which establish that it is not expected that the proceeds of the Bonds will be used in a manner that would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the "Code"), and any applicable regulations (whether final, temporary or proposed) issued pursuant to the Code.

(k) Attorney General Opinion and Comptroller Registration. The approving opinion of the Attorney General of the State regarding the Bonds and the Comptroller of the State's Certificate of Registration for the Initial Bond.

(l) Continuing Disclosure Agreement. The City Disclosure Agreement shall have been executed by the parties thereto in substantially the form attached to the Limited Offering Memorandum as Appendix D.

(m) Letter of Representation of Administrator. Letter of Representation of the Administrator, substantially in the form of Appendix C hereto, addressed to the City, Bond Counsel, the Underwriter, Underwriter's Counsel, and the Trustee, or in form otherwise agreed upon by the Underwriter.

(n) Evidence of Filing of Creation Resolution and Assessment Ordinance. Evidence that (i) the Creation Resolution, including legal description of the District by metes and bounds and (ii) the Assessment Ordinance, including the Assessment Roll for the Major Improvement Area of the District and a statement indicating the contact for and address of where a copy of the Service and Assessment Plan, and any updates thereto may be obtained or viewed, have been filed of record in the real property records of Collin County, Texas.

(o) Rule 15c2-12 Certification. A resolution or certificate of the City (which may be included in the Bond Ordinance) whereby the City has deemed the Preliminary Limited Offering Memorandum final as of its date, except for permitted omissions, as contemplated by Rule 15c2-12 in connection with the offering of the Bonds.

(p) Dissemination Agent. Evidence acceptable to the Underwriter in its sole discretion that the City has engaged a dissemination agent acceptable to the Underwriter for the Bonds, with the execution of the City Disclosure Agreement by other parties thereto being conclusive evidence of such acceptance by the Underwriter.

(q) Sufficiency Certificate. A sufficiency certificate of Pubic Finance Partners LLC, a certified public accountant, certifying as to the sufficiency of the amount initially deposited with the Refunded Bonds Paying Agent (as defined in the Limited Offering Memorandum) to pay the principal and interest on the Refunded Bonds.

(r) Bond Insurance. At or prior to the Closing Date, the municipal bond insurance policy (the "Municipal Bond Insurance Policy") issued by _____ (the "Bond Insurer"), and shall have been duly executed, issued, and delivered by the Bond Insurer.

(s) Rating. Evidence reasonably satisfactory to the Underwriter that the Bonds have been assigned the rating of "_____" based upon the issuance of the Municipal Bond Insurance Policy by the Bond Insurer by S&P Global Ratings and that such rating is in effect as of the date of the Closing.

(t) BLOR. A copy of the Blanket Letter of Representation to DTC signed by the City.

(u) Additional Documents. Such additional legal opinions, certificates, instruments, and other documents as the Underwriter or their counsel may deem necessary.

9. City's Closing Conditions. The obligation of the City hereunder to deliver the Bonds shall be subject to receipt on or before the Closing Date of the purchase price set forth in Section 1 hereof, the Attorney General Opinion and the opinion of Bond Counsel described in Section 8(a) hereof.

10. Establishment of Issue Price.

(a) The Underwriter agrees to assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City on or before Closing an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Appendix B, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the City and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds. All actions to be taken by the City under this Section to establish the issue price of the Bonds may be taken on behalf of the City by the City's Financial Advisor identified herein and any notice or report to be provided to the City may be provided to the City's Financial Advisor or Bond Counsel.

(b) The Underwriter confirms that it has offered all the Bonds of each maturity to the public on or before the date of this Agreement at the respective offering price (the "initial offering price"), or at the corresponding yield or yields, set forth in Schedule I attached hereto, except as otherwise set forth therein. At or promptly after the execution of this Agreement, the Underwriter shall report to the City as of the sale date the first price at which the Underwriter has sold to the public at least 10% of each maturity of Bonds (the "10% test"), and shall identify to the City as of the sale date those maturities of the Bonds for which the 10% test has not been satisfied. If different interest coupons apply within a maturity, each separate CUSIP number within that maturity will be treated as a separate maturity for this purpose.

(c) The City and the Underwriter agree that the restrictions set forth in the next sentence shall apply to those maturities of the Bonds for which the 10% test has not been met as of the sale date, which will allow the City to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

(1) the close of the fifth (5th) business day after the sale date; or

(2) the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter shall promptly advise the City when the Underwriter has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public, if such sale occurs prior to the close of the fifth (5th) business day after the sale date.

(d) The Underwriter confirms that any selling group agreement and each third-party distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group, and each broker-dealer that is a party to such third-party distribution agreement, as applicable, to (A) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter and as set forth in the related pricing wires, (B) to promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public, and (C) to acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public. The City acknowledges that, in making the representation set forth in this subsection, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds,

as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that the Underwriter is a party to a third-party distribution agreement that was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The City further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds.

(e) The Underwriter acknowledges that sales of any Bonds to any person that is a related party to the Underwriter shall not constitute sales to the public for purposes of this Section. Further, for purposes of this Section:

(i) "public" means any person other than an underwriter or a related party,

(ii) "underwriter" means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public, and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the public),

(iii) a purchaser of any of the Bonds is a "related party to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(iv) "sale date" means the date of execution of this Agreement by all parties.

11. Consequences of Termination. If the City shall be unable to satisfy the conditions contained in this Agreement or if the obligations of the Underwriter shall be terminated for any reason permitted by this Agreement, this Agreement shall terminate and the Underwriter and the

City shall have no further obligation hereunder, except as further set forth in Sections 12, 14, 15, 20 and 22 hereof.

12. Costs and Expenses.

(a) The Underwriter shall be under no obligation to pay, and the City shall cause to be paid from proceeds of the Bonds the following expenses incident to the issuance of the Bonds and performance of the City's obligations hereunder: (i) the costs of the preparation and printing of the Bonds; (ii) the cost of preparation, printing, and mailing of the Preliminary Limited Offering Memorandum, the final Limited Offering Memorandum and any supplements and amendments thereto; (iii) the fees and disbursements of the City's Financial Advisor and legal counsel, the Trustee's counsel, Bond Counsel and the Trustee relating to the issuance of the Bonds, (iv) the Attorney General's review fees, (v) the fees and disbursements of accountants, advisers and any other experts or consultants retained by the City, including but not limited to the fees and expenses of the Administrator, (vi) the fees, if any, for the Municipal Bond Insurance Policy, (vii) the expenses of the Refunded Bonds Paying Agent, and (viii) the expenses incurred by or on behalf of City employees and representatives that are incidental to the issuance of the Bonds and the performance by the City of its obligations under this Agreement.

(b) The Underwriter shall pay the following expenses: (i) all advertising expenses in connection with the limited offering of the Bonds; (ii) fees of Underwriter's Counsel; and (iii) all other expenses, including CUSIP fees (including out-of-pocket expenses and related regulatory expenses), incurred by it in connection with its public offering and distribution of the Bonds, except as noted in Subsection 12(a) above.

(c) The City acknowledges that the Underwriter will pay from the Underwriter's expense allocation of the underwriting discount the applicable per bond assessment charged by the Municipal Advisory Council of Texas, a nonprofit corporation whose purpose is to collect, maintain and distribute information relating to issuing entities of municipal securities.

13. Notice. Any notice or other communication to be given to the City under this Agreement may be given by delivering the same in writing to: City of Celina, Texas, 142 N. Ohio Street, Celina, Texas 75009, Attention: City Manager. Any notice or other communication to be given to the Underwriter under this Agreement may be given by delivering the same in writing to: FMSbonds, Inc., 5 Cowboys Way, Suite 300-25, Frisco, Texas 75034, Attention: Tripp Davenport, Director.

14. Entire Agreement. This Agreement is made solely for the benefit of the City and the Underwriter (including their respective successors and assigns), and no other person shall acquire or have any right hereunder or by virtue hereof. All of the City's representations, warranties, and agreements contained in this Agreement shall remain operative and in full force and effect regardless of: (i) any investigations made by or on behalf of the Underwriter, provided the City shall have no liability with respect to any matter of which the Underwriter has actual knowledge prior to the purchase of the Bonds; or (ii) delivery of any payment for the Bonds pursuant to this Agreement. The agreements contained in the last sentence of the penultimate

paragraph of Section 1, this Section and in Sections 15 and 17 shall survive any termination of this Agreement.

15. Survival of Representations and Warranties. All representations and warranties of the parties made in, pursuant to or in connection with this Agreement shall survive the execution and delivery of this Agreement, notwithstanding any investigation by the parties. All statements contained in any certificate, instrument, or other writing delivered by a party to this Agreement or in connection with the transactions described in or by this Agreement constitute representations and warranties by such party under this Agreement to the extent such statement is set forth as a representation and warranty in the instrument in question.

16. Counterparts. This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument.

17. Severability. In case any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof.

18. State Law Governs. The validity, interpretation, and performance of this Agreement shall be governed by the laws of the State of Texas.

19. No Assignment. The rights and obligations created by this Agreement shall not be subject to assignment by the Underwriter or the City without the prior written consent of the other parties hereto.

20. No Personal Liability. None of the members of the City Council, nor any officer, representative, agent, or employee of the City, shall be charged personally by the Underwriter with any liability, or be held liable to the Underwriter under any term or provision of this Agreement, or because of execution or attempted execution, or because of any breach or attempted or alleged breach of this Agreement.

21. Form 1295. Submitted herewith or on a date prior hereto is a completed Form 1295 in connection with the Underwriter's participation in the execution of this Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The City hereby confirms receipt of the Form 1295 from the Underwriter, and the City agrees to acknowledge such form with the TEC through its electronic filing application not later than the 30th day after the receipt of such form. The Underwriter and the City understand and agree that, with the exception of information identifying the City and the contract identification number, neither the City nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Underwriter; and, neither the City nor its consultants have verified such information.

22. Statutory Verifications. The Underwriter makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Agreement. As used in such

verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Underwriter within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification prior to the expiration or earlier termination of this Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

(a) Not a Sanctioned Company. The Underwriter represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Underwriter and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) No Boycott of Israel. The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

23. Term of this Agreement. Except for the representations and warranties designated as surviving the term of the Agreement, the term of this Agreement shall end on the 25th day after the end of the underwriting period.

24. Attorney General Standing Letter. The Underwriter represents that it has, or will have prior to the date of Closing, on file with the Texas Attorney General a standing letter addressing the representation and verifications contained in Section 221 of this Agreement in a form accepted by the Texas Attorney General. In addition, if the Underwriter or the parent company, a wholly- or majority-owned subsidiary or another affiliate of such Underwriter receives or has received a letter from the Texas Comptroller of Public Accounts pursuant to Chapter 809, Texas Government Code seeking written verification that it does not boycott energy companies (a

"Comptroller Request Letter"), such Underwriter shall promptly notify the City and Bond Counsel (if it has not already done so) and provide to the City or Bond Counsel, two business days prior to Closing and additionally upon request by the City or Bond Counsel, written verification to the effect that its standing letter described in the preceding sentence remains in effect and may be relied upon by the City and the Texas Attorney General (the "Bringdown Verification"). The Bringdown Verification shall also confirm that such Underwriter (or the parent company, a wholly- or majority-owned subsidiary or other affiliate of the Underwriter that received the Comptroller Request Letter) intends to timely respond or has timely responded to the Comptroller Request Letter. The Bringdown Verification may be in the form of an email.

[*Signature Pages follow*]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first set forth above.

FMSbonds, Inc.,
as Underwriter

By: _____
Name: Theodore A. Swinarski
Title: Senior Vice President, Trading

Accepted at _____ a.m./p.m. central time on the date first stated above.

CITY OF CELINA, TEXAS

By: _____
Ryan Tubbs, Mayor

SCHEDULE I

$[PAR AMOUNT]
CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA PROJECT)

Interest Accrues From: Date of Delivery

Serial Bonds

Maturity (9/1)	Amount	Interest Rate	Yield
2025[(a)]	$		
2026[(a)]			
2027[(a)]			
2028[(a)]			
2029[(a)]			
2030[(a)]			
2031[(a)]			
2032[(a)]			
2033[(a)(b)(d)]			
2034[(a)(b)(d)]			
2035[(a)(b)(d)]			
2036[(a)(b)(d)]			
2037[(a)(b)(d)]			
2038[(a)(b)(d)]			
2039[(a)(b)(d)]			
2040[(a)(b)(d)]			
2041[(a)(b)(d)]			
2042[(a)(b)(d)]			
2043[(a)(b)(d)]			
2044[(a)(b)(d)]			
2045[(a)(b)(d)]			

[*Remainder of this page intentionally left blank*]

Term Bonds

$_____ _____% Term Bonds, Due September 1, 20__, Priced to Yield _____% [(a)(b)(c)(d)]

$_____ _____% Term Bonds, Due September 1, 20__, Priced to Yield ____% [(a)(b)(c)]

(a) The initial prices or yields of the Bonds are furnished by the Underwriter, have been determined in accordance with the 10% test, and represent the initial offering prices or yields to the public, which may be changed by the Underwriter at any time.

(b) The Bonds maturing on or after September 1, 20__ are subject to redemption, in whole or in part, prior to stated maturity, at the option of the City, on any date on or after September 1, 20__, at the redemption price of par plus accrued unpaid interest to the date of redemption as set forth in the Limited Offering Memorandum under "DESCRIPTION OF THE BONDS — Redemption Provisions."

(c) The Term Bonds are also subject to mandatory sinking fund redemption and extraordinary optional redemption as described in the Limited Offering Memorandum under "DESCRIPTION OF THE BONDS — Redemption Provisions."

(d) Priced to first call.

The Term Bonds are subject to mandatory sinking fund redemption on the dates and in the respective Sinking Fund Installments as set forth in the following schedule.

$ Term Bonds due September 1, 20__

Redemption Date	Sinking Fund Installment
September 1, 20__	$
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__†	

$ Term Bonds due September 1, 20__

Redemption Date	Sinking Fund Installment
September 1, 20__	$
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__†	

† Stated maturity

APPENDIX A

$[PAR AMOUNT]
CITY OF CELINA, TEXAS, SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA PROJECT)

ISSUE PRICE CERTIFICATE

The undersigned, on behalf of FMSbonds, Inc. ("FMS"), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Bonds") of the City of Celina, Texas (the "Issuer").

1. ***Sale of the General Rule Maturities***. As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Initial Offering Price of the Hold-the-Offering-Price Maturities***.

(a) FMS offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

(b) As set forth in the Bond Purchase Agreement, FMS agreed in writing on or prior to the Sale Date that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail or other third-party distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail or other third-party distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

3. ***Defined Terms***.

(a) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "General Rule Maturities."

(b) *Hold-the-Offering-Price Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "Hold-the-Offering-Price Maturities."

(c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date, or (ii) the date on which FMS sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(d) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(e) *Public* means any person (including an individual, trust, estate, limited liability company, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(f) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is August 13, 2024.

(g) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents FMS's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate with respect to the Bonds and with respect to compliance with the federal income tax rules affecting the Bonds, and by Norton Rose Fulbright US LLP in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

[*Signature Page Follows*]

EXECUTED and DELIVERED this _____, 2024.

FMSbonds, Inc.

By:_____

Name:_____

Title:_____

SCHEDULE A

SALE PRICES OF THE GENERAL RULE MATURITIES AND INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING PRICE MATURITIES

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

(*Attached*)

APPENDIX B

[LETTERHEAD OF CITY ATTORNEY]

August 30, 2024

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

U.S. Bank Trust Company, National Association
Attention: Bond Operations
111 Fillmore Avenue, East
St. Paul, Minnesota 55107

Locke Lord LLP
2200 Ross Ave., Suite 2800
Dallas, Texas 75201

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 75009

$[PAR AMOUNT]
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA PROJECT)

Ladies and Gentlemen:

This firm has acted as special counsel to the City of Celina, Texas (the "City") and are rendering this opinion for limited purposes in connection with the issuance and sale of $[PAR AMOUNT] "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Major Improvement Area Project)" (the "Bonds"), by the City, a political subdivision of the State of Texas.

The Bonds are authorized pursuant to Ordinance No. [_____] and enacted by the City Council of the City (the "City Council") on August 13, 2024 (the "Bond Ordinance") and shall be issued pursuant to the provisions of Chapter 1207, Texas Government Code, and as amended Subchapter A of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "Act") and the Indenture of Trust dated as of August 1, 2024 (the "Indenture") by and between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"). The Bonds are being sold to FMSbonds, Inc. pursuant to the Bond Purchase Agreement dated August 13, 2024 between the City and FMSbonds, Inc. (the "Bond Purchase Agreement"). This opinion is being delivered pursuant to Section 8(c) of the Bond Purchase Agreement. Capitalized terms not defined herein shall have the same meanings as in the Indenture, unless otherwise stated herein.

In connection with rendering this opinion, we have reviewed the following (collectively, the "Reviewed Documents"):

(a) Resolution No. 2015-51R (the "Creation Resolution"), enacted by the City Council on October 7, 2015.

(b) The Assessment Ordinance.

(c) The Bond Ordinance.

(d) The Indenture.

(e) That certain Continuing Disclosure Agreement of the City with respect to the Bonds, dated as of August 1, 2024, executed and delivered by the City, MuniCap, Inc., and HTS Continuing Disclosure Services, a Division of Hilltop Securities, Inc. as Dissemination Agent (the "City Disclosure Agreement").

In rendering the opinions expressed below, we have, with your concurrence and without any inquiry or other investigation, made and relied upon the following assumptions: (a) the due authorization, execution and delivery of each of the Reviewed Documents by all parties thereto other than the City; (b) the genuineness of all signatures to the Reviewed Documents; (c) the correctness and truthfulness of all the statements of fact contained in the Reviewed Documents; (d) the authenticity of the Reviewed Documents; (e) the conformity to original documents of the Reviewed Documents submitted to us as copies; and (f) the additional assumptions set forth on **Exhibit A** attached to this letter and the exclusions set forth on **Exhibit B** attached to this letter. Our opinions are limited to matters expressly stated herein and no opinion is to be inferred or may be implied beyond the matters expressly stated.

In rendering the opinions set forth below, we have also relied upon: (a) the representations and warranties contained in the Reviewed Documents; (b) the resolutions and other documents of the parties to the Reviewed Documents authorizing or approving the Reviewed Documents; and (c) the Administrator Letter of Representations delivered pursuant to the Bond Purchase Agreement (collectively, the "Reliance Materials"). We have not made any independent or other investigation, review, analysis, or inquiry as to any of the facts, matters, circumstances or legal opinions or conclusions contained in the Reviewed Documents or Reliance Materials or the accuracy or completeness thereof. Additionally, we have assumed that none of the Reviewed Documents or Reliance Materials contains any untrue statement of a material fact or omits to state a material fact necessary to make the statements made, in the light of the circumstances in which they are made, not misleading. We have not made any examination of any accounting or financial matters, and we express no opinion with respect thereto.

The opinions expressed herein are subject to the correctness in understanding that no beneficiary to this opinion letter may rely on this opinion letter to the extent that such beneficiary or its counsel has actual knowledge of any (a) applicable laws, facts, or circumstances which would make any opinion expressed herein incorrect, subject to question, or require further investigation of any laws, facts or circumstances and (b) judicial decisions which would make the opinions set forth herein incorrect.

Whenever our opinion or advice with respect to the existence or absence of facts is indicated to be based on our knowledge, we are referring to the actual knowledge of the Messer Fort, PLLC attorneys who have given attention to matters concerning the City during the course of our representation of the City in connection with the Reviewed Documents, which knowledge

has been obtained by such attorneys in their capacity as such. In particular, our response does not include matters known to any attorney of our firm in a capacity other than as City Attorney for the City. In basing the opinions and other matters set forth herein on "our knowledge," the words "our knowledge," "actual knowledge" and similar expressions involved in the current actual transaction do not have actual knowledge or actual notice that nay such opinions or other matters are not accurate or that any of the documents, certificates, reports and information on which we have read are not accurate and complete. Further, the words "our knowledge," "our actual knowledge" and similar expressions used in this opinion letter are intended to be limited to the actual knowledge of our firm who have been directly involved in representing the City. We have not undertaken any independent investigation to determine the existence or absence of such facts, and no inference as to our knowledge concerning such facts should be drawn from the fact that such limited representation has been undertaken by us.

Based upon and subject to the foregoing and the additional qualifications and assumptions set forth herein, we are of the opinion that:

1. The City is a Texas political subdivision and has all necessary power and authority to enter into and perform its obligations under the Reviewed Documents. The City has taken or obtained all actions, approvals, consents and authorizations required of it by applicable laws in connection with the execution of the Reviewed Documents and the performance of its obligations thereunder.

2. To the best of our knowledge, there is no action, suit, proceeding, inquiry or investigation at law or in equity, before or by any court, public board or body, pending, or threatened against the City: (a) affecting the existence of the City or the titles of its officers to their respective offices, (b) in any way questioning the formation or existence of the District, (c) affecting, contesting or seeking to prohibit, restrain or enjoin the delivery of any of the Bonds, or the payment, collection or application of any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, including the Assessments in the Major Improvement Area of the District pursuant to the provisions of the Assessment Ordinance and the Service and Assessment Plan referenced therein, (d) contesting or affecting the validity or enforceability or the City's performance of the Reviewed Documents, (e) contesting the exclusion of the interest on the Bonds from federal income taxation, or (f) which may result in any material adverse change relating to the financial condition of the City.

3. The Reviewed Documents have been duly authorized, executed and delivered by the City and remain legal, valid and binding obligations of the City enforceable against the City in accordance with their terms. However, the enforceability of the obligations of the City under such Reviewed Documents may be limited or otherwise affected by (a) bankruptcy, insolvency, reorganization, moratorium and other laws affecting the rights of creditors generally, (b) principles of equity, whether considered at law or in equity, or (c) the application of Texas law relating to action by future councils and relating to governmental immunity applicable to governmental entities.

4. The performance by the City of the obligations under the Reviewed Documents will not violate any provision of any Federal or Texas constitutional or statutory provision.

5. No further consent, approval, authorization, or order of any court or governmental agency or body or official is required to be obtained by the City as a condition precedent to the performance by the City of its obligations under the Reviewed Documents.

6. Based upon our limited participation in the preparation of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum (collectively, the "Limited Offering Memorandum"), the statements and information contained in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum with respect to the City under the captions and subcaptions "ASSESSMENT PROCEDURES — Assessment Methodology" and "— Assessment Amounts," "THE CITY," "THE DISTRICT," "ASSESSMENT COLLECTION DATA AND TAXABLE VALUE HISTORY IN THE MAJOR IMPROVEMENT AREA OF THE DISTRICT," "LEGAL MATTERS — Litigation – The City," "CONTINUING DISCLOSURE — The City" and " — The City's Compliance with Prior Undertakings" and "APPENDIX A" are a fair and accurate summary of the laws and the documents and facts summarized therein.

7. The execution and delivery of the Reviewed Documents and the compliance with the provisions of the Reviewed Documents under the circumstances contemplated thereby, to the best of our knowledge: (a) do not and will not in any material respect conflict with or constitute on the part of the City a breach of or default under any agreement to which the City is a party or by which it is bound, and (b) do not and will not in any material respect conflict with or constitute on the part of the City a violation, breach of or default under any existing law, regulation, court order or consent decree to which the City is subject.

The foregoing opinions are, with your concurrence, predicated on, limited by and qualified in their entirety by the following:

(a) The foregoing opinions are based on and limited to the laws of the State of Texas, and we render no opinion with respect to the federal laws of the United States or to the laws of any other jurisdiction.

(b) We express no opinion with respect to the enforceability of provisions of the Reviewed Documents that relate to (i) mediation or arbitration; (ii) limitations or restrictions on, or waiver of, legal or equitable remedies; (iii) indemnity or release; (iv) limitations or restrictions on assignment or transfer of rights, interests or property; (v) the rights or obligations of third parties; (vi) evidentiary standards; (vii) waiver of rights to notice or the obligations of good faith, fair, dealing, diligence or reasonableness; (viii) self-help, subrogation, delay or omission to enforce rights or remedies, contribution or severability; (ix) the availability of specific performance, injunctive relief or any other equitable remedy (regardless of whether such question is considered in a proceeding in equity or at law); (x) fixed, stipulated or liquidated damages; (xi) the making of determinations in the sole and absolute (or similarly described) discretion of a party to the Reviewed Documents; (xii) authorizing any party to exercise any rights other than in accordance with applicable law; (xiii) liability of any party for payment of any amount payable under the Reviewed Documents to the extent such amounts (A) accrue, or are attributable to any period of time, after the termination of any of the Reviewed Documents, (B) allow any other party to recover more than the "benefit of its bargain" or (C) exceed the amount of any party's actual damages; (xiv) rendering inapplicable any otherwise applicable law (other than those laws which by their terms may be rendered inapplicable); (xv) requiring all amendments, waivers and

terminations be in writing or requiring disregard of any course of dealing between the parties; (xvi) establishing any obligation of the parties as absolute or unconditional regardless of the occurrence or non-occurrence or existence or non-existence of any event or other state of facts; (xvii) obligations of the parties by reference to and/or incorporation of any provision of any agreement other than the Reviewed Documents, or that consist of or employ provisions (whether operative or definitional) contained in any such other agreement; (xviii) obligating any party to take action it has no legal right to take, or to take or not take an action if taking or failing to take the same would constitute, or aid or abet, a violation of applicable law; (xix) certain agreements of non-signatories, or obligations of signatories with respect to non-signatories or other persons or entities, whether or not signatories, not under the control of such signatories; (xx) selection of venue; (xxi) modifying the time at which any applicable statute of limitation begins to run or at which any cause of action begins to accrue; (xxii) an exemption from any sales or other taxes; (xiii) disclaiming or limiting warranties implied by or required pursuant to law; (xxiv) waiving the defense that an adequate remedy at law exists; and (xxv) waiving any suretyship defenses.

(c) The validity, binding effect, and enforceability of the Reviewed Documents may be limited by (i) applicable bankruptcy, insolvency, reorganization, receivership, moratorium, liquidation, redemption, conservatorship, rearrangement, fraudulent conveyance, or other similar statutes, regulations or laws affecting creditor's rights and remedies generally; (ii) general principles of equity; (iii) judicial discretion; (iv) the exercise by political subdivisions or governmental authorities or corporations acting on their behalf of sovereign or governmental immunity, legislative or governmental powers, police powers, taxing powers, or rights of appropriation; and (v) applicable court decisions relating to a duty or obligation to mitigate damages.

(d) We express no opinion regarding the effect of the laws of usury or similar laws regarding interest rate limitations on the provisions of the Reviewed Documents.

(e) We express no opinion with respect to the matters described on Exhibit B attached to this letter.

(f) The opinions set forth herein are also subject to the qualification that enforceability of the Reviewed Documents may be limited by (i) the provisions of Section 130.002 of the Texas Civil Practice and Remedies Code regarding limitations on indemnifications; (ii) Section 28 of the Texas Property Code regarding prompt payment to contractors and subcontractors; (iii) Section 16.071 of the Texas Civil Practice and Remedies Code regarding the time period for a claimant to give notice of a claim for damages as a condition precedent to the right to sue on a contract; (iv) Section 16.070 of the Texas Civil Practice and Remedies Code regarding permitted contractual limitations on when a claimant may bring suit on a contract; (v) Section 38.02 of the Texas Civil Practice and Remedies Code providing for the notice time period in order for a claimant to recover attorneys' fees; (vi) the "express negligence" and "clear and conspicuous" rules adopted by the Texas Supreme Court, as applied to any indemnity or release provisions in the Reviewed Documents; (vii) Section 35.52 of the Texas Business and Commerce Code; (viii) Section 162.001 et seq. of the Texas Property Code; (ix) Section 302.002 of the Texas Finance Code; (x) Section 28.009 of the Texas Property Code; and (xi) claims of sovereign or governmental immunity by political subdivisions or governmental authorities or corporations acting on their behalf.

We express no opinion as to the laws of any jurisdiction other than the laws of Texas and the laws of the United States of America. The opinions expressed above concern only the effect of the laws (excluding the principles of conflict of laws) of Texas and the United States of America as currently in effect.

We assume there are no material misstatements in the legal opinions delivered by the other parties and entities to this transaction; and further specifically rely upon Bond Counsel to the City with regard to the Bond Ordinance, Indenture, bond purchase agreement or other documents prepared, delivered or executed in connection with the Bonds and Bond documents, and the Attorney General's review and approval of the transaction.

This opinion letter has been rendered solely for the benefit of the addressees named above in connection with the transactions described therein, and may not be used, circulated, quoted, relied upon or otherwise referred to for any other purpose or by any other person without our prior written consent. This opinion letter does not constitute a warranty or guarantee or an opinion as to matters of fact and should not be construed or relied upon as such. This opinion letter is as of the date hereof only, and we undertake no, and hereby disclaim any, obligation to advise you of any change in any matter set forth herein.

Very truly yours,

_____

MESSER FORT, PLLC
ATTORNEY FOR THE CITY

EXHIBIT A TO OPINION LETTER

ADDITIONAL ASSUMPTIONS

In addition to the assumptions contained in the letter to which this Exhibit A is attached, we have, with your concurrence and without any inquiry or other investigation, made and relied upon the following additional assumptions:

1. The legal capacity of all natural persons executing the Reviewed Documents;

2. No undue influence, duress, fraud, or deceit exists with respect to the transactions described in the Reviewed Documents, and there has not been any mutual mistake of fact or misunderstanding with respect to the same;

3. The conduct of the parties to the Reviewed Documents has complied, and will comply, with any requirement of good faith, fair dealing, and conscionability;

4. There are no agreements or understandings, written or oral, among the parties to the Reviewed Documents, and there is no usage or trade or course of prior dealing among the parties to the Reviewed Documents that would, in either case, define, supplement, or qualify the terms of the Reviewed Documents;

5. All statutes and ordinances enacted by an official legislative body were validly enacted and are constitutional, and all rules and regulations promulgated or issued by an official administrative body and not adjudicated invalid or unenforceable are valid and enforceable;

6. All parties to the Reviewed Documents have complied with all legal requirements that are applicable to them to the extent necessary to authorize such parties to enter into the Reviewed Documents and the Reviewed Documents are enforceable against the other parties thereto;

7. There has been no modification of any provision of the Reviewed Documents, and no waiver or release of any right or remedy thereunder;

8. All parties to the Reviewed Documents will act in accordance with, and will refrain from taking any action that is forbidden by, the terms and conditions of the Reviewed Documents; and

9. All parties to the Reviewed Documents will obtain all permits and governmental approvals required in the future, and take all actions similarly required, relevant to subsequent consummation of the transactions evidenced by the Reviewed Documents or performance of the Reviewed Documents.

10. There are no material misstatements in the legal opinions delivered pursuant to the Bond Purchase Agreement by: (i) Norton Rose Fulbright US LLP Bond Counsel to the City; and (ii) Locke Lord LLP, counsel to the Underwriter.

11. There are no material misstatements in the Letter of Representations delivered pursuant to the Bond Purchase Agreement by Municap, Inc., the Administrator.

12. None of the parties to the Reviewed Documents (other than the City) is a party to any court or regulatory proceeding relating to or otherwise affecting the Reviewed Documents or is subject to any order, writ, injunction, or decree of any court or federal, state, or local government agency or commission that would prohibit the execution and delivery of the Reviewed Documents, or the

consummation of the transactions therein contemplated in the manner therein provided, or impair the validity or enforceability thereof.

EXHIBIT B TO OPINION LETTER

ADDITIONAL EXCLUSIONS

None of the opinions expressed in the letter to which this Exhibit B is attached include any implied opinion unless such implied opinion is both (a) essential to the legal conclusion reached by the express opinions set forth in this letter and (b) based upon prevailing norms and expectations among experienced lawyers in the State of Texas, reasonable in the circumstances. Moreover, unless explicitly addressed in the letter to which this Exhibit B is attached, our opinions specifically do not address any of the following legal issues or the effects thereof on the transactions evidenced by the Bond Purchase Agreement or any other documents prepared, delivered, or executed in connection with the Bonds (the "***Bond Documents***"), and we specifically express no opinion with respect to the Bond Documents:

1. Federal and State securities laws and regulations administered by the Securities and Exchange Commission and state "***Blue Sky***" laws and regulations.

2. The compliance or noncompliance by the Underwriter, the Trustee, the City, any party to the Bond Documents, or the purchasers of the Bonds with any federal and state laws or regulations applicable to the transactions evidenced by the Bond Documents;

3. Compliance with fiduciary duty requirements;

4. Decisions, orders, rules, policies, and regulations of any political subdivision, department, agency, organization, or entity of any kind created under or pursuant to federal law and judicial decisions to the extent they deal with any of the foregoing.

5. Title to any asset or property described or referred to in the Bond Documents or the accuracy or sufficiency of its description;

6. The creation, attachment, perfection, priority or enforcement of any lien, security interest or right of offset purported to be granted under the Bond Documents or created by operation of law;

7. The recordation or filing of any Bond Documents or related documents;

8. Federal and state environmental laws and regulations;

9. Federal and state land use and subdivision laws and regulations;

10. Federal and state tax laws and regulations;

11. Federal patent, copyright and trademark, state trademark, and other federal and state intellectual property laws and regulations;

12. Federal and state racketeering laws and regulations (e.g., RICO);

13. Federal and state health and safety laws and regulations (e.g., OSHA);

14. Federal and state labor laws and regulations;

15. Federal and state laws, regulations and policies concerning (i) national and local emergency, (ii) possible judicial deference to acts of sovereign states, and (iii) criminal and civil forfeiture laws; and

16. Other federal and state statutes of general application to the extent they provide for criminal prosecution (e.g., mail fraud and wire fraud statutes).

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APPENDIX C

[LETTERHEAD OF MUNICAP INC.]

August 30, 2024

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 75009

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

U.S. Bank Trust Company, National Association
Attention: Bond Operations
111 Fillmore Avenue, East
St. Paul, Minnesota 55107

Locke Lord LLP
2200 Ross Ave., Suite 2800
Dallas, Texas 75201

Re: City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Major Improvement Area Project) (the "Bonds")

Ladies and Gentlemen:

The undersigned, an authorized representative of MuniCap, Inc. ("MuniCap"), consultant for the City of Celina, Texas (the "City"), in connection with the Sutton Fields II Public Improvement District (the "District"), does hereby represent the following:

1. MuniCap has supplied certain information contained in the Preliminary Limited Offering Memorandum, dated [PLOM DATE], 2024 (the "Preliminary Limited Offering Memorandum"), and the final Limited Offering Memorandum, dated August 13, 2024 (the "Limited Offering Memorandum"), both in connection with the Bonds, relating to the issuance of the Bonds by the City, as described above. The information MuniCap provided for the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum is located (a) under the captions "ASSESSMENT PROCEDURES — Assessment Methodology," "— Assessment Amounts," and "ASSESSMENT COLLECTION DATA AND TAXABLE VALUE HISTORY FOR THE MAJOR IMPROVEMENT AREA", (b) under the caption "THE ADMINISTRATOR," and (c) in the Service and Assessment Plan (the "SAP") for the City located in APPENDIX B to the Limited Offering Memorandum.

2. To our professional knowledge and belief, the portions of the Limited Offering Memorandum described above do not contain an untrue statement of a material fact as to the information and data set forth therein, and does not omit to state a material fact necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading.

3. We agree to the inclusion of the SAP in the Limited Offering Memorandum and to the use of its name in the Limited Offering Memorandum for the Bonds.

4. We agree that, to the best of our ability, we will inform you immediately should I learn of any event(s) or information of which you are not aware subsequent to the date of this letter

and prior to the actual time of delivery of the Bonds (anticipated to occur on or about August 30, 2024) which would render any such information in the Limited Offering Memorandum untrue, incomplete, or incorrect, in any material fact or render any such information materially misleading.

5. The undersigned hereby represents that he or she has been duly authorized to execute this letter of representation.

Sincerely yours,

MUNICAP, INC.

_____

By: _____

Its: _____

EXHIBIT C

CONTINUING DISCLOSURE AGREEMENT

CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA PROJECT)

CONTINUING DISCLOSURE AGREEMENT OF THE ISSUER

This Continuing Disclosure Agreement of the Issuer dated as of August 1, 2024 (this "Disclosure Agreement") is executed and delivered by and between the City of Celina, Texas (the "Issuer"), MuniCap, Inc. (the "Administrator") and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc. (the "Dissemination Agent"), with respect to the Issuer's "Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Major Improvement Area Project)" (the "Bonds"). The Issuer, Administrator and the Dissemination Agent covenant and agree as follows:

SECTION 1. Purpose of the Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the Issuer, the Administrator and the Dissemination Agent for the benefit of the Owners (defined below) and beneficial owners of the Bonds. Unless and until a different filing location is designated by the MSRB (defined below) or the SEC (defined below), all filings made by the Dissemination Agent pursuant to this Disclosure Agreement shall be filed with the MSRB through EMMA (defined below).

SECTION 2. Definitions. In addition to the definitions set forth above and in the Indenture of Trust dated as of August 1, 2024, relating to the Bonds (the "Indenture"), which apply to any capitalized term used in this Disclosure Agreement, including the Exhibits hereto, unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Administrative Expenses" shall have the meaning assigned to such term in the Indenture.

"Administrator" shall mean an employee or designee of the Issuer who shall have the responsibilities provided in the Service and Assessment Plan, the Indenture, or any other agreement or document approved by the Issuer related to the duties and responsibilities for the administration of the District.

"Annual Financial Information" shall mean annual financial information as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

"Annual Installment(s)" shall have the meaning assigned to such term in the Indenture.

"Annual Issuer Report" shall mean any Annual Issuer Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

"Assessments" shall have the meaning assigned to such term in the Indenture.

"Business Day" shall have the meaning assigned to such term in the Indenture.

"Disclosure Representative" shall mean the Finance Director, City Manager or Assistant City Manager of the Issuer, or such other officer or employee as the Issuer, may designate in writing to the Dissemination Agent from time to time.

"Dissemination Agent" shall mean HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., or any successor Dissemination Agent designated in writing by the Issuer and which has filed with the Trustee a written acceptance of such designation.

"District" shall mean Sutton Fields II Public Improvement District.

"EMMA" shall mean the Electronic Municipal Market Access System currently available on the internet at http://emma.msrb.org.

"Filing Due Date" is April 10 of each calendar year beginning in April 10, 2025.

"Financial Obligation" shall mean a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that "financial obligation" shall not include municipal securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

"Fiscal Year" shall mean the calendar year from October 1 through September 30.

"Listed Events" shall mean any of the events listed in Section 5(a) of this Disclosure Agreement.

"Major Improvement Area" shall have the meaning assigned to such term in the Indenture.

"MSRB" shall mean the Municipal Securities Rulemaking Board or any other entity designated or authorized by the SEC to receive continuing disclosure reporting pursuant to the Rule.

"Outstanding" shall mean, as of any particular date when used with reference to Bonds, all Bonds authenticated and delivered under the Indenture except (i) any Bond that has been canceled by the Trustee (or has been delivered to the Trustee for cancellation) at or before such date, (ii) any Bond for which the payment of the principal or Redemption Price of and interest on such Bond shall have been made as provided in the Indenture, and (iii) any Bond in lieu of or in substitution for which a new Bond shall have been authenticated and delivered pursuant to the Indenture.

"Owner" shall mean the beneficial owner of any Bonds.

"Participating Underwriter" shall mean FMSbonds, Inc., and its successors and assigns.

"Prepayment" shall mean the payment of all or a portion of an Assessment before the due date thereof. Amounts received at the time of a Prepayment which represent a principal, interest or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Assessment.

"Rule" shall mean Rule 15c2-12 adopted by the SEC under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"SEC" shall mean the United States Securities and Exchange Commission.

"Service and Assessment Plan" shall have the meaning assigned to such term in the Indenture.

"Trust Estate" shall have the meaning assigned to such term in the Indenture.

"Trustee" shall mean U.S. Bank Trust Company, National Association, or any successor trustee pursuant to the Indenture.

SECTION 3. Provision of Annual Issuer Reports.

(a) The Issuer shall cause and hereby directs the Dissemination Agent to provide or cause to be provided to the MSRB, in the electronic or other format required by the MSRB, commencing with the Fiscal Year ending September 30, 2024, an Annual Issuer Report provided to the Dissemination Agent which is consistent with the requirements of and within the time periods specified in Section 4 of this Disclosure Agreement. The audited financial statements of the Issuer, if prepared and when available, may be submitted separately from the Annual Issuer Report, and may be submitted later than the date required in this paragraph for the filing of the Annual Issuer Report if audited financial statements are not available by that date. If, however, the audited financial statements are not complete by the deadline specified in Section 4(a), then the Issuer shall provide unaudited financial statements within such period. In each case, the Annual Issuer Report may be submitted as a single document or as separate documents comprising a package and may include by reference other information as provided in Section 4 of this Disclosure Agreement. If the Issuer's Fiscal Year changes, it shall file notice of such change (and of the date of the new Fiscal Year) with the MSRB prior to the next date by which the Issuer otherwise would be required to provide the Annual Issuer Report pursuant to this paragraph. All documents provided to the MSRB shall be accompanied by identifying information as prescribed by the MSRB.

Not later than ten (10) days prior to the Filing Due Date, the Issuer shall provide the Annual Issuer Report to the Dissemination Agent. The Dissemination Agent shall provide such Annual Issuer Report to the MSRB not later than ten (10) days from receipt of such Annual Issuer Report from the Issuer, but in no case later than the Filing Due Date.

If by the fifth (5th) day before the filing date required under Section 4 of this Disclosure Agreement, the Dissemination Agent has not received a copy of the Annual Issuer Report, the Dissemination Agent shall contact the Disclosure Representative by telephone and in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the applicable Annual Issuer Report pursuant to this subsection (a). Upon such reminder, the Disclosure Representative shall either (i)

provide the Dissemination Agent with an electronic copy of the Annual Issuer Report no later than two (2) Business Days prior to the filing date required under Section 4 of this Disclosure Agreement; or (ii) instruct the Dissemination Agent in writing that the Issuer will not be able to provide the Annual Issuer Report within the time required under this Disclosure Agreement, state the date by which the Annual Issuer Report for such year will be provided and instruct the Dissemination Agent to immediately send a notice to the MSRB in substantially the form attached as Exhibit A; provided, however, that in the event the Disclosure Representative is required to act under either (i) or (ii) described above, the Dissemination Agent still must file the Annual Issuer Report or the notice of failure to file, as applicable, to the MSRB, no later than six months after the end of each Fiscal Year; provided further, however, that in the event the Disclosure Representative fails to act under either (i) or (ii) described above, the Dissemination Agent shall file a notice of failure to file no later than on the last Business Day of the six month period after the end of the Fiscal Year.

(b) The Issuer shall or shall cause the Dissemination Agent to:

(i) determine the filing address or other filing location of the MSRB each year prior to filing the Annual Issuer Report on the date required in subsection (a);

(ii) file the Annual Issuer Report containing or incorporating by reference the information set forth in Section 4 hereof; and

(iii) if the Issuer has provided the Dissemination Agent with the completed Annual Issuer Report and the Dissemination Agent has filed such Annual Issuer Report with the MSRB, then the Dissemination Agent shall file a report with the Issuer certifying that the Annual Issuer Report has been provided pursuant to this Disclosure Agreement, stating the date it was provided and that it was filed with the MSRB.

SECTION 4. Content and Timing of Annual Issuer Reports. The Annual Issuer Report for the Bonds shall contain or incorporate by reference, and the Issuer agrees to provide or cause to be provided to the Dissemination Agent to file, the following:

(a) Annual Financial Information (any or all of which may be unaudited):

(i) Tables setting forth the following information, as of the end of such Fiscal Year:

(A) For the Bonds, the maturity date or dates, the interest rate or rates, the original aggregate principal amount and principal amount remaining Outstanding;

(B) The amounts in the funds and accounts securing the Bonds; and

(C) The assets and liabilities of the Trust Estate.

(ii) The principal and interest paid on the Bonds during the most recent Fiscal Year and the minimum scheduled principal and interest required to be paid on the Bonds in the next Fiscal Year.

(iii) Any changes to the land use designation for the property in the Major Improvement Area of the District from the purposes identified in the Service and Assessment Plan.

(iv) Updates to the information in the Service and Assessment Plan as most recently amended or supplemented (a "SAP Update"), including any changes to the methodology for levying the Assessments in the Major Improvement Area of the District.

(v) The aggregate taxable assessed valuation for parcels or lots within the Major Improvement Area of the District based on the most recent certified tax roll available to the Issuer.

(vi) With respect to single-family residential lots, until building permits have been issued for parcels or lots representing, in the aggregate, 95% of the total Assessments levied within the Major Improvement Area of the District, such SAP Update shall include the following:

(A) the number of new homes completed in the Major Improvement Area of the District during such Fiscal Year; and

(B) the aggregate number of new homes completed within the Major Improvement Area of the District since filing the initial Annual Issuer Report for Fiscal Year ended September 30, 2024.

(vii) Listing of any property or property owners in the Major Improvement Area of the District representing more than five percent (5%) of the levy of the Assessments, the amount of the levy of the Assessments against such landowners, and the percentage of such of the Assessments relative to the entire levy of the Assessments, all as of the October 1 billing date for the Fiscal Year.

(viii) Collection and delinquency history of the Assessments within the Major Improvement Area of the District for the past five Fiscal Years, in the following format:

Collection and Delinquency History of Major Improvement Area Assessments

Collected in Fiscal Year Ending 9/30	Assessment Billed	Parcels Levied	Delinquent Amount as of 3/1	Delinquent Percentage as of 3/1	Delinquent Amount as of 9/1	Delinquent Percentage as of 9/1	Total Assessments Collected[(1)]
20__	$			—	—		$
20__	$			—	—		$

(1) Collected as of _____, 20__. Includes $_____ attributable to Prepayments.

(ix) For each calendar year, if the total amount of Annual Installments that are delinquent as of September 1 in such calendar year is equal to or greater than ten (10%) of the total amount of Annual Installments due in such calendar year, a list of parcel numbers for which the Annual Installments are delinquent.

(x) Total amount of Prepayments collected, as of the February 15 of the calendar year immediately succeeding such Fiscal Year, in each case with respect to the most recent billing period (generally, October 1 of the preceding calendar year through January 31 of the current calendar year).

(xi) The amount of delinquent Assessments by Fiscal Year:

(A) which are subject to institution of foreclosure proceedings (but as to which such proceedings have not been instituted);

(B) which are currently subject to foreclosure proceedings which have not been concluded;

(C) which have been reduced to judgment but not collected;

(D) which have been reduced to judgment and collected; and

(E) the result of any foreclosure sales of assessed property within the Major Improvement Area of the District if the assessed property represents more than one percent (1%) of the total amount of Assessments.

(xii) A description of any amendment to this Disclosure Agreement and a copy of any restatements to the Issuer's audited financial statements during such Fiscal Year.

(b) If not provided with the financial information provided under subsection 4(a) above, if prepared and when available, the audited financial statements of the Issuer for the most recently ended Fiscal Year, prepared in accordance with generally accepted accounting principles applicable from time to time to the Issuer. If audited financial statements are not included with the financial information provided under subsection 4(a) above, unaudited financial statements shall be included with such financial information within the time period specified.

See Exhibit B hereto for a form for submitting the information set forth in the preceding paragraphs. The Issuer has designated MuniCap, Inc. as the initial Administrator. The Administrator, and if no Administrator is designated, Issuer's staff, shall prepare the Annual Financial Information.

(c) Any or all of the items listed above may be included by specific reference to other documents, including disclosure documents of debt issues of the Issuer, which have been submitted to and are publicly accessible from the MSRB. If the document included by reference is a final offering document, it must be available from the MSRB. The Issuer shall clearly identify each such other document so included by reference.

SECTION 5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 5, each of the following is a Listed Event with respect to the Bonds:

1. Principal and interest payment delinquencies.

2. Non-payment related defaults, if material.

3. Unscheduled draws on debt service reserves reflecting financial difficulties.

4. Unscheduled draws on credit enhancements reflecting financial difficulties.

5. Substitution of credit or liquidity providers, or their failure to perform.

6. Adverse tax opinions, the issuance by the IRS of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds.

7. Modifications to rights of Owners, if material.

8. Bond calls, if material, and tender offers.

9. Defeasances.

10. Release, substitution, or sale of property securing repayment of the bonds, if material.

11. Rating changes.

12. Bankruptcy, insolvency, receivership or similar event of the Issuer.

13. The consummation of a merger, consolidation, or acquisition of the Issuer, or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

14. Appointment of a successor trustee under the Indenture or the change of name of a trustee, if material.

15. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material.

16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

For these purposes, any event described in the immediately preceding paragraph (12) is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the Issuer in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the

supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer.

Upon the occurrence of a Listed Event, the Issuer shall promptly notify the Dissemination Agent in writing and the Issuer shall direct the Dissemination Agent to file a notice of such occurrence with the MSRB. The Dissemination Agent shall file such notice no later than the Business Day immediately following the day on which it receives written notice of such occurrence from the Issuer. Any such notice is required to be filed within ten (10) Business Days of the occurrence of such Listed Event.

Any notice under the preceding paragraphs shall be accompanied with the text of the disclosure that the Issuer desires to make, the written authorization of the Issuer for the Dissemination Agent to disseminate such information as provided herein, and the date the Issuer desires for the Dissemination Agent to disseminate the information (which date shall not be more than ten (10) Business Days after the occurrence of the Listed Event or failure to file).

In all cases, the Issuer shall have the sole responsibility for the content, design and other elements comprising substantive contents of all disclosures made under this Section 5. In addition, the Issuer shall have the sole responsibility to ensure that any notice required to be filed under this Section 5 is filed within ten (10) Business Days of the occurrence of the Listed Event.

(b) The Dissemination Agent shall, within one (1) Business Day of obtaining actual knowledge of the occurrence of any Listed Event with respect to the Bonds, notify the Disclosure Representative of such Listed Event. The Dissemination Agent shall not be required to file a notice of the occurrence of such Listed Event with the MSRB unless and until it receives written instructions from the Disclosure Representative to do so. If the Dissemination Agent has been instructed by the Disclosure Representative on behalf of the Issuer to report the occurrence of a Listed Event under this subsection (b), the Dissemination Agent shall immediately file a notice of such occurrence with the MSRB. It is agreed and understood that the duty to make or cause to be made the disclosures herein is that of the Issuer and not that of the Trustee or the Dissemination Agent. It is agreed and understood that the Dissemination Agent has agreed to give the foregoing notice to the Issuer as an accommodation to assist it in monitoring the occurrence of such event, but is under no obligation to investigate whether any such event has occurred. As used above, "actual knowledge" means the actual fact or statement of knowing, without a duty to make any investigation with respect thereto. In no event shall the Dissemination Agent be liable in damages or in tort to the Issuer, the Participating Underwriter, the Trustee, or any Owner or beneficial owner of any interests in the Bonds as a result of its failure to give the foregoing notice or to give such notice in a timely fashion.

(c) If in response to a notice from the Dissemination Agent under subsection (b), the Issuer determines that the Listed Event under number 2, 7, 8 (as to Bond calls only), 10, 13, 14 or 15 of subparagraph (a) above is <u>not</u> material under applicable federal securities laws, the Issuer shall promptly notify the Dissemination Agent and the Trustee (if the Dissemination Agent is not the Trustee) in writing and instruct the Dissemination Agent not to report the occurrence pursuant to subsection (b).

(d) In addition to the Listed Events above, the Issuer shall provide to the Dissemination Agent filing with the MSRB period reporting on delinquencies and collection activities related to delinquent

Assessments and foreclosure activities in the Major Improvement Area of the District as provided in Exhibit C hereto.

SECTION 6. Termination of Reporting Obligations. The obligations of the Issuer, the Administrator and the Dissemination Agent under this Disclosure Agreement shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds, when the Issuer is no longer an obligated person with respect to the Bonds, or upon delivery by the Disclosure Representative to the Dissemination Agent of an opinion of nationally recognized bond counsel to the effect that continuing disclosure is no longer required. So long as any of the Bonds remain Outstanding, the Dissemination Agent may assume that the Issuer is an obligated person with respect to the Bonds until it receives written notice from the Disclosure Representative stating that the Issuer is no longer an obligated person with respect to the Bonds, and the Dissemination Agent may conclusively rely upon such written notice with no duty to make investigation or inquiry into any statements contained or matters referred to in such written notice. If such termination occurs prior to the final maturity of the Bonds, the Issuer shall give notice of such termination in the same manner as for a Listed Event with respect to such series of Bonds under Section 5(a).

SECTION 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent or successor Dissemination Agent to assist it in carrying out its obligations under this Disclosure Agreement, and may discharge such Dissemination Agent, with or without appointing a successor Dissemination Agent. If at any time there is not any other designated Dissemination Agent, the Issuer shall be the Dissemination Agent. The initial Dissemination Agent appointed hereunder shall be HTS Continuing Disclosure Services, a division of Hilltop Securities Inc.

SECTION 8. Amendment; Waiver. Notwithstanding any other provisions of this Disclosure Agreement, the Issuer and the Dissemination Agent may amend this Disclosure Agreement (and the Dissemination Agent shall not unreasonably withhold its consent to any amendment so requested by the Issuer), and any provision of this Disclosure Agreement may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3(a), 4, or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted;

(b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the delivery of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment or waiver either (i) is approved by the Owners of the Bonds in the same manner as provided in the Indenture for amendments to the Indenture with the consent of Owners, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Owners or beneficial owners of the Bonds.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the Issuer shall describe such amendment in the next related Annual Issuer Report, and shall include, as applicable,

a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(a), and (ii) the Annual Issuer Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. No amendment which materially adversely affects the Dissemination Agent may be made without its prior written consent (which consent will not be unreasonably withheld or delayed).

SECTION 9. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Issuer Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer chooses to include any information in any Annual Issuer Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Issuer Report or notice of occurrence of a Listed Event.

SECTION 10. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Agreement, the Dissemination Agent may (and, at the request of any Participating Underwriter or the Owners of at least twenty-five (25%) aggregate principal amount of Outstanding Bonds, shall, upon being indemnified to its satisfaction), or any Owner or beneficial owner of the Bonds may, take such actions as may be necessary and appropriate to cause the Issuer, as the case may be, to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement shall not be deemed an Event of Default under the Indenture with respect to the Bonds, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer to comply with this Disclosure Agreement shall be an action for mandamus or specific performance.

SECTION 11. Duties, Immunities and Liabilities of Dissemination Agent and Administrator.

(a) The Dissemination Agent shall not have any duty with respect to the content of any disclosures made pursuant to the terms hereof. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Dissemination Agent. To the extent permitted by law, the Issuer agrees to hold harmless the Dissemination Agent, its officers, directors, employees and agents, but only with funds to be provided from Assessments collected from the property owners in the Major Improvement Area of the District, against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Dissemination Agent is an "obligated person" under the Rule. The Dissemination Agent is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder. The fact that the

Dissemination Agent may have a banking or other business relationship with the Issuer or any person with whom the Issuer contracts in connection with the transaction described in the Indenture, apart from the relationship created by the Indenture or this Disclosure Agreement, shall not be construed to mean that the Dissemination Agent has actual knowledge of any event described in Section 5 above, except as may be provided by written notice to the Dissemination Agent pursuant to this Disclosure Agreement.

(b) The Administrator shall not have any duty with respect to the content of any disclosures made pursuant to the terms hereof. The Administrator shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Administrator. To the extent permitted by law, the Issuer agrees to hold harmless the Administrator, its officers, directors, employees and agents, but only with funds to be provided from Assessments collected from the property owners in the Major Improvement Area of the District for Administrative Expenses, against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including reasonable attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Administrator's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Administrator and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Administrator is an "obligated person" under the Rule. The Administrator is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder. The Administrator shall not in any event incur any liability with respect to (i) any action taken or omitted to be taken in good faith upon advice of legal counsel given with respect to any question relating to duties and responsibilities of the Administrator hereunder, or (ii) any action taken or omitted to be taken in reliance upon any document delivered to the Administrator and believed to be genuine and to have been signed or presented by the proper party or parties.

(c) The Administrator may, from time to time, consult with legal counsel of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or their respective duties hereunder, and the Dissemination Agent and Administrator shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel.

UNDER NO CIRCUMSTANCES SHALL THE DISSEMINATION AGENT, THE ADMINISTRATOR OR THE ISSUER BE LIABLE TO THE OWNER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE ISSUER, THE ADMINISTRATOR OR THE DISSEMINATION AGENT, RESPECTIVELY, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS DISCLOSURE AGREEMENT, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE. THE DISSEMINATION AGENT AND THE ADMINISTRATOR ARE UNDER NO OBLIGATION NOR ARE THEY REQUIRED TO BRING SUCH AN ACTION.

SECTION 12. Assessment Timeline. Subject to the provisions of Section 5(d) hereof, the basic expected timeline for the collection of Assessments and the anticipated procedures for pursuing

the collection of delinquent Assessments is set forth in Exhibit C which is intended to illustrate the general procedures expected to be followed in enforcing the payment of delinquent Assessments.

SECTION 13. No Personal Liability. No covenant, stipulation, obligation or agreement of the Issuer, Administrator or Dissemination Agent contained in this Disclosure Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future council members, officer, agent or employee of the Issuer, Administrator or Dissemination Agent in other than that person's official capacity.

SECTION 14. Severability. In case any section or provision of this Disclosure Agreement, or any covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder or any application thereof, is for any reasons held to be illegal or invalid, such illegality or invalidity shall not affect the remainder thereof or any other section or provision thereof or any other covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder (except to the extent that such remainder or section or provision or other covenant, stipulation, obligation, agreement, act or action, or part thereof is wholly dependent for its operation on the provision determined to be invalid), which shall be construed and enforced as if such illegal or invalid portion were not contained therein, nor shall such illegality or invalidity of any application thereof affect any legal and valid application thereof, and each such section, provision, covenant, stipulation, obligation, agreement, act or action, or part thereof shall be deemed to be effective, operative, made, entered into or taken in the manner and to the full extent permitted by law.

SECTION 15. Sovereign Immunity. The Dissemination Agent agrees that nothing in this Disclosure Agreement shall constitute or be construed as a waiver of the Issuer's sovereign or governmental immunities regarding liability or suit.

SECTION 16. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Administrator, the Dissemination Agent, the Participating Underwriter, and the Owners and the beneficial owners from time to time of the Bonds, and shall create no rights in any other person or entity. Nothing in this Disclosure Agreement is intended or shall act to disclaim, waive or otherwise limit the duties of the Issuer under federal and state securities laws.

SECTION 17. Dissemination Agent Compensation. The fees and expenses incurred by the Dissemination Agent for its services rendered in accordance with this Disclosure Agreement constitute Administrative Expenses and will be included in the Annual Installments as provided in the annual updates to the Service and Assessment Plan. The Dissemination Agent has entered into a separate agreement with the Issuer, which agreement provides for the payment of the fees and expenses of the Dissemination Agent for its services rendered in accordance with this Disclosure Agreement.

SECTION 18. Administrator Compensation. The fees and expenses incurred by the Administrator for its services rendered in accordance with this Disclosure Agreement constitute Administrative Expenses and will be included in the Annual Installments as provided in the annual updates to the Service and Assessment Plan. The Administrator has entered into a separate agreement with the Issuer, which agreement governs the administration of the Major Improvement Area of the District, including the payment of the fees and expenses of the Administrator for its services rendered in accordance with this Disclosure Agreement.

SECTION 19. Governing Law. This Disclosure Agreement shall be governed by the laws of the State of Texas.

SECTION 20. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SECTION 21. Form 1295. Pursuant to Section 2252.908(c)(4), Texas Government Code, as amended, the Dissemination Agent hereby certifies it is a publicly traded business entity and is not required to file a Certificate of Interested Parties Form 1295 related to this Disclosure Agreement. Submitted by the Administrator herewith is a completed Form 1295 in connection with the execution of this Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The Issuer hereby confirms receipt of the Form 1295 from the Administrator, and the Issuer agrees to acknowledge such form with the TEC through its electronic filing application not later than the 30th day after the receipt of such form. The Administrator and the Issuer understand and agree that, with the exception of information identifying the Issuer and the contract identification number, neither the Issuer nor its consultant is responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Administrator; and, neither the Issuer nor its consultant has verified such information.

SECTION 22. Statutory Verifications. The Dissemination Agent and Administrator each respectively makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Disclosure Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Dissemination Agent or Administrator, as applicable, within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Disclosure Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Disclosure Agreement, notwithstanding anything in this Disclosure Agreement to the contrary.

a. Not a Sanctioned Company. The Dissemination Agent and Administrator each respectively represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Dissemination Agent, Administrator and each of their respective parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

b. No Boycott of Israel. The Dissemination Agent and Administrator each respectively hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Disclosure Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

c. No Discrimination Against Firearm Entities. The Dissemination Agent and Administrator each respectively hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Disclosure Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

d. No Boycott of Energy Companies. The Dissemination Agent and Administrator each respectively hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Disclosure Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

.

[Signature pages follow]

CITY OF CELINA, TEXAS

By: _____
City Manager

HTS CONTINUING DISCLOSURE SERVICES,
A Division Of Hilltop Securities Inc.
(as Dissemination Agent)

By: _____
Authorized Officer

MUNICAP, INC.
(as Administrator)

By: _____
Authorized Officer

EXHIBIT A

NOTICE TO MSRB OF FAILURE TO FILE ANNUAL ISSUER REPORT

Name of Issuer:	City of Celina, Texas
Name of Bond Issue:	Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Major Improvement Area Project) (the "Bonds")
CUSIP Nos.	[insert CUSIP NOs.]
Date of Delivery:	_____, 20__

NOTICE IS HEREBY GIVEN that the City of Celina, Texas (the "Issuer"), has not provided [an Annual Issuer Report][annual audited financial statements] with respect to the Bonds as required by the Continuing Disclosure Agreement of Issuer dated August 1, 2024, between the Issuer, MuniCap, Inc., as "Administrator" and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., as "Dissemination Agent." The Issuer anticipates that [the Annual Issuer Report][annual audited financial statements] will be filed by _____.

Dated: _____

HTS Continuing Disclosure Services, a division of
Hilltop Securities Inc.,
on behalf of the City of Celina, Texas
(as Dissemination Agent)

By: _____

Title: _____

cc: City of Celina, Texas

EXHIBIT B

CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024
(SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA PROJECT)

ANNUAL ISSUER REPORT*

Delivery Date: _____, 20__

CUSIP NOSs: [insert CUSIP NOs.]

ITEMS REQUIRED BY SECTIONS 4(a)(i)

BONDS OUTSTANDING

CUSIP Number	Maturity Date	Interest Rate	Original Principal Amount	Outstanding Principal Amount	Outstanding Interest Amount

INVESTMENTS

Fund/ Account Name	Investment Description	Par Value	Book Value	Market Value

*****Excluding audited financial statements of the Issuer

ITEMS REQUIRED BY SECTIONS 4(a)(ii) – (vii)
[Insert a line item]

SECTION 4(a)(viii) COLLECTION AND DELINQUENCY HISTORY OF THE ASSESSMENTS WITHIN MAJOR IMPROVEMENT AREA FOR THE PAST FIVE FISCAL YEARS, IN THE FOLLOWING FORMAT:

Collection and Delinquency History of Major Improvement Area Assessments

Collected in Fiscal Year Ending 9/30	Assessment Billed	Parcels Levied	Delinquent Amount as of 3/1	Delinquent Percentage as of 3/1	Delinquent Amount as of 9/1	Delinquent Percentage as of 9/1	Total Assessments Collected[(1)]
20__	$			—	—		$
20__	$			—	—		$

[(1)] Collected as of _____ __, 20__. Includes $_____ attributable to Prepayments.

ITEMS REQUIRED BY SECTIONS 4(a)(ix) – (xii) OF THE CONTINUING DISCLOSURE AGREEMENT OF ISSUER RELATING TO THE CITY OF CELINA, TEXAS SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2024, (SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA PROJECT)

[Insert a line item for each applicable listing]

EXHIBIT C

BASIC EXPECTED TIMELINE FOR ASSESSMENT COLLECTIONS AND PURSUIT OF DELINQUENCIES[1]

Date	Delinquency Clock (Days)	Activity
January 31		Annual Installments of Assessments are due.
February 1	1	Annual Installments of Assessments Delinquent if not received.
February 15	15	Issuer forwards payment to Trustee for all collections received as of February 15, along with detailed breakdown. Subsequent payments and relevant details will follow monthly thereafter. Issuer and/or Administrator should be aware of actual and specific delinquencies. Issuer and/or Administrator should be aware if Reserve Fund needs to be utilized for debt service payments on March 1. **If there is to be a shortfall, the Trustee and Dissemination Agent should be immediately notified in writing.** Issuer and/or Administrator should also be aware if, based on collections, there will be a shortfall for September payment. Issuer and/or Administrator should determine if previously collected surplus funds, if any, plus actual collections will be fully adequate for debt service in March and September. At this point, if total delinquencies are under 5% and if there is adequate funding for March and September payments, no further action is anticipated for collection of Annual Installments of Assessments except that the Issuer or Administrator, working with the City Attorney or an appropriate designee, will begin process to cure deficiency. **For properties delinquent by more than one year or if the delinquency exceeds $10,000 the matter will be referred for commencement of foreclosure.** **If there are over 5% delinquencies or if there is inadequate funding in the Pledged Revenue**

[1] Illustrates anticipated dates and procedures for pursuing the collection of delinquent Annual Installments of Assessments, which dates and procedures are subject to adjustment by the Issuer.

		Fund for transfer to the Principal and Interest Account of such amounts as shall be required for the full March and September payments, the collection-foreclosure procedure will proceed against all delinquent properties.
March 15	43/44	Trustee pays bond interest payments to Owners.
		Reserve Fund payment to Bond Fund may be required if Assessments are below approximately 50% collection rate.
		Issuer, or the Trustee, on behalf of the Issuer, to notify Dissemination Agent of the occurrence of draw on the Reserve Fund and, following receipt of such notice, Dissemination Agent to notify MSRB of such draw on the Reserve Fund for debt service.
		Use of Reserve Fund for debt service payment should trigger commencement of foreclosure on delinquent properties.
		Issuer determines whether or not any Annual Installments of Assessments are delinquent and, if such delinquencies exist, the Issuer commences as soon as practicable appropriate and legally permissible actions to obtain such delinquent Annual Installments of Assessments.
March 20	**48/49**	**Issuer and/or Administrator to notify Dissemination Agent of any delinquencies to be included in the Annual Report.**
		If any property owner with ownership of property responsible for more than $10,000 of the Annual Installments of Assessments is delinquent or if a total of delinquencies is over 5%, or if it is expected that Reserve Fund moneys will need to be utilized for either the March or September bond payments, the Disclosure Representative shall work with City Attorney's office, or the appropriate designee, to satisfy payment of all delinquent Annual Installments of Assessments.
April 15	**74/75**	**Preliminary Foreclosure activity commences, and Issuer to notify Trustee and Dissemination Agent of the commencement of preliminary foreclosure activity.**

		If Trustee has not received Foreclosure Schedule and Plan of Collections, Trustee to request same from the Issuer.
May 1	90/91	If the Issuer has not provided the Trustee with Foreclosure Schedule and Plan of Collections, and if instructed by the Owners to begin foreclosure under Section 7.2 of the Indenture, Trustee requests that the Issuer commence foreclosure or provide plan for collection.
May 15	104/105	The designated lawyers or law firm will be preparing the formal foreclosure documents and will provide periodic updates to the Dissemination Agent for dissemination through the MSRB. The goal for the foreclosure actions is a filing by no later than June 1 (day 121/122).
June 1	**121/122**	**Foreclosure action to be filed with the court.**
June 15	**135/136**	**Issuer notifies Trustee and Dissemination Agent of Foreclosure filing status in writing.** Dissemination Agent notifies Owners.
July 1	151/152	If Owners and Dissemination Agent have not been notified of a foreclosure action, Dissemination Agent will notify the Issuer that it is appropriate to file action.

A committee of not less than twenty-five (25%) of the Owners may request a meeting with the Mayor, City Manager, or other responsible official of the City to discuss the Issuer's actions in pursuing the repayment of any delinquencies. This would also occur after day 30 if it is apparent that a Reserve Fund draw is required. Further, if delinquencies exceed five percent (5%) Owners may also request a meeting with the Issuer at any time to discuss the Issuer's plan and progress on collection and foreclosure activity. If the Issuer is not diligently proceeding with the foreclosure process, the Owners may seek an action for mandamus or specific performance to direct the Issuer to pursue the collections of delinquent Annual Installments of Assessments.

EXHIBIT D

AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

January 29, 2016
As updated for NIA #3 on June 11, 2019, collectively updated for NIA #2 & NIA #3 on September 10, 2019, updated for NIA #4 on July 14, 2020 and September 8, 2020, updated for NIA #5A on July 13, 2021, updated for the NIA #5 Bonds on December 14, 2021, and updated for Major Improvement Area Refunding Bonds and NIA #1 Refunding Bonds on August 13, 2024.

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT

AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

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RECITALS

WHEREAS, this Service and Assessment Plan amends and restates that particular Sutton Fields PID II Service and Assessment Plan approved by the City Council on November 10, 2015 (the "Original SAP"); and

WHEREAS, certain terms used herein are defined in Section II; and

WHEREAS, on September 3, 2015, CADG Sutton Fields, LLC, a Texas limited liability company; owner of a majority of the real property petitioned the City for creation of a PID; and

WHEREAS, by Resolution 2015-51R adopted on October 13, 2015, after notice and a public hearing in the manner required by law, the City Council of the City of Celina, Texas approved a resolution authorizing the creation of the Sutton Fields II Public Improvement District (the "District") of the City of Celina; and

WHEREAS, on November 10, 2015, after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance Nos. 2015-54 and 2015-56 approving the Original SAP and Assessment Rolls and the levy of assessments on property in the District; and

WHEREAS, the original plan of development contemplated the City to provide retail water and sewer service, the Developer had agreed to secure the water and wastewater certificates of convenience and necessity ("CCNs") from Mustang Special Utility District for an estimated cost of $3,300,000 as shown in the Major Improvements budget in the Original SAP and in connection with the securing of the CCN Certificate in order to provide water and wastewater services for the City, the Developer had agreed to purchase capacity for such services from Upper Trinity Regional Water District ("UTRWD") for an estimated cost of $800,000; and

WHEREAS, Mustang Special Utility District ("MSUD") held the certificates of convenience and necessity (the "CCNs") to provide retail water and sewer service to Tract A; and

WHEREAS, Aqua Texas ("Aqua") held the CCNs to provide retail water and sewer service to Tract B; and

WHEREAS, MSUD CCNs were decertified on July 16, 2015 and Aqua CCNs were decertified on March 22, 2016, in order to allow the City to provide retail water and sewer service to the Property; and

WHEREAS, the Developer and the City have agreed that the Property will receive water and sewer service from MSUD; and

WHEREAS, the MSUD, the City, and the Developer entered into that certain Facilities Agreement (the "Facilities Agreement") effective on June 13, 2017, wherein MSUD has agreed to

provide retail water and sewer service to the Assessed Property and, therefore, the CCNs and the UTRWD capacity included in the Original SAP are no longer required; and

WHEREAS, the City and the Developer entered that certain Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Reimbursement Agreement, effective November 10, 2015 (the "NIA #1 Reimbursement Agreement"), to pay and reimburse the Developer for cost of Neighborhood Improvement Area #1 Improvements (as defined in the Reimbursement Agreement) plus interest; and

WHEREAS, the City and the Developer determined that due to the change in water and sewer service providers, the Developer will no longer expend the amount of $2,225,000.00 for the costs incurred in the construction of the Neighborhood Improvement Area #1 Improvements (as defined in the NIA #1 Reimbursement Agreement) for which the City would be obligated to reimburse the Developer; and

WHEREAS, the City Council approved the creation of *Reinvestment Zone Number Four, City of Celina, Texas* ("TIRZ No. 4"), on November 5, 2015; and

WHEREAS, the TIRZ Credit related to TIRZ No. 4 was amended to reduce the City's participation rate; and

WHEREAS, the City created *Reinvestment Zone Number Eight, City of Celina, Texas* ("TIRZ No. 8") to encompass the Neighborhood Improvement Areas #2-5 Major Improvements Assessed Property;

WHEREAS, the Original SAP was amended and restated on August 28, 2018, and has been updated in connection with the levy of the assessments related to certain reimbursement agreements and/or the sale of series of PID Bonds and is being further updated in this Amended and Restated Service and Assessment Plan, and

WHEREAS, the City Council decided to amend and restate the Original SAP to, among other things, allow MSUD to provide retail water and sewer service to the Assessed Property and to release the portion of the Neighborhood Improvement Area #1 Assessment previously levied related to the costs of these projects and which were securing the NIA #1 Reimbursement Agreement and such amounts are removed for all purposes throughout the Amended and Restated Service and Assessment Plan; and

WHEREAS, this Amended and Restated Service and Assessment Plan may be further updated from time to time;

WHEREAS, the City and the Developer entered that certain Sutton Fields II Public Improvement District Neighborhood Improvement Area #2 Reimbursement Agreement, effective August 28, 2018 (the "NIA #2 Reimbursement Agreement"), to pay and reimburse the Developer for cost of Neighborhood Improvement Area #2 Improvements (as defined in the Reimbursement Agreement) plus interest; and

WHEREAS, the City and the Developer entered that certain Sutton Fields II Public Improvement District Neighborhood Improvement Area #3 Reimbursement Agreement, effective June 11, 2019 (the "NIA #3 Reimbursement Agreement"), to pay and reimburse the Developer for cost of Neighborhood Improvement Area #3 Improvements (as defined in the Reimbursement Agreement) plus interest; and

WHEREAS, the City and the Developer entered that certain Sutton Fields II Public Improvement District Neighborhood Improvement Area #4 Reimbursement Agreement, effective July 14, 2020 (the "NIA #4 Reimbursement Agreement"), to pay and reimburse the Developer for cost of Neighborhood Improvement Area #4 Improvements (as defined in the Reimbursement Agreement) plus interest; and

WHEREAS, the City and the Developer entered that certain Sutton Fields II Public Improvement District Neighborhood Improvement Area #5A Reimbursement Agreement, effective July 13, 2021 (the "NIA #5A Reimbursement Agreement"), to pay and reimburse the Developer for cost of Neighborhood Improvement Area #5A Improvements (as defined in the Reimbursement Agreement) plus interest; and

WHEREAS, the City and the Developer determined that due to the change in water and sewer service providers, the Developer will no longer expend the amount of $2,225,000.00 for the costs incurred in the construction of the Neighborhood Improvement Area #1 Improvements (as defined in the NIA #1 Reimbursement Agreement) for which the City would be obligated to reimburse the Developer; and

WHEREAS, the City authorized the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds to refund Neighborhood Improvement Areas #2-5 Major Improvement Bonds, and the Neighborhood Improvement Area #1 Refunding Bonds to refund the Neighborhood Improvement Area #1 Bonds on August 13, 2024; and

NOW THEREFORE, the Service and Assessment Plan is updated as follows:

(remainder of this page is intentionally left blank)

I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On October 13, 2015, (the "Creation Date") the City Council of the city of Celina, Texas (the "City") passed and approved Resolution No. 2015-51R approving and authorizing the creation of the Sutton Fields II Public Improvement District (the "PID") to finance the costs of certain public improvements for the benefit of property within the PID (the "Authorized Improvements"), which is located within the City.

Certain development standards have been established for the property within the PID pursuant to the terms and conditions of that certain Amended and Restated Sutton Fields Facilities and Development Agreement dated June 13, 2017 ("the Development Agreement"). The property in the PID is proposed to be developed in approximately five phases (including subphases), and the Assessments levied within the PID financed Authorized Improvements for each phase as each phase was developed. Assessments will be imposed on all property in each phase for the Authorized Improvements to be provided for that phase.

Chapter 372 of the Texas Local Government Code, the "Public Improvement District Assessment Act" (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. This Sutton Fields II Public Improvement District Amended and Restated Service and Assessment Plan has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan "must (i) cover a period of at least five years; (ii) define the annual indebtedness and the projected costs for improvements; and (iii) include a copy of the notice form required by Section 5.014, Property Code." The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix D.

Section 372.014 of the PID Act requires that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section V.

Section 372.015 of the PID Act requires that the "governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district." The method of assessing the Authorized Improvement Costs and apportionment of such costs to the property in the PID is included in Section V.

Section 372.016 of the PID Act requires that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed Assessment Roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter." The Assessment Rolls for the PID are included as Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, and Appendix J (which consists of Appendix J-1, Appendix J-2, and Appendix J-3) of this Service and Assessment Plan. The Assessments as shown on the Assessment Rolls are

based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. DEFINITIONS

Capitalized terms shall have the meanings ascribed to them as follows:

"Actual Cost(s)" means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a certification for payment, as defined in the Construction, Funding and Acquisition Agreement, that has been reviewed and approved by the City. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, and taxes, (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, County permit fees, development fees), insurance premiums, miscellaneous expenses, and all advances and payments for Administrative Expenses. Actual Costs include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a certification for payment, as defined in the respective Construction, Funding and Acquisition Agreement, that has been reviewed and approved by the City. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

"Additional Interest Rate" means the up to 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act.

"Additional Interest Reserve" has the meaning set forth in Section V.N of this Service and Assessment Plan.

"Administrative Expenses" means the administrative, organization, maintenance and operation costs and expenses associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record

of installments of the Assessments and the system of registration and transfer of the PID Bonds, (v) issuing, paying and redeeming the PID Bonds (vii) investing or depositing of monies, (viii) complying with the PID Act and codes with respect to the PID Bonds, (ix) the Trustee fees and expenses relating to the PID Bonds, including other reasonable fees, (x) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (xi) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the PID Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"Administrator" means the employee or designee of the City, identified in any indenture of trust relating to the PID Bonds or identified in any agreement approved by City Council, who shall have the responsibilities provided for herein and in the Service and Assessment Plan.

"Annual Installment" means, with respect to each Assessed Property, each annual payment of the: (i) Assessments (including the principal of and interest on), as shown on the Assessment Rolls attached hereto as Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, and Appendix J or in an Annual Service Plan Update, and calculated as provided in Section VII of this Service and Assessment Plan, (ii) Administrative Expenses, and (iii) the amount collected for the Additional Interest Rate for the Additional Interest Reserve described in Section V.N of this Service and Assessment Plan.

"Annual Service Plan Update" has the meaning set forth in Section VI of this Service and Assessment Plan.

"As-Built Assessed Value" means the estimated future assessed value of a parcel after construction.

"Assessed Property" means a Parcel, other than Non-Benefitted Property, of land located within the PID, described by metes and bounds, by lot and block number in a final subdivision plat recorded in the Official Public Records of the County, or by any other means determined by the County, against which an Assessment is levied by the Assessment Ordinance in accordance with the Service and Assessment Plan.

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

"Assessment Ordinance" means each ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments.

"Assessment Roll(s)" means the document(s) included in this Service and Assessment Plan as Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, and Appendix J (which consists of Appendix J-1, Appendix J-2, and Appendix J-3) as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update or any other Assessment Rolls in an amendment or supplement to this Service and Assessment Plan.

"Authorized Improvements" means the public improvements identified in Section III herein and authorized under Section 372.003 of the PID Act, acquired, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

"Authorized Improvement Costs" mean the actual or budgeted costs, as applicable, of all or any portion of the Authorized Improvements.

"City" means City of Celina, Texas.

"**City Council**" means the duly elected governing body of the City.

"Construction, Funding and Acquisition Agreement" means as applicable, the (i) "Neighborhood Improvement Areas #2-5 Construction, Funding and Acquisition Agreement" between the City and the Developer relating to the Neighborhood Improvement Areas #2-5 Major Improvement Bonds, dated as of November 10, 2015, which provides for the appointment, levying and collection of Assessments, the construction of the Neighborhood Improvement Areas #2-5 Major Improvements, the maintenance of the Neighborhood Improvement Areas #2-5 Major Improvements, the issuance of bonds and other matters related thereto, (ii) the "Neighborhood Improvement Area #1 Construction, Funding and Acquisition Agreement" between the City and the Developer relating to the Neighborhood Improvement Area #1 Bonds, dated as of November 10, 2015, which provides for the appointment, levying and collection of Assessments, the construction of the Neighborhood Improvement Area #1 Improvements, the maintenance of the Neighborhood Improvement Area #1 Improvements, the issuance of bonds and other matters related thereto, (iii) the "Neighborhood Improvement Area #2 Construction, Funding and Acquisition Agreement" between the City and the Developer dated as of August 28, 2018, (iv) the "Neighborhood Improvement Area #3 Construction, Funding and Acquisition Agreement" between the City and the Developer dated as of June 11, 2019, (v) the "Neighborhood Improvement Area #4 Construction, Funding and Acquisition Agreement" between the City and the Developer dated as of July 14, 2019, (v) the "Neighborhood Improvement Area #5A Construction, Funding and Acquisition Agreement" between the City and the Developer dated as of July 13, 2021, and (vi) the "Neighborhood Improvement Area #5B Construction, Funding, and Acquisition Agreement" between the City and the Developer dated as of December 14, 2021.

"County" means Denton County, Texas.

"Delinquent Collection Costs" mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the

costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney's fees.

"Developer" means, as applicable, CADG Sutton Fields, LLC, a Texas limited liability company; CADG Sutton Fields II, LLC, a Texas limited liability company, and MM Sutton Fields 4A-4B, LLC, a Texas limited liability company.

"Homeowner Association Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a Homeowner's Association established for the benefit of property owners within the PID.

"Indenture" means an indenture of trust, trust agreement, ordinance or similar document between the City and Trustee setting forth the terms and other provisions relating to a series of one or more PID Bonds, as modified, amended, and/or supplemented from time to time.

"Lot" means a tract of land described as a "lot" in a subdivision plat recorded in the Official Public Records of Denton County, Texas.

"Lot Type" means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential lots by the estimated Lot size and Lot width.

"Major Improvements" means both on-site and off-site Authorized Improvements which benefit all Assessed Property within the PID and described in Section III.

"Neighborhood Improvement Area #1" or **"NIA #1"** means the initial area being developed within the PID as Phase 1, as generally shown on the map on Table II-B consisting of approximately 130 acres**.**

"Neighborhood Improvement Area #1 Assessed Property" means any and all Parcels within Neighborhood Improvement Area #1 other than Non-Benefited Property and as shown in the Neighborhood Improvement Area #1 Assessment Roll against which an Assessment relating to the Neighborhood Improvement Area #1 Improvements is levied.

"Neighborhood Improvement Area #1 Assessment Roll" means the Assessment Roll covering the Neighborhood Improvement Area #1 included in this SAP as Appendix E, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Updates.

"Neighborhood Improvement Area #1 Bonds" means those certain "City of Celina, Texas, Special Assessment Revenue Bonds, Series, 2015 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project)" that are secured by actual revenues received by or

on behalf of the City from the collection of Assessments levied against Neighborhood Improvement Area #1 Assessed Property, or the Annual Installments thereof, for the Neighborhood Improvement Area #1 Improvements. Following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds, the Neighborhood Improvement Area #1 Bonds will be refunded and will no longer be outstanding.

"Neighborhood Improvement Area #1 Initial Parcel" means the portion of all Parcels located within Neighborhood Improvement Area #1 at the time the Assessments were initially levied against the Neighborhood Improvement Area #1 Assessed Property.

"Neighborhood Improvement Area #1 Refunding Bonds" means those certain "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project) issued by the City to refund the Neighborhood Improvement Area #1 Bonds. Following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds and the defeasance and refunding of the Neighborhood Improvement Area #1 Bonds, the Assessment levied against the Neighborhood Improvement Area #1 Assessed Property will only secure the Neighborhood Improvement Area #1 Refunding Bonds.

"Neighborhood Improvement Area #1 Improvements" means (i) the pro rata portion of the Major Improvements that benefit the entire PID allocable to the Neighborhood Improvement Area #1, and (ii) the Authorized Improvements which only benefit the Neighborhood Improvement Area #1 Assessed Property and are described in Section III.B hereto, and which have been financed with Neighborhood Improvement Area #1 Bonds.

"Neighborhood Improvement Area #2" or "NIA #2" means the property within the PID, being developed as Phase 1C, as depicted on the map in Appendix A consisting of approximately 45.4 acres within the PID.

"Neighborhood Improvement Area #2 Assessed Property" means, for any year, any and all Parcels within Neighborhood Improvement Areas #2 other than Non-Benefited Property.

"Neighborhood Improvement Area #2 Assessment Roll" means the Assessment Roll covering Neighborhood Improvement Area #2 included in this SAP as Appendix G, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared or in connection with any Annual Service Plan Update.

"Neighborhood Improvement Area #2 Initial Parcel" means the portion of all Parcels located within Neighborhood Improvement Area #2, which includes the following tax map identification numbers assigned by the Denton County Appraisal District: 134236.

"Neighborhood Improvement Area #2 Improvements" means those Authorized Improvements that benefit the Neighborhood Improvement Area #2, as described in Section III.D hereto, and which have been financed with the Neighborhood Improvement Areas #2 Reimbursement Agreement and/or the Neighborhood Improvement Area #2-3 Bonds.

"Neighborhood Improvement Area #2 Reimbursement Agreement" means the reimbursement agreement by and between the City and the Developer in which the Developer agrees to fund the Actual Costs of certain Neighborhood Improvement Area #2 Improvements and the City agrees to reimburse the Developer for the Actual Costs of those Neighborhood Improvement Area #2 Improvements funded by the Developer with interest as permitted by the Act.

"Neighborhood Improvement Areas #2-3 Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2019 (Sutton Fields II Public Improvement District Neighborhood Improvement Area's #2-3 Projects) that are secured by actual revenues received by or on behalf of the City from the collection of Assessments levied against Neighborhood Improvement Area #2 Assessed Property and Neighborhood Improvement Area #3 Assessed Property, or the Annual Installments thereof, for the Neighborhood Improvement Area #2 Improvements and Neighborhood Improvement Area #3 Improvements.

"Neighborhood Improvement Areas #2-5" means the property within the PID, excluding Neighborhood Improvement Area #1, as depicted on the map on Table II-C consisting of approximately 493 acres within the PID.

"Neighborhood Improvement Areas #2-5 Major Improvements Assessed Property" means, for any year, any and all Parcels within Neighborhood Improvement Areas #2-5 other than Non-Benefited Property.

"Neighborhood Improvement Areas #2-5 Major Improvements Assessment Roll" means the Assessment Roll covering Neighborhood Improvement Areas #2-5 Major Improvements included in this SAP as Appendix F, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

"Neighborhood Improvement Areas #2-5 Initial Parcel" means the portion of all Parcels located within Neighborhood Improvement Areas #2-5 at the time the Assessments were initially levied against the Neighborhood Improvement Areas #2-5 Major Improvements Assessed Property, which included the following tax map identification numbers assigned by the Denton County Appraisal District: 52680, 122875, 52751, 52810, 52744, 52760, 52721, 660188, 134236.

"Neighborhood Improvement Areas #2-5 Major Improvements" means the portion of those Major Improvements that are allocable to Neighborhood Improvement Areas #2-5, as described in Section III.C hereto, and which have been financed with the Neighborhood Improvement Areas #2-5 Major Improvement Bonds.

"Neighborhood Improvement Areas #2-5 Major Improvement Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Sutton Fields II Public Improvement District Neighborhood Improvement Areas #2-5 Major Improvement Project) that are secured by Assessments levied on Neighborhood Improvement Areas #2-5 Major Improvements Assessed Property. Following the issuance of the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds, the Neighborhood Improvement Areas #2-5 Major Improvement Bonds will be refunded and will no longer be outstanding.

"Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds" means those certain "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Major Improvement Area Project) issued by the City to refund the Neighborhood Improvement Areas #2-5 Major Improvement Bonds. Following the issuance of the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds and the defeasance and refunding of the Neighborhood Improvement Areas #2-5 Major Improvement Bonds, the Assessments levied against the Neighborhood Improvement Areas #2-5 Major Improvements Assessed Property will only secure the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds.

"Neighborhood Improvement Area #3" or "NIA #3" means the property within the PID, being developed as Phases 2A and 2B, as depicted on the map in Appendix A consisting of approximately 77.4 acres within the PID.

"Neighborhood Improvement Area #3 Assessed Property" means, for any year, any and all Parcels within Neighborhood Improvement Areas #3 other than Non-Benefited Property.

"Neighborhood Improvement Area #3 Assessment Roll" means the Assessment Roll covering Neighborhood Improvement Area #3 included in this SAP as Appendix H, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

"Neighborhood Improvement Area #3 Initial Parcels" means the portion of all Parcels located within Neighborhood Improvement Area #3, which includes the following tax map identification numbers assigned by the Denton County Appraisal District: 52810, 52744, 52760, and 52721.

"Neighborhood Improvement Area #3 Improvements" means those Authorized Improvements that benefit the Neighborhood Improvement Area #3, as described in Section III.E hereto, and which were financed with the Neighborhood Improvement Areas #3 Reimbursement Agreement and/or the Neighborhood Improvement Areas #2-3 Bonds.

"Neighborhood Improvement Area #3 Reimbursement Agreement" means the reimbursement agreement by and between the City and the Developer in which the Developer agrees to fund the Actual Costs of certain Neighborhood Improvement Area #3 Improvements and the City agrees to reimburse the Developer for the Actual Costs of those Neighborhood Improvement Area #3 Improvements funded by the Developer with interest as permitted by the Act.

"Neighborhood Improvement Area #4" or "NIA #4" means the property within the PID, being developed as Phases #2C and Phase #4B, as depicted on the map in Appendix A consisting of approximately 77 acres within the PID.

"Neighborhood Improvement Area #4 Assessed Property" means, for any year, any and all Parcels within Neighborhood Improvement Area #4 other than Non-Benefited Property.

"Neighborhood Improvement Area #4 Assessment Roll" means the Assessment Roll covering

Neighborhood Improvement Area #4 included in this SAP as Appendix I, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

"Neighborhood Improvement Area #4 Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2020 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #4 Projects) that are secured by actual revenues received by or on behalf of the City from the collection of Assessments levied against Neighborhood Improvement Area #4 Assessed Property, or the Annual Installments thereof, for the Neighborhood Improvement Area #4 Improvements.

"Neighborhood Improvement Area #4 Initial Parcels" means the portion of all Parcels located within Neighborhood Improvement Area #4, which includes the following tax map identification numbers assigned by the Denton County Appraisal District: 751232, 751234, and 134236.

"Neighborhood Improvement Area #4 Improvements" means those Authorized Improvements that benefit the Neighborhood Improvement Area #4, as described in Section III.F hereto, and which were financed with the Neighborhood Improvement Area #4 Reimbursement Agreement and/or proceeds from the Neighborhood Improvement Area #4 Bonds.

"Neighborhood Improvement Area #4 Reimbursement Agreement" means reimbursement agreement by and between the City and the Developer in which the Developer agrees to fund the Actual Costs of certain Neighborhood Improvement Area #4 Improvements and the City agrees to reimburse the Developer for the Actual Costs of those Neighborhood Improvement Area #4 Improvements funded by the Developer with interest as permitted by the Act.

"Neighborhood Improvement Area #5" or "NIA #5" means Neighborhood Improvement Area #5A and Neighborhood Improvement Area #5B**.**

"Neighborhood Improvement Area #5 Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2022 (Sutton Fields II Public Improvement District Neighborhood Improvement Areas #5 Project) that are secured by actual revenues received by or on behalf of the City from the collection of Assessments levied against Neighborhood Improvement Area #5A Assessed Property and Neighborhood Improvement Area #5B Assessed Property as shown on the combined Neighborhood Improvement Area #5A and Neighborhood Improvement Area #5B Assessment Roll included in this SAP as Appendix J-1.

"Neighborhood Improvement Area #5A" or "NIA #5A" means the property within the PID, being developed as Phases #3A, Phase #3B, Phase #3C, Phase #3D, and Phase #3E, as depicted on the map in Appendix A consisting of approximately 95.3 acres within the PID.

"Neighborhood Improvement Area #5A Assessed Property" means, for any year, any and all Parcels within Neighborhood Improvement Area #5A other than Non-Benefited Property.

"Neighborhood Improvement Area #5A Assessment Roll" means the Assessment Roll covering

Neighborhood Improvement Area #5A included in this SAP as Appendix J-2, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

"Neighborhood Improvement Area #5A Initial Parcels" means the portion of all Parcels located within Neighborhood Improvement Area #5A, which includes the following tax map identification numbers assigned by the Denton County Appraisal District: 122875, 52680, 52690, 52751, 52810, 52744, 52721, 52760, and 52763.

"Neighborhood Improvement Area #5A Improvements" means those Authorized Improvements that benefit the Neighborhood Improvement Area #5A, as described in Section III.G hereto, and which were initially financed with the Neighborhood Improvement Area #5A Reimbursement Agreement and will now be reimbursed with the Neighborhood Improvement Area #5A's portion of the Neighborhood Improvement Area #5 Bonds.

"Neighborhood Improvement Area #5A Reimbursement Agreement" means reimbursement agreement by and between the City and the Developer in which the Developer agrees to fund the Actual Costs of certain Neighborhood Improvement Area #5A Improvements and the City agrees to reimburse the Developer for the Actual Costs of those Neighborhood Improvement Area #5A Improvements funded by the Developer with interest as permitted by the Act.

"Neighborhood Improvement Area #5B" or "NIA #5B" means the property within the PID, being developed as Phase #4A, Phase #4C, Phase #5 Phase #7, Phase #8A and Phase #8B, as depicted on the map in Appendix A consisting of approximately 168.6 acres within the PID.

"Neighborhood Improvement Area #5B Assessed Property" means, for any year, any and all Parcels within Neighborhood Improvement Area #5B other than Non-Benefited Property.

"Neighborhood Improvement Area #5B Assessment Roll" means the Assessment Roll covering Neighborhood Improvement Area #5B included in this SAP as Appendix J-3, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

"Neighborhood Improvement Area #5B Initial Parcels" means the portion of all Parcels located within Neighborhood Improvement Area #5B, which includes the following tax map identification numbers assigned by the Denton County Appraisal District: 134236, 52810, 52744, 751235, 751236, and 660188.

"Neighborhood Improvement Area #5B Improvements" means those Authorized Improvements that benefit the Neighborhood Improvement Area #5B, as described in Section III.H hereto, and which were financed with the Neighborhood Improvement Area #5B's portion of the Neighborhood Improvement Area #5 Bonds.

"Non-Benefited Property" means Parcels that accrue no special benefit from the Authorized

Improvements, including Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider. Property identified as Non-Benefited Property is not assessed at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel. For Assessed Property that is converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, such property remains subject to the Assessments and the Assessments must be prepaid as provided for in Section VII.H.

"Parcel" or "Parcels" means a specific property within the PID identified by either a tax map identification number assigned by the Denton County Appraisal District for real property tax purpose, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the Official Public Records of Denton County, or by any other means determined by the County.

"PID" means the Sutton Fields II Public Improvement District created by the City pursuant to Resolution 2015-51R on October 13, 2015.

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

"PID Bonds" means the bonds to be issued by the City, in one or more series, to finance the Authorized Improvements that confer special benefit on the property within the PID, which may include funds for any required reserves and amounts necessary to pay the PID Bond issuance costs, and to be secured by a pledge of the Assessments pursuant to the authority granted in the PID Act, for the purposes of (i) financing the costs of Authorized Improvements and related costs, and (ii) reimbursement for Actual Costs paid prior to the issuance of and payment for the PID Bonds. This term is used to collectively refer to the Neighborhood Improvement Area #1 Refunding Bonds, the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds, the Neighborhood Improvement Area #2-3 Bonds, the Neighborhood Improvement Area #4 Bonds, and the Neighborhood Improvement Area #5 Bonds throughout this SAP.

"Prepayment Costs" mean interest and expenses to the date of prepayment, plus any additional amounts due pursuant to the Indenture related to the PID Bonds and allowed by law, if any, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment and the PID Bonds secured by such Assessment.

"Project" means the approximately 622 acres of land located within the City. The project is contained within the area depicted on Table II-A**.**

"Public Property" means property, real property, right of way and easements located within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, Denton County, the City, a school district, a public utility provider or any other political subdivision or public agency, whether in fee simple, through an exclusive use easement, or through a public utility easement.

"Service and Assessment Plan" or **"SAP"** means this Amended and Restated Sutton Fields II Public Improvement District Service and Assessment Plan (as such plan is amended and/ or

updated from time to time).

"TIRZ No. 4" means the Tax Increment Reinvestment Zone No. 4, City of Celina, Texas.

"TIRZ No. 8" means the Tax Increment Reinvestment Zone No. 8, City of Celina, Texas.

"TIRZ Credit" means, for each Parcel, the prorated amount of TIRZ Revenues calculated pursuant to Section V.O of this Service and Assessment Plan.

"TIRZ Ordinances" means the ordinances adopted by the City Council authorizing the use of TIRZ Revenues for project costs under the Tax Increment Financing Act, Texas Tax Code, Chapter 311, as amended, relating to the Authorized Improvements as provided for in the Tax Increment Reinvestment Zone No. 4 Project Plan and Financing Plan (including amendments or supplements thereto) and the Tax Increment Reinvestment Zone No. 8 Project Plan and Financing Plan (including amendments or supplements thereto).

"TIRZ Revenues" mean, for each year, the amounts paid by the City from the TIRZ No. 4 tax increment fund and TIRZ No 8 tax increment fund pursuant to the TIRZ Ordinances, as applicable, to reduce an Annual Installment, as calculated each year by the Administrator in collaboration with the City, in accordance with Section V.O of this Service and Assessment Plan.

"Trustee" means the fiscal agent or trustee as specified in the Indenture, including a substitute fiscal agent or trustee.

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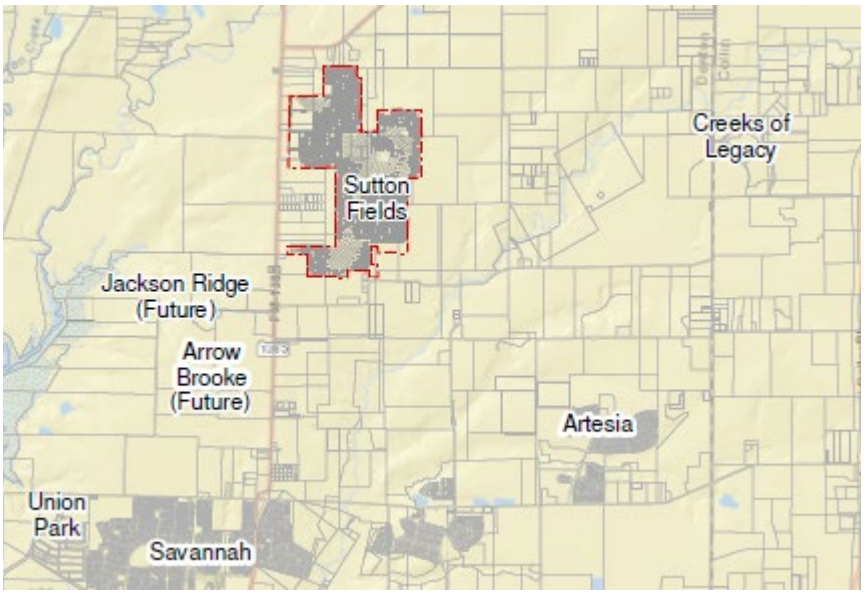
II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is comprised of the property depicted and described by metes and bounds on Exhibit A to Resolution 2015-51R, as adopted by the City Council. The PID is currently located within the City's corporate limits and contains approximately 622 acres planned for the development of approximately 2,350 single family residential lots and includes the associated rights-of-way, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

A map of the property within the PID is shown in Table II-A. Legal descriptions for all original Parcels within the PID are included in Appendix B.

Table II-A
PID Boundary Map



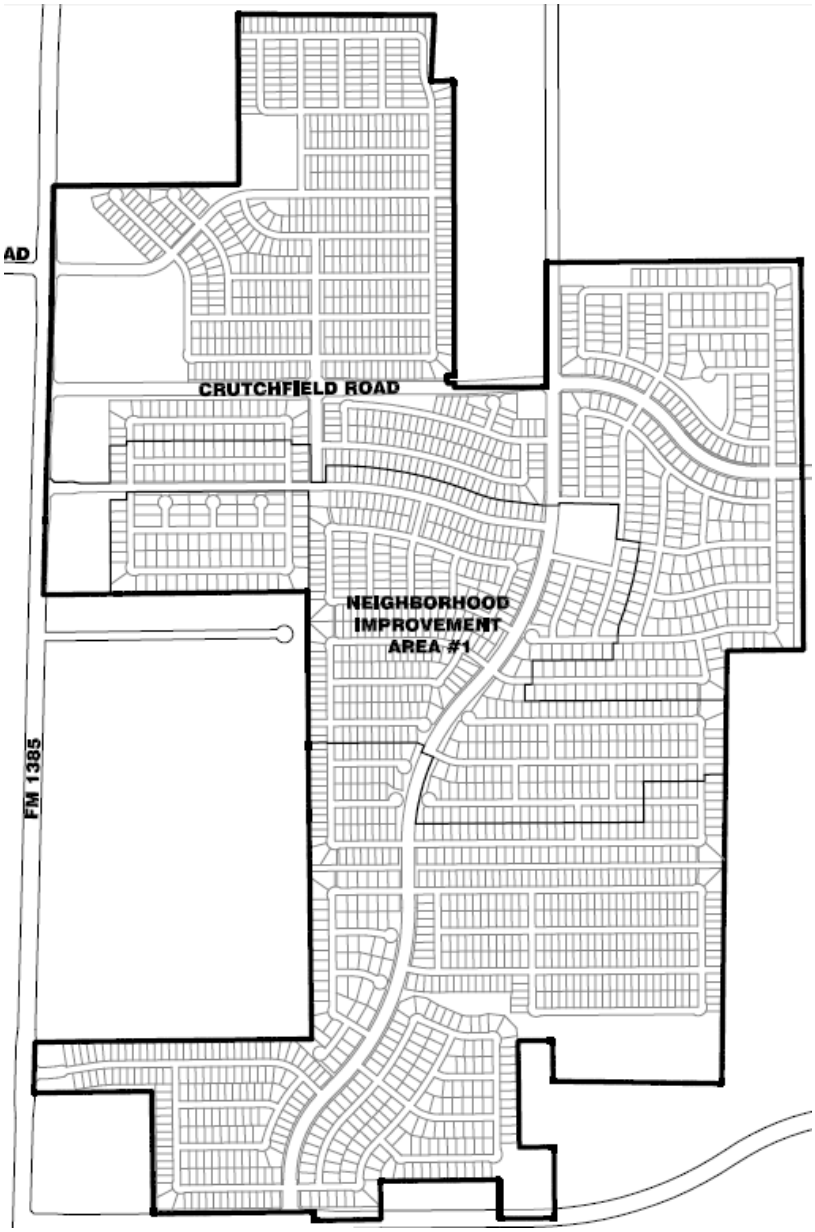
B. PROPERTY LOCATED IN NEIGHBORHOOD IMPROVEMENT AREA #1

The Neighborhood Improvement Area #1 contains approximately 130 acres. Neighborhood Improvement Area #1 was developed into approximately 515 single family residential lots.

A map of the property within the PID and Neighborhood Improvement Area #1 is shown in Table II-B.

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Table II-B
PID Boundary Map



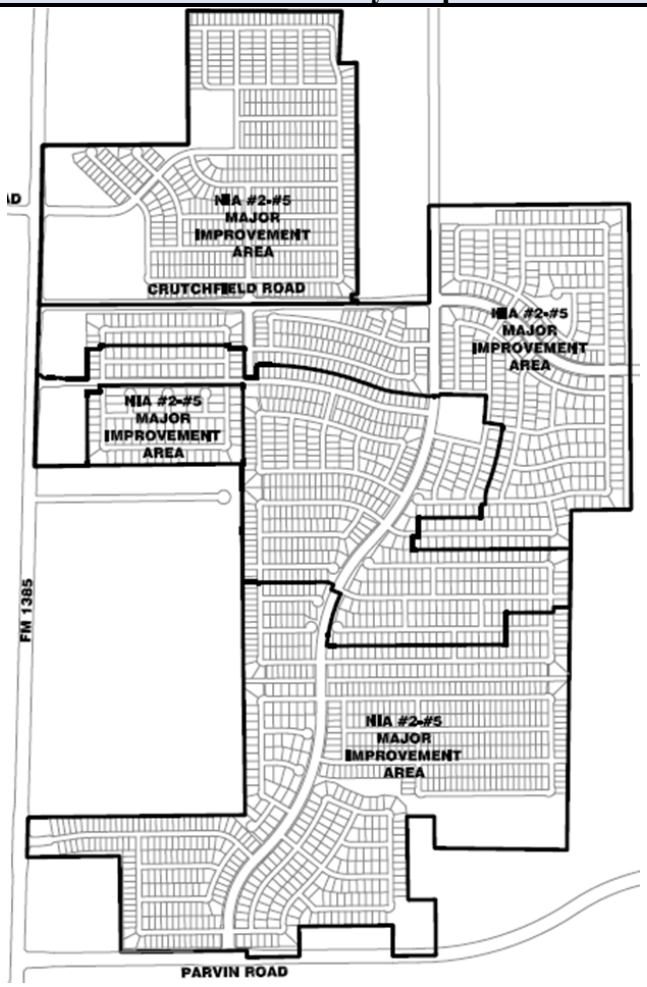
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C. PROPERTY LOCATED IN NEIGHBORHOOD IMPROVEMENT AREAS #2-5

Neighborhood Improvement Areas #2-5 includes approximately 493 acres and contains approximately 1,835 single family residential lots.

A map of the property within the Neighborhood Improvement Areas #2-5 is shown in Table II-C.

Table II-C
PID Boundary Map



(remainder of this page is intentionally left blank)

Neighborhood Improvement Area #2 contains approximately 45.4 acres and includes 162 single family residential lots.

Neighborhood Improvement Area #3 contains approximately 77.4 acres and includes 368 single family residential lots.

Neighborhood Improvement Area #4 contains approximately 77.337 acres and includes 305 single family residential lots.

Neighborhood Improvement Area #5A contains approximately 96 acres. Neighborhood Improvement Area #5A is expected to be developed into approximately 359 single family residential lots.

Neighborhood Improvement Area #5B contains approximately 168.6 acres. Neighborhood Improvement Area #5B is expected to be developed into approximately 641 single family residential lots.

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III. DESCRIPTION OF THE PUBLIC IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

Section 372.003 of the PID Act defines the improvements that may be undertaken by a municipality or county through the establishment of a public improvement district, as follows:

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

(i) landscaping;
(ii) erection of fountains, distinctive lighting, and signs;
(iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
(iv) construction or improvement of pedestrian malls;
(v) acquisition and installation of pieces of art;
(vi) acquisition, construction, or improvement of libraries;
(vii) acquisition, construction, or improvement of off-street parking facilities;
(viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;
(ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;
(x) the establishment or improvement of parks;
(xi) projects similar to those listed in Subdivisions (i)-(x);
(xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
(xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;
(xiv) payment of expenses incurred in the establishment, administration and operation of the district; and
(xv) the development, rehabilitation, or expansion of affordable housing

After analyzing the public improvements authorized by the PID Act, the City has determined that of the improvements authorized under the PID Act, it will undertake the Authorized Improvements more particularly described in Section III.B, Section III.C, Section III.D, Section III.E, Section III.F, Section III.G, and Section III.H herein for the benefit of the Property within the PID.

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B. DESCRIPTIONS AND COSTS OF THE AUTHORIZED IMPROVEMENTS THAT ONLY BENEFIT NEIGHBORHOOD IMPROVEMENT AREA #1

The Authorized Improvements that only benefit Improvement Area #1 are described below:

Neighborhood Improvement Area #1 Water Distribution System:

This water portion of the Neighborhood Improvement Area #1 waterline improvements consists of constructing 8-inch water line, including associated and 8-inch gate valves. One-inch diameter water services will be provided to each of the 515 lots within Neighborhood Improvement Area #1. All associated waterline testing, trench safety and erosion protection during construction are included. These lines have been designed and constructed in accordance with Mustang Special Utility District (MSUD) standards and specifications and are owned and operated by MSUD. These lines include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of Neighborhood Improvement Area #1 and all 515 lots within Neighborhood Improvement Area #1.

Neighborhood Improvement Area #1 Sanitary Sewer:

Neighborhood Improvement Area #1 wastewater improvements also include construction of 8" gravity sanitary sewer line that connects to the 10" gravity sewer main line. Construction includes connection at multiple points through concrete manholes. Services to individual lots are by 4" gravity sewer services. All lines have been designed and constructed in accordance with MSUD standards and specifications and are owned and operated by MSUD. These lines include the necessary appurtenances to be fully operational extending wastewater service to the limits of Neighborhood Improvement Area #1 and each of the 515 lots within Neighborhood Improvement Area #1.

Neighborhood Improvement Area #1 Storm Drainage:

The drainage portion of the Neighborhood Improvement Area #1 Improvements shall consist round concrete pipes, reinforced concrete boxes, inlets and rock riprap protection at outfalls. The main means of conveyance of storm drainage within Neighborhood Improvement Area #1 is within underground storm drainpipes. The roadway pavement section incorporates the use of curbs with integrated drainage inlets to control runoff and conveyance of storm-water throughout the drainage basins associated with Neighborhood Improvement Area #1. The system includes underground reinforced concrete pipe (RCP) with associated headwalls, safety end treatments, manholes and storm sewer energy dissipaters at the points of discharge. This project has been constructed to City standards and specifications and has been dedicated to the City to own and operate.

Neighborhood Improvement Area #1 Residential Streets:

Roadway improvements within Neighborhood Improvement Area #1 include construction of concrete pavement and pavement subgrade. Intersections, signage, lighting and re-vegetation of all disturbed areas within the right of way are included. These roadway improvements include streets that will provide street access to each lot within Neighborhood Improvement Area #1. All

roadway projects have been designed and constructed in accordance with City standards and specifications and has been dedicated to the City to own and operate These projects provide access to community roadways and state highways.

C. Descriptions and Costs of The Authorized Improvements that benefit Neighborhood Improvement Areas #2-5

The original plan for the PID anticipated the City as a customer of Upper Trinity Regional Water District (UTRWD) providing water to the properties in the PID. This plan has since changed and currently, the PID is being developed with Mustang Special Utility District ("MSUD") as its retail provider of water. The Major Improvements originally anticipated to be constructed and updates to the Major Improvements because of the change are described below:

The Neighborhood Improvement Areas #2-5 Major Improvements are described below and their Actual Costs are shown in Table III-A. The Neighborhood Improvement Areas #2-5 Major Improvement Bonds will only pay for Neighborhood Improvement Areas #2-5's share of the Major Improvements (approximately 79% except for the Offsite Sewer Improvements which are approximately 74%) as shown within Table III-A. The Actual Costs to construct the Major Improvements including the Off-Site Major Improvements is $11,520,649. The Actual Costs to construct the Neighborhood Improvement Areas #2-5 Major Improvements minus the Off-Site Sewer Major Improvements allocated to Neighborhood Improvement Areas #2-5 and as shown in Table V-B, is $10,611,272. The Actual Costs shown in Table III-A may be revised through Annual Service Plan Updates.

The Actual Costs for the Neighborhood Improvement Areas #2-5 Major Improvements are to be funded both from the proceeds of the Neighborhood Improvement Areas #2-5 Major Improvement Bonds as described herein and from funds contributed by the Developer.

1. Detention Ponds

Drainage System

Project shall consist of the construction of one (1) retention/detention pond, including excavation to a depth of 15-feet and the associated drainage improvements for each pond. Underground reinforced concrete storm sewer pipes, inlets and rock riprap protection at outfalls will also be installed at each pond. This project has been constructed according to City standards and specifications and is owned and operated by the City. The portion of these costs allocated to Neighborhood Improvement Areas #2-5 is $215,582.

Updates to the Drainage System Improvements:

According to Pettit Barazza, LLC (the "Project Engineer"), final design incorporated additional detention ponds, which are new projects. Storm drainage system associated with the detention ponds are included with these improvements and generally consists of reinforced concrete pipes and reinforced concrete boxes, along with headwalls and safety end treatments, erosion control such as riprap protection, and soil stabilization. The improvements were designed according to

City and the Texas Department of Transportation (TxDOT). The City maintains and operates the underground storm drainage system and the Homeowners' Association maintains and operates the detention ponds.

2. Paving

A. Road "A" Improvements

The Roadway 'A' portion of the project consists of the construction of approximately 240 linear feet of 6-inch thick, 36-foot wide, concrete pavement with curb and gutter and 3,280 linear feet of 6-inch thick, 44-foot wide, concrete pavement with curb and gutter. The concrete will be 3,600 pounds per square inch (psi) strength. 17,978 square yards (sy) of pavement sub-grade will be lime stabilized and compacted. Intersections, signage, lighting and re-vegetation of all disturbed areas within the right of way are included. This provides access from FM 1385 into the Sutton Fields Amenity Center and rest of the development.

B. Updates to the Roadway "A" Improvements:

According to the Project Engineer, Roadway "A" was renamed as Fenwick Trail. In addition, the final design includes 6-inch lime stabilization and 5-foot wide sidewalk and round concrete pipes are also included in the contracted quantities for Fenwick Trail improvements.

C. Road "F" Improvements

The Roadway 'F' portion of the project consists of the construction of 4 lanes divided concrete pavement with curb and gutter. The pavement sub-grade will be lime stabilized and compacted. Intersections, signage, lighting and re-vegetation of all disturbed areas within the right of way are included. This section is located within the project and provides north-south access to the entire development. The roadway improvements have constructed according to City standards.

D. Updates to the Roadway "F" Improvements:

The Project Engineer provided the following updates to the Roadway "F" Improvements:

The City required a second point of access for the current phases, which required the extension of Sutton Fields Boulevard to the north and partial construction of the intersection at Crutchfield Road. The southern end of Sutton Fields Boulevard was also extended to the end of the lots developed and platted with the current phases. 4-lane divided concrete pavement and 6-inch stabilized subgrade are currently under contract. The north and south extension of Sutton Fields Boulevard is a new project, not included in the initial list of Authorized Improvements for the PID and has been constructed according to City standards.

E. Road C1 – Crutchfield Road

The improvement of one-half (1/2) of Crutchfield Road (Road C1), from FM 1385 east to the intersection of Sutton Fields Boulevard, was required by the City as a second point of access to

the development through Sutton Fields Boulevard. The Roadway 'C1' portion of the project consists of the construction 4 lanes divided concrete pavement with curb and gutter. The pavement sub-grade will be lime stabilized and compacted. Intersections, signage, lighting and re-vegetation of all disturbed areas within the right of way are included. This section is located within the project and provides east-west access to the entire development. The improvement of Crutchfield Road is a new project that was not included in the initial list of Authorized Improvements for the PID and has been constructed according to City standards.

F. Road B – Boleyn Avenue

The City required the additional improvement of Boleyn Avenue as a condition of approval. The Roadway 'B' portion of the project consists of the construction of, 4 lanes divided concrete pavement with curb and gutter. The pavement sub-grade will be lime stabilized and compacted. Intersections, signage, lighting and re-vegetation of all disturbed areas within the right of way are included. This section is located within the project and provides a north access to the entire development. The construction of Boleyn Avenue is a new project that was not included in the initial list of Authorized Improvements for the PID and has been constructed according to City standards.

G. FM 1385

The FM 1385 roadway portion of the project consists of the construction left and right turn lanes within FM 1385 to enhance traffic turning movement in and out of the development. These improvements have been constructed to TX DOT, Denton County and City standards. These Improvements benefit the entire project.

H. Updates to the FM 1385 Improvements:

With the additional new project of Crutchfield Road (Road C1) Improvements by the City, an additional right turn lane was required. One (1) northbound right turn lane is being constructed at Fenwick Trail (Road A) and an additional one (1) northbound right turn lane at Crutchfield Road (Road C1) with the current phases. Both turn lanes consist of hot mix asphaltic concrete. The additional right turn lane is a new project that was not included in the initial list of Authorized Improvements for the PID.

As described above, MSUD continues to provide water and wastewater services to the properties in the PID, and holds the CCNs required for the PID.

Offsite Water

A. Water Distribution System

The City is a customer of the Upper Trinity Regional Water District ("UTRWD") and receives wholesale treated water through a major transmission line from the UTRWD Tom Harpool water treatment plant. Therefore, there are no water treatment plant upgrades required.

There is an existing 36-inch water transmission line located along the Western boundary of the project. The off-site improvements consist of constructing a new delivery point/ meter station, a 0.25 MG Ground Storage Tank, a 1.0 MG Elevated Storage Tank and a Pump Station with the required pumps to provide adequate pressure to the system. The combination of the Elevated and Ground Storage Tanks will provide the adequate storage capacity required by TCEQ and will also provide the required pressures for the entire system. Approximately 11,000 linear feet of 12-inch water line have been constructed as part of the water distribution system. All of the improvements benefit the Development. Additional waterline improvements include connection to the existing water-main, installation of associated 12-inch valves, fire hydrants, ductile iron fittings, erosion control, trench safety and testing. All water improvements have been constructed to City standards and specifications and all improvements are owned and operated by the City. These Improvements benefit Neighborhood Improvement Areas #2-5.

B. Updates to the Offsite Water Distribution System Improvements:

The original plan for the PID anticipated the City as a customer of Upper Trinity Regional Water District (UTRWD) providing water to the properties in the PID. This plan has since changed and currently, the PID is being developed with MSUD as its retail provider of water. The transition from UTRWD to MSUD resulted in the addition of 12-inch water lines along the future Tudor Place, and downsizing the proposed 12-inch water line along Fenwick Trail to an 8-inch water line. Also, a 12-inch water line was extended along the additional length of Sutton Fields Boulevard required by the City in conjunction with the current phase. The additional 12-inch water lines are new projects that were not included in the initial list of Authorized Improvements for the PID.

C. Elevated Storage Tank Engineering

Engineering for the Elevated Storage Tank would have started with NIA #1 to secure all necessary approvals, including TCEQ and the City. These Improvements would have benefitted the entire project.

The elevated storage tank is no longer required because of the transition from UTRWD to MSUD. As a result, the water distribution system was redesigned to accommodate the new points of connection and the elevated storage tank is no longer required for the PID.

3. Offsite Sewer

A. Sanitary Sewer

The City is a customer city of the Upper Trinity Regional Water District (UTRWD) and receives wastewater collection services by constructing a wastewater interceptor line and wastewater treatment services from the UTRWD collection point located at Parvin Road & Good Hope. UTRWD operates the Riverbend and Doe Creek wastewater treatment plants. The UTRWD treatment plant permit with the TCEQ has excess capacity to serve the Sutton Fields development. UTRWD is in the process of expanding both wastewater treatment plants.

This project consists of constructing 6-inch force main, associated lift station, 6,050 linear feet of 15-inch sanitary sewer gravity line, 1,250 linear feet of 12-inch sanitary sewer gravity line and 800 linear feet of 10-inch sanitary sewer gravity line generally flowing southeasterly along Parvin Road and connecting to the UTRWD collection point and Doe Creek/ Riverbend Wastewater Treatment Plants. Cutoff valves, air release valves have been constructed in accordance with City of Celina and TCEQ regulations. The gravity interceptor line has been designed to maintain the 3.0 fps minimum velocity. The line has been designed and constructed in accordance with the City's standards and specifications and is owned and operated by the City. The portion of the acquisition of this and other related costs allocated to Neighborhood Improvement Areas #2-3 is $909,377.

B. Updates to the Offsite Sanitary Sewer System Improvements:

The original plan for the PID anticipated the City as a customer of UTRWD providing wastewater collection services to the PID. This plan has since changed and currently, The PID has been developed with MSUD as its retail provider of wastewater collection services. As a result of this the transition from UTRWD to MSUD, the metering station at the UTRWD delivery point is no longer required because the offsite gravity sewer connects into an existing MSUD gravity line. The contracted quantities for the offsite sewer also includes gravity sanitary sewer mains from 8-inch to 24-inch diameters, along with a concrete encasement for crossing under Doe Creek, and removal and replacement of existing MSUD gravity lines to facilitate outfall. It also includes removal and replacement of existing fences.

4. Right of Way, Open Space, and Civic Site Land

Upon closing of the PID Bonds corresponding to the development of a certain number of lots, the City has paid a certain amount for the acquisition of the right-of-way, open space and civic site land comprising approximately 71.3 acres.

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Table III-A
Actual Costs of Major Improvements and Neighborhood Area #1 Improvements

	Total Costs
Major Improvements	
Detention Ponds	$1,713,240
Paving Road A - Fenwick	$1,757,332
Paving Road F - Sutton Fields	$1,329,016
Paving - FM 1385	$473,345
Crutchfield Road	$1,016,121
Boleyn Paving - Road B	$262,789
ROW, open space land acquisition and park contribution	$6,500,000
Offsite water improvements	$1,015,695
Offsite sewer improvements	$2,807,208
Professional consulting, legal fees and additional debt service reserve funding	$620,000
Subtotal Major Improvements	*$17,494,746*
Neighborhood Improvement Area #1 Improvements	
Water distribution improvements	$1,484,079
Sewer collection improvements	$1,327,844
Storm sewer collection improvements	$2,563,601
Roadway improvements including site preparation	$3,627,916
Subtotal NIA #1 Improvements	*$9,003,440*
Total	**$26,498,186**

Note: The updated Actual Costs as reported by the Developer in the first quarter 2020 developer quarterly disclosure.

D. Descriptions and Costs of the Authorized Improvements that only Benefit Neighborhood Improvement Area #2

The descriptions of the Neighborhood Improvement Area #2 Improvements are presented below and the Actual Costs of the Neighborhood Improvement Area #2 Improvements are shown in Table III-B. The Actual Costs shown in Table III-B may be revised in an Annual Service Plan Update as needed.

Roadway improvements:

The roadway improvements within the PID include construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. All roadway projects have been designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Water distribution system improvements:

The water distribution system improvements within the PID consist of construction and installation

of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Assessed Property. The water distribution system improvements have been designed and constructed in accordance with MSUD standards and specifications and are owned and operated by MSUD.

Sanitary sewer collection system improvements:

The sanitary sewer collection system improvements within the PID consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements have been designed and constructed in accordance with MSUD standards and specifications and are owned and operated by MSUD.

Storm drainage collection system improvements:

The storm drainage collection system improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts. The storm drainage collection system improvements have been designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Table III-B
Actual Costs of Neighborhood Improvement Area #2 Improvements

Authorized Improvements	Total Costs
Roadway improvements	$1,699,596
Water distribution improvements	$447,989
Sewer collection improvements	$459,689
Storm sewer collection improvements	$850,638
Other soft and miscellaneous costs	$770,204
Total Authorized Improvements	**$4,228,116**

Note: The updated Actual Costs as reported by the Developer in the first quarter 2020 developer quarterly disclosure.

E. Descriptions and Costs of the Authorized Improvements that only Benefit Neighborhood Improvement Area #3

The descriptions of the Neighborhood Improvement Area #3 Improvements are presented below and the Actual Costs of the Neighborhood Improvement Area #3 Improvements are shown in Table III-C. The Actual Costs shown in Table III-C may be revised in an Annual Service Plan Update as needed.

Roadway improvements:

The roadway improvements within the PID include construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. All roadway projects have been designed and constructed in accordance with City standards and specifications and are owned and operated by

the City.

Water distribution system improvements:

The water distribution system improvements within the PID consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Assessed Property. The water distribution system improvements have been designed and constructed in accordance with MSUD standards and specifications and are owned and operated by MSUD.

Sanitary sewer collection system improvements:

The sanitary sewer collection system improvements within the PID consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements have been designed and constructed in accordance with MSUD standards and specifications and are owned and operated by MSUD.

Storm drainage collection system improvements:

The storm drainage collection system improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts. The storm drainage collection system improvements have been designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Table III-C
Actual Costs of Neighborhood Improvement Area #3 Improvements

Authorized Improvements	Total Costs
Roadway improvements	$2,437,225
Water distribution improvements	$697,756
Sewer collection improvements	$629,868
Storm sewer collection improvements	$1,962,024
Other soft and miscellaneous costs	$988,693
Total Authorized Improvements	**$6,715,566**

Note: The updated Actual Costs as reported by the Developer in the first quarter 2020 developer quarterly disclosure.

F. DESCRIPTIONS AND COSTS OF THE AUTHORIZED IMPROVEMENTS THAT ONLY BENEFIT NEIGHBORHOOD IMPROVEMENT AREA #4

The descriptions of the Neighborhood Improvement Area #4 Improvements are presented below and the estimated costs of the Neighborhood Improvement Area #4 Improvements are shown in Table III-D. The estimated costs shown in Table III-D may be revised in an Annual Service Plan Update as needed.

Roadway improvements:

The roadway improvements within the PID include construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. All roadway projects will be designed and contacted in accordance with City standards and specifications and will be owned and operated by the City.

Water distribution system improvements:

The water distribution system improvements within the PID consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Assessed Property. The water distribution system improvements will be designed and constructed in accordance with MSUD standards and specifications and are owned and operated by MSUD.

Sanitary sewer collection system improvements:

The sanitary sewer collection system improvements within the PID consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with MSUD standards and specifications and are owned and operated by MSUD.

Storm drainage collection system improvements:

The storm drainage collection system improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts, sheet draining slopes and drainage channels as well as detention ponds. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

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Table III-D
Actual Costs of Neighborhood Improvement Area #4 Improvements

Authorized Improvements	Total Costs
Roadway improvements	$2,277,454
Water distribution improvements	$1,504,742
Sewer collection improvements	$719,563
Storm sewer collection improvements	$1,311,377
Other soft and miscellaneous costs	$0
Total Authorized Improvements	**$5,813,136**

Note: The amounts shown may be revised in Annual Service Plan Updates.

G. Descriptions and Costs of the Authorized Improvements that only Benefit Neighborhood Improvement Area #5A

The descriptions of the Neighborhood Improvement Area #5A Improvements are presented below and the estimated costs of the Neighborhood Improvement Area #5A Improvements are shown in Table III-E. The estimated costs shown in Table III-E may be revised in an Annual Service Plan Update as needed.

Roadway improvements:

The roadway improvements within the PID include construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. All roadway projects will be designed and contacted in accordance with City standards and specifications and will be owned and operated by the City.

Water distribution system improvements:

The water distribution system improvements within the PID consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Assessed Property. The water distribution system improvements will be designed and constructed in accordance with MSUD standards and specifications and are owned and operated by MSUD.

Sanitary sewer collection system improvements:

The sanitary sewer collection system improvements within the PID consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with MSUD standards and specifications and are owned and operated by MSUD.

Storm drainage collection system improvements:

The storm drainage collection system improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts, sheet draining slopes and drainage channels as well as detention ponds. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Other Soft and Miscellaneous Costs

The other soft and miscellaneous costs include costs related to contingency, engineering, and consulting fees.

Table III-E
Estimated Costs of Neighborhood Improvement Area #5A Improvements

Authorized Improvements	Total Costs
Roadway improvements	$3,325,589
Water distribution improvements	$970,144
Sewer collection improvements	$959,493
Storm sewer collection improvements	$1,107,463
Other soft and miscellaneous costs	$4,072,657
Total Authorized Improvements	**$10,435,347**

Note: The amounts shown may be revised in Annual Service Plan Updates.

The costs of the Neighborhood Improvement Area #5A Improvements shown above are estimates and may be updated in Annual Service Plan Updates. Savings from one line item may be applied to other line items or other Neighborhood Improvement Area #5A Improvements specified in an Annual Service Plan Update or as otherwise approved by the City Council, provides such application complies with the provision of the PID Act.

H. Descriptions and Costs of the Authorized Improvements that only Benefit Neighborhood Improvement Area #5B

The descriptions of the Neighborhood Improvement Area #5B Improvements are presented below and the estimated costs of the Neighborhood Improvement Area #5B Improvements are shown in Table III-F. The estimated costs shown in Table III-F may be revised in an Annual Service Plan Update as needed.

Roadway improvements:

The roadway improvements within the PID include construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. All roadway projects will be designed and contacted in accordance with City standards and specifications and will be owned and operated by the City.

Water distribution system improvements:

The water distribution system improvements within the PID consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Assessed Property. The water distribution system improvements will be designed and constructed in accordance with MSUD standards and specifications and are owned and operated by MSUD.

Sanitary sewer collection system improvements:

The sanitary sewer collection system improvements within the PID consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with MSUD standards and specifications and are owned and operated by MSUD.

Storm drainage collection system improvements:

The storm drainage collection system improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts, sheet draining slopes and drainage channels as well as detention ponds. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Landscaping, irrigation, and other improvements:

The landscaping, irrigation, and other improvements consist of landscaping, irrigation, and entry monuments. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Other Soft and Miscellaneous Costs

The other soft and miscellaneous costs include costs related to contingency, engineering, and consulting fees.

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Table III-F
Estimated Costs of Neighborhood Improvement Area #5B Improvements

Authorized Improvements	Total Costs
Hard Costs	
Roadway improvements	$7,264,899
Water distribution improvements	$2,288,145
Sewer collection improvements	$2,273,106
Storm sewer collection improvements	$3,234,758
Landscaping, irrigation, and other improvements	$795,820
Subtotal Hard Costs	*$15,856,728*
Soft Costs	
Other soft &and miscellaneous costs	$3,678,552
Subtotal Soft Costs	*$3,678,552*
Total	**$19,535,280**

Note: The amounts shown may be revised in Annual Service Plan Updates.

The costs of the Neighborhood Improvement Area #5B Improvements shown above are estimates and may be updated in Annual Service Plan Updates. Savings from one line item may be applied to other line items or other Neighborhood Improvement Area #5B Improvements specified in an Annual Service Plan Update or as otherwise approved by the City Council, provides such application complies with the provision of the PID Act.

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IV. FUTURE NEIGHBORHOOD IMPROVEMENT AREA BONDS TEST

A. FUTURE NEIGHBORHOOD IMPROVEMENT AREA BONDS

The City is not anticipated to issue any additional future neighborhood improvement area bonds following the issuance of the Neighborhood Improvement Area #5 Bonds. As a result, the future neighborhood improvement area bonds test is no longer applicable.

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V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the cost of the Authorized Improvements based on the special benefits conferred to each Parcel resulting from the Authorized Improvements. The PID Act provides that the costs of certain Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The City Council has determined that funding the Actual Costs through the PID is beneficial to the City. The Authorized Improvements result in a special benefit to the Assessed Property, and such special benefit exceeds the amount of the Assessment. This conclusion is supported by the information provided to the City Council regarding the PID.

The proposed bond issuance program entails a series of PID Bond financings that are intended to finance the Authorized Improvements required for the Project. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. Following the initial Neighborhood Improvement Area #1 Bonds and the Neighborhood Improvement Areas #2-5 Major Improvement Bonds issued in 2015, the Neighborhood Improvement Areas #2-3 Bonds were issued in 2019, the Neighborhood Improvement Area #4 Bonds were issued in 2020, and the Neighborhood Improvement Area #5 Bonds were issued in 2022. This Service and Assessment Plan is being updated to provide for the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds and the Neighborhood Improvement Area #1 Refunding Bonds being issued in 2024.

The purpose of this gradual issuance of PID Bonds is to mirror the actual private development of the Authorized Improvements. The PID Bonds to be issued are most prudently and efficiently utilized when directly coinciding with construction of public infrastructure needed for private development that is to occur once the infrastructure is completed; it is most effective to issue the PID Bonds when the infrastructure is needed, not before. Furthermore, there is no economic advantage, and several disadvantages to issuing debt and encumbering property within the PID prior to the need for the Authorized Improvements.

Additionally, phased issuance of debt will maintain a prudent value to lien ("VtL") within the financing program. In order to maintain a prudent VtL, the initial issuance of PID Bonds for a specific set of Authorized Improvements may not fund the entire desired level of public infrastructure because the property value is not high enough to support the entire debt load at the VtL chosen for the development. In that case, the Developer will need to fund the additional infrastructure costs with cash at closing. This cash investment by the Developer for certain Authorized Improvements can be reimbursed by a subsequent parity lien bond financing, secured

by the same assessments, once the assessed property is partially or fully developed and the value has increased sufficiently to permit the issuance of the additional bonds in a prudent fashion.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Neighborhood Improvement Areas #2-5 Major Improvements, Neighborhood Improvement Area #1 Improvements, Neighborhood Improvement Area #2 Improvements, Neighborhood Improvement Area #3 Improvements, Neighborhood Improvement Area #4 Improvements, Neighborhood Improvement Area #5A Improvements, and Neighborhood Improvement Area #5B Improvements (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments levied on the Neighborhood Improvement Area #1 Assessed Property, the Neighborhood Improvement Area #2 Assessed Property, the Neighborhood Improvement Area #3 Assessed Property, the Neighborhood Improvement Area #4 Assessed Property, the Neighborhood Improvement Area #5A Assessed Property, the Neighborhood Improvement Area #5B Property, and the Neighborhood Improvement Areas #2-5 Major Improvements Assessed Property for such Authorized Improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Neighborhood Improvement Areas #2-5 Major Improvements, Neighborhood Improvement Area #1 Improvements, Neighborhood Improvement Area #2 Improvements, Neighborhood Improvement Area #3 Improvements, Neighborhood Improvement Area #4 Improvements, Neighborhood Improvement Area #5A Improvements, and Neighborhood Improvement Area #5B Improvements to Parcels in a manner that results in equal shares of the Actual Costs of such Authorized Improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

B. Allocation of Costs of Authorized Improvements Only Benefiting Neighborhood Improvement Area #1

The Neighborhood Improvement Area #1 Improvements only provide special benefit to Parcels within Neighborhood Improvement Area #1, and these costs are allocated 100% to Neighborhood Improvement Area #1. The Actual Costs of the Neighborhood Improvement Area #1 Improvements that only provide a benefit to Neighborhood Improvement Area #1 are shown in Table V-B.1. The costs detailed in Table V-B.1 are subject to revision through the Annual Service Plan Updates.

C. Allocation of Costs of Authorized Improvements Only Benefiting Neighborhood Improvement Area #2

The Neighborhood Improvement Area #2 Improvements only provide special benefit to Parcels within Neighborhood Improvement Area #2, and these costs are allocated 100% to Neighborhood Improvement Area #2. The Actual Costs of the Neighborhood Improvement Area #2 Improvements that only provide a benefit to Neighborhood Improvement Area #2 are shown in Table V-B.2. The Actual Costs detailed in Table V-B.2 are subject to revision through the Annual Service Plan Updates.

D. Allocation of Costs of Authorized Improvements Only Benefiting Neighborhood Improvement Area #3

The Neighborhood Improvement Area #3 Improvements only provide special benefit to Parcels within Neighborhood Improvement Area #3, and these costs are allocated 100% to Neighborhood Improvement Area #3. The Actual Costs of the Neighborhood Improvement Area #3 Improvements that only provide a benefit to Neighborhood Improvement Area #3 are shown in Table V-B.3. The Actual Costs detailed in Table V-B.3 are subject to revision through the Annual Service Plan Updates.

E. Allocation of Costs of Authorized Improvements Only Benefiting Neighborhood Improvement Area #4

The Neighborhood Improvement Area #4 Improvements only provide special benefit to Parcels within Neighborhood Improvement Area #4, and these costs are allocated 100% to Neighborhood Improvement Area #4. The estimated costs of the Neighborhood Improvement Area #4 Improvements that only provide a benefit to Neighborhood Improvement Area #4 are shown in Table V-B.4. The costs detailed in Table V-B.4 are subject to revision through the Annual Service Plan Updates.

F. Allocation of Costs of Authorized Improvements Only Benefiting Neighborhood Improvement Area #5A

The Neighborhood Improvement Area #5A Improvements only provide special benefit to Parcels within Neighborhood Improvement Area #5A, and these costs are allocated 100% to Neighborhood Improvement Area #5A. The estimated costs of the Neighborhood Improvement Area #5A Improvements that only provide a benefit to Neighborhood Improvement Area #5A are shown in Table V-B.5. The costs detailed in Table V-B.5 are subject to revision through the Annual Service Plan Updates.

G. Allocation of Costs of Authorized Improvements Only Benefiting Neighborhood Improvement Area #5B

The Neighborhood Improvement Area #5B Improvements only provide special benefit to Parcels within Neighborhood Improvement Area #5B, and these costs are allocated 100% to Neighborhood Improvement Area #5B. The estimated costs of the Neighborhood Improvement Area #5B Improvements that only provide a benefit to Neighborhood Improvement Area #5B are shown in Table V-B.6. The costs detailed in Table V-B.6 are subject to revision through the Annual Service Plan Updates.

H. Allocation of Costs of Major Improvements

The Major Improvements provide special benefit to all Assessed Property within the PID, and these costs are allocated between Neighborhood Area #1 and Neighborhood Improvement Areas #2-5 based on the estimated As-Built Assessed Value as shown in the Original SAP. The Actual

Costs of the Major Improvements are shown in Table V-B.1. The Actual Costs detailed in Table V-B.1 are subject to revision through the Annual Service Plan Updates.

I. ALLOCATION OF COSTS RELATING TO ISSUANCE OF PID BONDS

The costs relating to the issuance of the Neighborhood Improvement Area #1 Refunding Bonds are allocated 100% to Neighborhood Improvement Area #1 Assessed Property. The costs relating to issuing Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds are allocated 100% to Neighborhood Improvement Areas #2-5. The costs relating to the issuance of the Neighborhood Improvement Areas #2-3 Bonds are allocated 100% to Neighborhood Improvement Area #2 Assessed Property and the Neighborhood Improvement Area #3 Assessed Property. The costs related to the issuance of the Neighborhood Improvement Area #4 Bonds are allocated 100% to Neighborhood Improvement Area #4 Assessed. The costs relating to the issuance of the Neighborhood Improvement Area #5 Bonds are allocated 100% to Neighborhood Improvement Area #5A Assessed Property and the Neighborhood Improvement Area #5B Assessed Property.

Table V-A.1
NIA #2-5 Major Improvement Refunding Bond Issuance Costs

Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bond Issuance Costs	
Underwriter's Discount	$437,160
Costs of Issuance	$802,105
Deposit to Debt Service Reserve	$706,939
Deposit to Additional Interest Reserve	$145,720
Total Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bond Issuance Costs	**$2,091,924**

Table V-A.2
NIA #1 Refunding Bond Issuance Costs

Neighborhood Improvement Area #1 Refunding Bond Issuance Costs	
Underwriter's Discount	$299,700
Costs of Issuance	$602,192
Gross Bond Issuance Premium	$180,491
Surety for Debt Service Reserve Fund	$13,781
Deposit to Debt Service Reserve	$196,875
Deposit to Additional Interest Reserve	$99,900
Total Neighborhood Improvement Area #1 Refunding Bond Issuance Costs	**$1,392,940**

The Actual Costs of the Neighborhood Improvement Area #1 Improvements and the Neighborhood Improvement Areas #2-5 Major Improvements that provide a benefit to Neighborhood Improvement Area #1 and Neighborhood Improvement Areas #2-5 are shown in

Table V-B.1 and which were paid out of the proceeds of the Neighborhood Improvement Area #1 Bonds and the Neighborhood Improvement Areas #2-5 Major Improvement Bonds, respectively.

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Table V-B.1
Allocation of Costs of Major Improvements to NIA #2-5 and NIA #1

			Neighborhood Improvement Area #1		Neighborhood Improvement Areas #2-5	
		Total Costs[1]	*% Allocation*	*Share of Costs*	*% Allocation*	*Share of Costs*
Major Improvements						
Detention Ponds[2]		$1,713,240	20.81%	$356,525	79.19%	$1,356,714
Paving Road A - Fenwick[2]		$1,757,332	20.81%	$365,701	79.19%	$1,391,631
Paving Road F - Sutton Fields[2]		$1,329,016	20.81%	$276,568	79.19%	$1,052,447
Paving - FM 1385		$473,345	20.81%	$98,503	79.19%	$374,842
1/2 Crutchfield Road[2]		$1,016,121	20.81%	$211,455	79.19%	$804,666
ROW and Open Space Acquisition		$6,500,000	20.81%	$1,352,650	79.19%	$5,147,350
Boleyn Paving - Road B[2]		$262,789	20.81%	$54,686	79.19%	$208,103
Offsite Water		$1,015,695	20.81%	$211,366	79.19%	$804,329
Offsite Sewer[2]		$2,807,208	20.81%	$584,180	79.19%	$2,223,028
Professional consulting and legal fees		$620,000	20.81%	$129,022	79.19%	$490,978
	A	**$17,494,746**		**$3,640,657**		**$13,854,089**
Authorized Improvements Only Benefiting Neighborhood Improvement Area #1						
Water Improvements		$1,484,079	100%	$1,484,079	0%	$0
Sewer Improvements		$1,327,844	100%	$1,327,844	0%	$0
Storm Sewer Improvements		$2,563,601	100%	$2,563,601	0%	$0
Roadway Improvements		$3,627,916	100%	$3,627,916	0%	$0
	B	**$9,003,440**		**$9,003,440**		**$0**
Subtotal - Major Improvements + Neighborhood Area #1 Improvements	*C=A+B*	*$26,498,186*		*$12,644,096*		*$13,854,089*
Neighborhood Improvement Areas #2-5 Bond Issuance Costs						
Debt Service Reserve Fund		$1,430,125	0%	$0	100%	$1,430,125
Capitalized Interest		$2,398,264	0%	$0	100%	$2,398,264
Cost of Issuance		$1,179,750	0%	$0	100%	$1,179,750
Underwriter's Discount		$437,266	0%	$0	100%	$437,266
	D	**$5,445,405**		**$0**		**$5,445,405**
Neighborhood Improvement Area #1 Bond Issuance Costs						
Debt Service Reserve Fund		$978,100	100%	$978,100	0%	$0
Capitalized Interest		$1,448,051	100%	$1,448,051	0%	$0
Cost of Issuance		$871,556	100%	$871,556	0%	$0
Underwriter's Discount		$300,434	100%	$300,434	0%	$0
	E	**$3,598,141**		**$3,598,141**		**$0**
Subtotal – Neighborhood Improvement Areas #2-5 Bond Issuance Cost + Neighborhood Improvement Area #1 Bond Issuance Cost	*F=D or E*	*$9,043,546*		*$3,598,141*		*$5,445,405*
Total Authorized Improvements	***G=C+F***	**$35,541,732**		**$16,242,238**		**$19,299,494**

[1]See also Table III-A.

[2]The costs shown are updated from what was presented in the original SAP. City Council has allowed the cost overruns to be included in the NIA #2-5 Actual Cost, but the cost overruns are not permitted in the NIA #1 Actual Cost and were covered by the Developer.

The Actual Costs of the Neighborhood Improvement Area #2 Improvements that only provide a benefit to Neighborhood Improvement Area #2 are shown in Table V-B.2 below.

Table V-B.2
Allocation of NIA #2 Improvement Costs

		Neighborhood Improvement Area #2	
	Total Costs[1]	***% Allocation***	***Share of Costs***
Authorized Improvements Only Benefitting Neighborhood Improvement Area #2			
Roadway improvements	$1,699,596	100%	$1,699,596
Water distribution improvements	$447,989	100%	$447,989
Sewer collection improvements	$459,689	100%	$459,689
Storm Sewer collection improvements	$850,638	100%	$850,638
Other soft and miscellaneous costs	$770,204	100%	$770,204
Total NIA #2 Improvements	**$4,228,116**		**$4,228,116**

[1]See Table III-B for details.

The Actual Costs of the Neighborhood Improvement Area #3 Improvements that only provide a benefit to Neighborhood Improvement Area #3 are shown in Table V-B.3 below.

Table V-B.3
Allocation of NIA #3 Improvement Costs

		Neighborhood Improvement Area #3	
	Total Costs[1]	***% Allocation***	***Share of Costs***
Authorized Improvements Only Benefitting Neighborhood Improvement Area #3			
Roadway improvements	$2,437,225	100%	$2,437,225
Water distribution improvements	$697,756	100%	$697,756
Sewer collection improvements	$629,868	100%	$629,868
Storm Sewer collection improvements	$1,962,024	100%	$1,962,024
Other soft and miscellaneous costs	$988,693	100%	$988,693
Total NIA #3 Improvements	**$6,715,566**		**$6,715,566**

[1]See Table III-C for details.

The Actual costs of the Neighborhood Improvement Area #4 Improvements that only provide a benefit to Neighborhood Improvement Area #4 are shown in Table V-B.4.

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Table V-B.4
Allocation of NIA #4 Improvement Costs

		Neighborhood Improvement Area #4	
	Total Costs[1]	***% Allocation***	***Share of Costs***
Authorized Improvements Only Benefitting Neighborhood Improvement Area #4			
Roadway improvements	$2,277,454	100%	$2,277,454
Water distribution improvements	$1,504,742	100%	$1,504,742
Sewer collection improvements	$719,563	100%	$719,563
Storm Sewer collection improvements	$1,311,377	100%	$1,311,377
Other soft and miscellaneous costs	$0	100%	$0
Total NIA #4 Improvements	**$5,813,136**		**$5,813,136**

[1]See Table III-D for details.

The estimated costs of the Neighborhood Improvement Area #5A Improvements that only provide a benefit to Neighborhood Improvement Area #5A are shown in Table V-B.5 below.

Table V-B.5
Allocation of NIA #5A Improvement Costs

		Neighborhood Improvement Area #5A	
	Total Costs[1]	***% Allocation***	***Share of Costs***
Authorized Improvements Only Benefitting Neighborhood Improvement Area #5A			
Roadway improvements	$3,325,589	100%	$3,325,589
Water distribution improvements	$970,144	100%	$970,144
Sewer collection improvements	$959,493	100%	$959,493
Storm Sewer collection improvements	$1,107,463	100%	$1,107,463
Other soft and miscellaneous costs	$4,072,657	100%	$4,072,657
Total NIA #5A Improvements	**$10,435,347**		**$10,435,347**

[1]See Table III-E for details.

The estimated costs of the Neighborhood Improvement Area #5B Improvements that only provide a benefit to Neighborhood Improvement Area #5B are shown in Table V-B.6.

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Table V-B.6
Allocation of NIA #5B Improvement Costs

	Total Costs[1]	Neighborhood Improvement Area #5B	
		% Allocation	*Share of Costs*
Authorized Improvements Only Benefitting Neighborhood Improvement Area #5B			
Roadway improvements	$7,264,899	100%	$7,264,899
Water distribution improvements	$2,288,145	100%	$2,288,145
Sewer collection improvements	$2,273,106	100%	$2,273,106
Storm Sewer collection improvements	$3,234,758	100%	$3,234,758
Landscaping, irrigation, and other improvements	$795,820	100%	$795,820
Other soft and miscellaneous costs	$3,678,552	100%	$3,678,552
Total NIA #5B Improvements	**$19,535,280**		**$19,535,280**

[1]See Table III-E for details.

J. Determination of Special Benefit and Assessments

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has found and determined:

Neighborhood Improvement Area #1

a) The Neighborhood Improvement Area #1 Improvement costs, prior to the issuance of Neighborhood Improvement Area #1 Refunding Bonds, initially allocated to Neighborhood Improvement Area #1 equaled $16,242,238. Following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds, including the costs shown in Table V-A.1, the costs related to the Neighborhood Improvement Area #1 Improvements allocated to Neighborhood Improvement Area #1 equals $17,635,178; and

b) The Neighborhood Improvement Area #1 Assessed Property receives special benefit from the Neighborhood Improvement Area #1 Improvements; and

c) At the time of the issuance of the Neighborhood Improvement Area #1 Bonds, the parcels in the Neighborhood Improvement Area #1 Initial Parcel were collectively allocated 100% of the Neighborhood Improvement Area #1 Assessments, which equaled $11,560,000 at the time of the levy of the Neighborhood Improvement Area #1 Assessments. Following the issuance of Neighborhood Improvement Area #1 Refunding Bonds, the Neighborhood Improvement Area #1 Assessments will be outstanding in the amount of $9,990,000 and are allocated as shown on the Neighborhood Improvement Area #1 Assessment Roll

attached hereto as Appendix E. The Assessment per Unit for each Lot Type within Neighborhood Improvement Area #1 is shown in Appendix C as calculated pursuant to the Assessment allocation methodology using estimated buildout values as described in the Original SAP; and

d) The Neighborhood Improvement Area #1 Assessed Property receives a direct and special benefit from the Neighborhood Improvement Area #1 Improvements, and this benefit is equal to or greater than the amount of the Assessments, as shown on Table V-C.

Table V-C
Neighborhood Improvement Area #1 Special Benefit and Assessment - Updated

	Neighborhood Improvement Area #1 Bonds	Neighborhood Improvement Area #1 Refunding Bonds
Special Benefit		
Neighborhood Improvement Area #1 Improvements[1]	$12,644,097	$12,644,097
Neighborhood Improvement Area #1 Bond Issuance Costs		
Reserve Fund	$978,100	$978,100
Capitalized Interest	$1,448,051	$1,448,051
Cost of Issuance[2]	$871,556	$871,556
Underwriter's Discount/Underwriter's Counsel	$300,434	$300,434
Subtotal Neighborhood Improvement Area #1 Bond Issuance Costs	*$3,598,141*	*$3,598,141*
Neighborhood Improvement Area #1 Refunding Bond Issuance Costs		
Bond Insurance Premium	$0	$180,491
Surety for DSRF	$0	$13,781
Cost of Issuance	$0	$602,192
Underwriter's Discount	$0	$299,700
Deposit to Debt Service Reserve Fund	$0	$196,875
Deposit to Additional Interest Reserve	$0	$99,900
Subtotal Neighborhood Improvement Area #1 Refunding Bond Issuance Costs	*$0*	*$1,392,940*
Total	**$16,242,238**	**$17,635,178**
Special Benefit		
Total Special Benefit	$16,242,238	$17,635,178
Assessments	$11,560,000	$11,560,000
Refunding related savings[3]	$0	($74,395)
Excess Benefits	**$4,682,238**	**$6,000,782**

[1]See Table V-B.1 for details.
[2]Includes cost of issuance plus developer's counsel, SAP consultant, and appraisal costs.
[3]See Table VI-A.5.

Neighborhood Improvement Areas #2-5

a) The Neighborhood Improvement Areas #2-5 Major Improvement costs, prior to the issuance of Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds, initially allocated to Neighborhood Improvement Areas #2-5 equaled $19,299,355. Following the issuance of the Neighborhood Improvement Areas #2-5 Major Improvement Area Refunding Bond, including the costs shown in Table V-A.2, the costs related to the Neighborhood Improvement Areas #2-5 Major Improvement allocated to Neighborhood Improvement Areas #2-5 equals $21,391,279; and

b) The Neighborhood Improvement Areas #2-5 Major Improvements Assessed Property receives special benefit from the Neighborhood Improvement Areas #2-5 Major Improvements; and

c) The Neighborhood Improvement Areas #2-5 Initial Parcel was collectively allocated 100% of the Neighborhood Improvement Areas #2-5 Assessments, which equaled $16,825,000 at the time of the levy of the Neighborhood Improvement Area #2-5 Assessments. Following the issuance of the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds, the Neighborhood Improvement Areas #2-5 Assessments are outstanding in the amount of $14,572,000 and are allocated as shown on the Neighborhood Improvement Areas #2-5 Major Improvements Assessment Roll attached hereto as Appendix F; and

d) The Neighborhood Improvement Areas #2-5 Major Improvements Assessed Property receives a direct and special benefit from the Neighborhood Improvement Areas #2-5 Major Improvements, and this benefit is equal to or greater than the amount of the Assessments, as shown on Table V-D.

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Table V-D
Neighborhood Improvement Areas #2-5 Special Benefit and Assessment - Updated

	Neighborhood Improvement Areas #2-5 Major Improvement Bonds	Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds
Special Benefit		
Neighborhood Improvement Areas #2-5 Improvements[1]	$13,854,089	$13,854,089
Neighborhood Improvement Area #2-5 Major Improvement Bonds Bond Issuance Costs		
Reserve Fund	$1,430,125	$1,430,125
Capitalized Interest	$2,398,125	$2,398,125
Cost of Issuance[2]	$1,179,750	$1,179,750
Underwriter's Discount/Underwriter's Counsel	$437,266	$437,266
Subtotal Neighborhood Improvement Area #2-5 Major Improvement Bonds	*$5,445,266*	*$5,445,266*
Neighborhood Improvement Area #2-5 Major Improvement Refunding Bond Issuance Costs		
Cost of Issuance	*$0*	*$802,105*
Underwriter's Discount	*$0*	*$437,160*
Deposit to Debt Service Reserve Fund	*$0*	*$706,939*
Deposit to Additional Interest Reserve	*$0*	*$145,720*
Subtotal Neighborhood Improvement Area #2-5 Major Improvement Refunding Bond Issuance Costs	*$0*	*$2,091,924*
Total Special Benefit	*$19,299,355*	*$21,391,279*
Special Benefit		
Total Special Benefit	$19,299,355	$21,391,279
Assessment	$16,825,000	$16,825,000
Refunding related savings[3]	$0	($43,464)
Excess Benefits	**$2,474,355**	**$4,522,815**

[1]See Table V-B.1 for details
[2]Includes cost of issuance plus developer's counsel, SAP consultant, and appraisal costs.
[3]See Table VI-A.4 for details.

Neighborhood Improvement Area #2

a) The Actual Costs of the Neighborhood Improvement Area #2 Improvements allocated to Neighborhood Improvement Area #2 equals $4,228,116; and

b) The Neighborhood Improvement Area #2 Assessed Property receives special benefit from the Neighborhood Improvement Area #2 Improvements; and

c) The Neighborhood Improvement Area #2 Initial Parcel initially consisted of all property in Neighborhood Improvement Area #2, therefore the Neighborhood Improvement Area #2 Initial Parcel (or Parcel or Parcels subsequently subdivided from it) was allocated 100% of the Neighborhood Improvement Area #2 Assessments, which equal $1,905,000 as shown on the Neighborhood Improvement Area #2 Assessment Roll attached hereto as Appendix G. The Assessment per Unit for each Lot Type within Neighborhood Improvement Area #2 is shown in Appendix C as calculated pursuant to the Assessment allocation methodology using estimated buildout values as described in the Original SAP; and

d) The Neighborhood Improvement Area #2 Assessed Property receives a direct and special benefit from the Neighborhood Improvement Area #2 Improvements, and this benefit is equal to or greater than the amount of the Assessments, as shown on Table V-E.

Table V-E
Neighborhood Improvement Area #2 Special Benefit and Assessment

Special Benefit	
Neighborhood Improvement Area #2 Improvements[1]	$4,228,116
Reserve Fund	$164,967
Capitalized Interest	$0
Cost of Issuance	$110,529
Underwriter's Discount/Underwriter's Counsel	$57,150
Subtotal Special Benefit	*$4,560,762*
Assessments	
Assessments securing Neighborhood Improvement Areas #2-3 Bonds	$1,905,000
Excess Benefits	**$2,655,762**

[1]See Table V-B.2 for details

Neighborhood Improvement Area #3

a) The Actual Costs of the Neighborhood Improvement Area #3 Improvements allocated to Neighborhood Improvement Area #3 equals $6,715,566; and

b) The Neighborhood Improvement Area #3 Assessed Property receives special benefit from the Neighborhood Improvement Area #3 Improvements; and

c) The Neighborhood Improvement Area #3 Initial Parcel consists of all property in Neighborhood Improvement Area #3, therefore the Neighborhood Improvement Area #3 Initial Parcel (or Parcel or Parcels subsequently subdivided from it) was allocated 100% of the Neighborhood Improvement Area #3 Assessments, which equal $4,450,000 as shown on the Neighborhood Improvement Area #3 Assessment Roll attached hereto as Appendix H. The Assessment per Unit for each Lot Type within Neighborhood Improvement Area #3 is shown in Appendix C as calculated pursuant to the Assessment allocation methodology using estimated buildout values as described in the Original SAP; and

d) The Neighborhood Improvement Area #3 Assessed Property receives a direct and special benefit from the Neighborhood Improvement Area #3 Improvements, and this benefit is equal to or greater than the amount of the Assessments, as shown on Table V-F.

Table V-F
Neighborhood Improvement Area #3 Special Benefit and Assessment

Special Benefit	
Neighborhood Improvement Area #3 Improvements[1]	$6,715,566
Reserve Fund	$385,357
Capitalized Interest	$360,710
Cost of Issuance	$241,471
Underwriter's Discount/Underwriter's Counsel	$133,500
Subtotal Special Benefit	*$7,836,604*
Assessments	
Assessments securing Neighborhood Improvement Areas #2-3 Bonds	$4,450,000
Excess Benefits	**$3,386,604**

[1]See Table V-B.3 for details.

Neighborhood Improvement Area #4

a) The estimated costs of the Neighborhood Improvement Area #4 Improvements allocated to Neighborhood Improvement Area #4 equals $5,778,220; and

b) The Neighborhood Improvement Area #4 Assessed Property receives special benefit from the Neighborhood Improvement Area #4 Improvements; and

c) The Neighborhood Improvement Area #4 Initial Parcel consists of all property in Neighborhood Improvement Area #4, therefore the Neighborhood Improvement Area #4 Initial Parcel (or Parcel or Parcels subsequently subdivided from it) will be allocated 100% of the Neighborhood Improvement Area #4 Assessments, which equal $4,000,000 as shown on the Neighborhood Improvement Area #4 Assessment Roll attached hereto as Appendix I. The Assessment per Unit for each Lot Type within Neighborhood Improvement Area #4 is shown in Appendix C as calculated pursuant to the Assessment allocation methodology using estimated buildout values as described in the Original SAP; and

d) The Neighborhood Improvement Area #4 Assessed Property receives a direct and special benefit from the Neighborhood Improvement Area #4 Improvements, and this benefit is equal to or greater than the amount of the Assessments, as shown on Table V-G.

Table V-G
Neighborhood Improvement Area #4 Special Benefit and Assessment

Special Benefit	
Neighborhood Improvement Area #4 Improvements[1]	$5,813,136
Reserve Fund	$342,289
Capitalized Interest	$152,167
Cost of Issuance	$228,000
Administration Fund	$25,000
Underwriter's Discount/Underwriter's Counsel	$120,000
Subtotal Special Benefit	*$6,680,592*
Assessments	
Assessments securing Neighborhood Improvement Area #4 Bonds	$4,000,000
Excess Benefits	**$2,680,592**

[1]See Table V-B.4 for details.

Neighborhood Improvement Area #5A

a) The estimated costs of the Neighborhood Improvement Area #5A Improvements allocated to Neighborhood Improvement Area #5A equals $10,435,347; and

b) The Neighborhood Improvement Area #5A Assessed Property receives special benefit from the Neighborhood Improvement Area #5A Improvements; and

c) The Neighborhood Improvement Area #5A Initial Parcel consists of all property in Neighborhood Improvement Area #5A, therefore the Neighborhood Improvement Area #5A Initial Parcel (or Parcel or Parcels subsequently subdivided from it) will be allocated 100% of the Neighborhood Improvement Area #5A Assessments, which equal $7,300,000 as shown on the Neighborhood Improvement Area #5A Assessment Roll attached hereto as Appendix J-2. The Assessment per Unit for each Lot Type within Neighborhood Improvement Area #5A is shown in Appendix C as calculated pursuant to the Assessment allocation methodology using estimated buildout values as described in the Original SAP; and

d) The Neighborhood Improvement Area #5A Assessed Property receives a direct and special benefit from the Neighborhood Improvement Area #5A Improvements, and this benefit is equal to or greater than the amount of the Assessments, as shown on Table V-H.

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Table V-H
Neighborhood Improvement Area #5A Special Benefit and Assessment

Special Benefit	
Neighborhood Improvement Area #5A Improvements[1]	$10,435,347
Less Bond Premium	($110,134)
Reserve Fund	$576,580
Capitalized Interest	$177,013
Cost of Issuance	$339,972
Administrative Expenses	$35,000
Underwriter's Discount/Underwriter's Counsel	$219,000
Subtotal Special Benefit	*$11,672,779*
Assessments	
Assessments securing Neighborhood Improvement Area #5A's portion of NIA #5 Bonds	$7,300,000
Excess Benefits	**$4,372,779**

[1]See Table V-B.5 for details.

Neighborhood Improvement Area #5B

a) The estimated costs of the Neighborhood Improvement Area #5B Improvements allocated to Neighborhood Improvement Area #5B equals $19,535,280; and

b) The Neighborhood Improvement Area #5B Assessed Property receives special benefit from the Neighborhood Improvement Area #5B Improvements; and

c) The Neighborhood Improvement Area #5B Initial Parcel consists of all property in Neighborhood Improvement Area #5B, therefore the Neighborhood Improvement Area #5B Initial Parcel (or Parcel or Parcels subsequently subdivided from it) will be allocated 100% of the Neighborhood Improvement Area #5B Assessments, which equal $13,484,000 as shown on the Neighborhood Improvement Area #5B Assessment Roll attached hereto as Appendix J-3. The Assessment per Unit for each Lot Type within Neighborhood Improvement Area #5B is shown in Appendix C as calculated pursuant to the Assessment allocation methodology using estimated buildout values as described in the Original SAP; and

d) The Neighborhood Improvement Area #5B Assessed Property receives a direct and special benefit from the Neighborhood Improvement Area #5B Improvements, and this benefit is equal to or greater than the amount of the Assessments, as shown on Table V-I.

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Table V-I
Neighborhood Improvement Area #5B Special Benefit and Assessment

Special Benefit	
Neighborhood Improvement Area #5B Improvements[1]	$19,535,280
Less Bond Premium	($200,760)
Reserve Fund	$1,065,015
Capitalized Interest	$326,374
Cost of Issuance	$611,028
Administrative Expenses	$65,000
Underwriter's Discount/Underwriter's Counsel	$404,520
Subtotal Special Benefit	*$21,806,457*
Assessments	
Assessments securing Neighborhood Improvement Area #5B's portion of NIA #5 Bonds	$13,484,000
Excess Benefits	**$8,322,457**

[1]See Table V-B.6 for details.

The Developer has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. The Developer has ratified, confirmed, accepted, agreed to and approved: (i) the determinations and findings by the City Council as to the special benefits described herein and the Assessment Ordinance; (ii) the SAP and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property.

K. Annual Assessment Roll Updates

The Administrator shall prepare, and shall submit to the City Council for approval, updates to the Assessment Rolls and the Annual Service Plan Update to reflect changes such as (i) the identification of each Parcel or Lot (ii) the Assessment for each Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VII.G of this Service and Assessment Plan.

The Service and Assessment Plan Update shall reflect the actual interest on the PID Bonds on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the PID Bonds and Developer funds.

L. Assessments and Annual Installments

The Assessments have been levied on each Parcel or Lot according to the Assessment Rolls. The Annual Installments of the Assessments will be collected on the dates and in the amounts shown on the Assessment Rolls, subject to any revisions made during an Annual Service Plan Update.

M. Administrative Expenses

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel or Lot based on the amount of outstanding Assessment remaining on the Parcel or Lot. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which will be revised based on actual costs incurred in Annual Service Plan Updates. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of Administration Expenses.

N. Additional Interest Rate

Pursuant to the PID Act, the interest rate for Assessments which secure a series of PID Bonds, may exceed the actual interest rate per annum paid on the PID Bonds by no more than one half of one percent (0.50%). Funds generated by the Additional Interest Rate, if any, related to a series of PID Bonds are held in the Additional Interest Reserve held under the respective Indenture for such series of PID Bonds, which may be used to fund the associated interest charged between the date of prepayment of an Assessment and the date on which the related PID Bonds are redeemed, to offset any possible delinquent payments as provided for in the applicable Indenture.

With respect to the Neighborhood Improvement Areas #2-3 Bonds, Neighborhood Improvement Area #4 Bonds, and Neighborhood Improvement Area #5 Bonds, this Additional Interest Reserve shall be funded each year from Additional Interest collected, if any, up to 5.5% of the par amount of the respective series of PID Bonds. If in a given year the Additional Interest Reserve is fully funded at 5.5% of the par amount of the applicable series of PID Bonds, the City shall not collect the Additional Interest Rate in such year. However, in the event such amount is reduced below the required reserve, the City shall resume collecting the Additional Interest Rate as set forth in the applicable Indenture.

With respect to the Neighborhood Improvement Area #1 Refunding Bonds and the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds, the respective Additional Interest Reserve shall be initially funded up to an amount set forth in each respective Indenture from available funds. Following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds and the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds, in the event the amount deposited into the Additional Interest Reserve should drop below the established reserve, the City shall resume collecting the Additional Interest as set forth in the applicable Indenture.

O. TIRZ Credit

The City has agreed to use TIRZ Revenues from TIRZ No. 4 generated from property within Neighborhood Improvement Area #1 Assessed Property to offset a portion of the Annual Installment on the Neighborhood Improvement Area #1 Assessed Property and has agreed to use TIRZ Revenues from TIRZ No. 8 generated from property within Neighborhood Improvement Areas #2-5 Major Improvements Assessed Property to offset a portion of the Annual Installment

on the Neighborhood Improvement Areas #2-5 Major Improvements Assessed Property, respectively (the "TIRZ Credit"). The Annual Installment for each Parcel shall be calculated by taking into consideration any TIRZ Credit applicable to the Parcel.

P. INCORPORATION BY REFERENCE

The Recitals to this amended and restated Service and Assessment Plan are hereby incorporated by reference as if set forth in the body of this amended and restated Service and Assessment Plan and are made a part hereof for all purposes

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VI. SERVICE PLAN

A. SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. The Major Improvements financed with the Neighborhood Improvement Areas #2-5 Major Improvement Bonds and the Neighborhood Improvement Area #1 Improvements financed with the Neighborhood Improvement Area #1 Bonds have been constructed and accepted by the City or MSUD, as applicable. The Neighborhood Improvement Area #2 Improvements have been constructed and accepted by the City or MSUD, as applicable. The Neighborhood Improvement Area #3 Improvements have been constructed and accepted by the City or MSUD, as applicable. The Neighborhood Improvement Area #4 Improvements have been constructed and accepted by the City or MSUD, as applicable. The Neighborhood Improvement Area #5A Improvements have been completed and accepted by the City or MSUD, as applicable, and the Neighborhood Improvement Area #5B Improvements have been completed and accepted by the City or MSUD, as applicable. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Rolls. Any update to this Service and Assessment Plan is herein referred as an "Annual Service Plan Update."

The projected Annual Installments for the Neighborhood Improvement Area #1 Refunding Bonds, the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds, the Neighborhood Improvement Areas #2-3 Bonds (relating to Neighborhood Improvement Area #2), the Neighborhood Improvement Areas #2-3 Bonds (relating to Neighborhood Improvement Area #3), the Neighborhood Improvement Area #4 Bonds (relating to both Neighborhood Improvement Area #4), the Neighborhood Improvement Area #5 Bonds (relating to Neighborhood Improvement Area #5A and Neighborhood Improvement Area #5B), are shown on Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, and Appendix J-1, respectively. The projected annual installments are subject to revision and shall be updated in the Annual Service Plan Update as necessary.

Table VI-A.1 summarizes the original sources and uses of funds that were required to (i) construct the Major Improvements and Neighborhood Improvement Area #1 Improvements financed with the Neighborhood Improvement Areas #2-5 Major Improvement Bonds and Neighborhood Improvement Area #1 Bonds, respectively, (ii) establish the PID, and (iii) issue the Neighborhood Improvement Areas #2-5 Major Improvement Bonds and Neighborhood Improvement Area #1 Bonds, respectively.

Table VI-A.2 and Table VI-A.3 summarize the updated sources and uses of funds related to the issuance of the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds and Neighborhood Improvement Area #1 Refunding Bonds, respectively.

Table VI-A.1
Original Sources and Uses of Funds – NIA #1 and NIA #2-5

Sources of Funds	Neighborhood Improvement Area #1	Neighborhood Improvement Area #2-5
Gross Bond Amount	$11,560,000	$16,825,000
Developer's Advance[1]	$2,581,645	$437,266
Other funding sources[2]	$2,100,592	$2,037,228
Total Sources	**$16,242,238**	**$19,299,494**
Uses of Funds		
Authorized Improvements[3]	$12,644,097	$13,854,089
Debt Service Reserve Fund	$978,100	$1,430,125
Capitalized Interest	$1,448,051	$2,398,264
Costs of Issuance	$871,556	$1,179,750
Underwriter's Discount	$300,434	$437,266
Total Uses	**$16,242,238**	**$19,299,494**

[1]The amounts represent the Developer deposits at the time of bond issuance.

[2]The other funding sources represent projected costs of Authorized Improvements in excess of the bond proceeds and which were paid from Developer deposits at bond closing.

[3]See Table V-A for details.

The Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds are being issued to refund the Neighborhood Improvement Areas #2-5 Major Improvement Bonds. Table VI-A.2 shows the updated sources and uses for NIA #2-5 Major Improvements.

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Table VI-A.2

Projected Sources and Uses of Funds – NIA #2-5 Major Improvement Refunding Bonds

Sources of Funds	Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds
Gross Bond Amount	$14,572,000
Reoffering Premium	$106,548
Available Trust Fund Balances[1]	$3,413,632
Total Sources	**$18,092,180**
Uses of Funds	
Deposit to Current Refunding Fund	$16,000,256
Subtotal	*$16,000,256*
Bond Issuance Costs	
Cost of Issuance	$802,105
Underwriter's Discount	$437,160
Deposit to Debt Service Reserve Fund	$706,939
Deposit to Additional Interest Reserve	$145,720
Subtotal	*$2,091,924*
Total Uses	**$18,092,180**

[1]Represents funds available from pre-refunding trust accounts, related to the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds.

Prior to the issuance of the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds, the outstanding principal due, interest due, Administrative Expenses, and Additional Interest for the prepayment reserve and the delinquency reserve from 2024 to 2040 was $14,615,464, $12,214,325, $860,278 and $925,375 respectively, for the Neighborhood Improvement Areas #2-5 Major Improvement Bonds, which was anticipated to be collected from 1,831 Lots (initial 1,835 Lots less 4 prepaid Lots including one 50' Lot and three 70' Lots) within Neighborhood Improvement Area #2-5.

The Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds are being issued to refund the Neighborhood Improvement Areas #2-5 Major Improvement Bonds. Table VI-A.2 shows the updated sources and uses for the Neighborhood Improvement Areas #2-5 Major Improvements.

Following the issuance of the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds, the total principal due, interest due, Administrative Expense due and Additional Interest for the Additional Interest Reserve Account due from 2024 to 2040 is $14,572,000, $8,014,514, $860,278, and $630,960, respectively, for the Neighborhood Improvement Areas #2-

5 Major Improvement Refunding Bonds which is anticipated to be collected from 1,831 Lots (initial 1,835 Lots less 4 prepaid Lots including one 50' Lot and three 70' Lots) within Neighborhood Improvement Area #2-5. As a result, the principal, interest, and Additional Interest Reserve refunding savings from the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds are $43,464, $4,199,811, $0, and $294,415, respectively, totaling $4,537,691. Table VI-A.3 shows a summary of net savings from the refunding.

Table VI-A.3
Summary of Savings – NIA #2-5 Major Improvement Refunding Bonds

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest[1]	Total
Neighborhood Improvement Area #2-5 Major Improvement Bonds - Original	1,835	2016-2040	$16,825,000	$23,921,064	$960,909	$925,375	$42,632,348
Estimated Savings after Refunding							
Neighborhood Improvement Area #2-5 Major Improvement Bonds - Outstanding	1,831	2025-2040	$14,615,464	$12,214,325	$860,278	$925,375	$28,615,442
Neighborhood Improvement Area #2-5 Major Improvement Refunding Bonds	1,831	2025-2040	$14,572,000	$8,014,514	$860,278	$630,960	$24,077,752
Net Refunding related savings	-		**$43,464**	**$4,199,811**	**$0**	**$294,415**	**$4,537,691**

[1]Additional Interest will only be collected as needed following the issuance of the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds.

The Neighborhood Improvement Area #1 Refunding Bonds are being issued to refund the Neighborhood Improvement Area #1 Bonds. Table VI-A.4 shows the updated sources and uses for Neighborhood Improvement Area #1 Improvements.

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Table VI-A.4
Projected Sources and Uses of Funds – NIA #1 Refunding Bonds

Sources of Funds	Neighborhood Improvement Area #1 Refunding Bonds
Gross Bond Amount	$9,990,000
Reoffering Premium	$319,417
Available Trust Fund Balances[1]	$1,937,573
Total Sources	**$12,246,990**
Uses of Funds	
Deposit to Current Refunding Fund	$10,854,050
Subtotal	*$10,854,050*
Bond Issuance Costs	
Bond Insurance Premium	$180,491
Surety for DSRF	$13,781
Cost of Issuance	$602,192
Underwriter's Discount	$299,700
Deposit to Debt Service Reserve Fund	$196,875
Deposit to Additional Interest Reserve	$99,900
Subtotal	*$1,392,940*
Total Uses	**$12,246,990**

[1]Represents funds available from pre-refunding trust accounts related to the Neighborhood Improvement Area #1 Bonds.

Prior to the issuance of the Neighborhood Improvement Area #1 Refunding Bonds, the outstanding principal due, interest due, Administrative Expenses, and Additional Interest for the prepayment reserve and the delinquency reserve from 2025 to 2045 was $10,064,395, $9,832,088, $1,777,365 and $682,950, respectively, for the Neighborhood Improvement Area #1 Bonds, which was anticipated to be collected from 502 Lots (initial 515 Lots less 13 prepaid Lots including seven 50' Lots, two 60' Lots and four 70' Lots) within Neighborhood Improvement Area #1.

The Neighborhood Improvement Area #1 Refunding Bonds are being issued to refund the Neighborhood Improvement Area #1 Bonds. Table VI-A.4 shows the updated sources and uses for Neighborhood Improvement Area #1 Improvements.

Following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds, the total principal due, interest due, and Additional Interest for the Additional Interest Reserve Account from 2025 to 2045 is $9,990,000, $8,014,514, $1,777,365, and $588,550, respectively, for the Neighborhood Improvement Area #1 Refunding Bonds which is anticipated to be collected from 502 Lots (initial 515 Lots less 13 prepaid Lots including seven 50' Lots, two 60' Lots and four 70'

Lots) within Neighborhood Improvement Area #1. As a result, the principal, interest, and Additional Interest Reserve refunding savings from the Neighborhood Improvement Area #1 Refunding Bonds are $74,395, $1,817,571, $0, and $94,400, respectively, totaling $1,986,369. Table VI-A.5 shows a summary of net savings from the refunding.

Table VI-A.5
Summary of Savings – NIA #1 Refunding Bonds

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest[1]	Total
Neighborhood Improvement Area #1 Bonds - Original	515	2016-2045	$11,560,000	$16,854,770	$1,844,948	$787,225	$31,046,943
Estimated Savings after Refunding							
Neighborhood Improvement Area #1 Bonds - Outstanding	502	2025-2045	$10,064,395	$9,832,088	$1,777,365	$682,950	$22,356,798
Neighborhood Improvement Area #1 Refunding Bonds	502	2025-2045	$9,990,000	$8,014,514	$1,777,365	$588,550	$20,370,429
Net Refunding related savings	**-**		**$74,395**	**$1,817,574**	**$0**	**$94,400**	**$1,986,369**

[1]Additional Interest will only be collected as needed following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds.

The Actual Costs for Neighborhood Improvement Area #2 Improvements and the Neighborhood Improvement Area #3 Improvements plus the costs related to the issuance of the Neighborhood Improvement Area #2-3 Bonds is $12,118,963 as shown in Table VI-B.

Table VI-B
Sources and Uses of Funds – NIA #2 and NIA #3

Sources of Funds	**Neighborhood Improvement Area #2**	**Neighborhood Improvement Area #3**	**Total**
Neighborhood Improvement Areas #2-3 Bond Amount	$1,905,000	$4,450,000	$6,355,000
Other funding sources[1]	$2,655,762	$3,108,201	$5,763,963
Total Sources	**$4,560,762**	**$7,558,201**	**$12,118,963**
Uses of Funds			
Authorized Improvements[2]	$4,228,116	$6,437,163	$10,665,279
Debt Service Reserve Fund	$164,967	$385,357	$550,324
Capitalized Interest	$0	$360,710	$360,710
Costs of Issuance	$110,529	$241,471	$352,000
Underwriter's Discount	$57,150	$133,500	$190,650
Total Uses	**$4,560,762**	**$7,558,201**	**$12,118,963**

[1]The other funding sources represent projected costs of Authorized Improvements to be paid by the Developer in excess of the Neighborhood Improvement Areas #2-3 Bond proceeds and Developer deposits at bond closing.

[2]See Table V-D and Table V-E for details.

The Actual costs for Neighborhood Improvement Area #4 Improvements plus the costs related to the issuance of the Neighborhood Improvement Area #4 Bonds is $6,680,592 as shown in Table VI-C.

Table VI-C
Sources and Uses of Funds – NIA #4

Sources of Funds	Neighborhood Improvement Area #4
Neighborhood Improvement Area #4 Bond Amount	$4,000,000
Other funding sources[1]	$2,680,592
Total Sources	**$6,680,592**
Authorized Improvements[2]	$5,813,136
Debt Service Reserve Fund	$342,289
Capitalized Interest	$152,167
Costs of Issuance	$228,000
Administration Fund	$25,000
Underwriter's Discount	$120,000
Total Uses	**$6,680,592**

[1]The other funding sources represent projected costs of Authorized Improvements to be paid by the Developer in excess of the Neighborhood Improvement Area #4 Bond proceeds and Developer deposits at bond closing.
[2]See Table V-F for details.

The Estimated Costs for Neighborhood Improvement Area #5A Improvements and the Neighborhood Improvement Area #5B Improvements plus the costs related to the issuance of the Neighborhood Improvement Area #5 Bonds is $33,790,130 as shown in Table VI-D.

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Table VI-D
Estimated Sources and Uses of Funds – NIA #5A and NIA #5B

Sources of Funds	Neighborhood Improvement Area #5A	Neighborhood Improvement Area #5B	Total
Neighborhood Improvement Area #5 Bond Amount	$7,300,000	$13,484,000	$20,784,000
Bond Premium	$110,134	$200,760	$310,894
Other funding sources[1]	$4,372,779	$8,322,457	$12,695,236
Total Sources	**$11,782,913**	**$22,007,217**	**$33,790,130**
Uses of Funds			
Authorized Improvements[2]	$10,435,347	$19,535,280	$29,970,627
Debt Service Reserve Fund	$576,580	$1,065,015	$1,641,595
Capitalized Interest	$177,013	$326,374	$503,387
Costs of Issuance	$339,972	$611,028	$951,000
Administrative Expenses	$35,000	$65,000	$100,000
Underwriter's Discount	$219,000	$404,520	$623,520
Total Uses	**$11,782,913**	**$22,007,217**	**$33,790,130**

[1]The other funding sources represent projected costs of Authorized Improvements already paid or to be paid by the Developer in excess of the Neighborhood Improvement Area #5 Bond proceeds at bond closing.

[2]See Table III-E and Table III-F for details.

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Areas #2-5 is shown by Table VI-E. The annual projected costs and indebtedness is subject to revision and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table VI-E
Annual Projected Costs and Annual Projected Indebtedness – NIA #2-5 Major Improvement Areas

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	NIA #2-5 Projected Annual Installments[1]
2019 - 2023	$19,299,355	$16,825,000	$2,474,355	$8,986,178
2024	$2,091,924	$0	$0	$1,790,088
2025	$0	$0	$0	$1,449,114
2026	$0	$0	$0	$1,516,410
2027	$0	$0	$0	$1,516,364
2028	$0	$0	$0	$1,513,217
2029	$0	$0	$0	$1,511,029
2030	$0	$0	$0	$1,509,624
Total	**$21,391,279**	**$16,825,000**	**$2,474,355**	**$19,792,024**

[1]Projected Annual Installments prior to 2025 are related to the Neighborhood Improvement Areas #2-5 Major Improvement Bonds. Projected Annual Installments beginning in 2025 are related to the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds.

The annual projected costs shown in Table VI-E are the annual expenditures relating to the Authorized Improvements shown in Table III-A, the costs associated with creating the PID and costs of issuing the PID Bonds, including reserves shown in Table V-B.1. The difference between the initial annual projected cost and the initial annual projected indebtedness represents an amount funded by the Developer.

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #1 is shown by Table VI-F. The annual projected costs and indebtedness is subject to revision and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table VI-F
Annual Projected Costs and Annual Projected Indebtedness – NIA #1

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	NIA #1 Projected Annual Installments[1]
2019 - 2023	$16,242,238	$11,560,000	$4,682,238	$4,888,405
2024	$1,392,940	$0	$0	$1,078,158
2025	$0	$0	$0	$851,735
2026	$0	$0	$0	$901,013
2027	$0	$0	$0	$906,195
2028	$0	$0	$0	$900,304
2029	$0	$0	$0	$898,892
2030	$0	$0	$0	$901,684
Total	**$17,635,178**	**$11,560,000**	**$4,682,238**	**$11,326,386**

[1]Projected Annual Installments prior to 2025 are related to the Neighborhood Improvement Area #1 Bonds. Projected Annual Installments beginning in 2025 are related to the Neighborhood Improvement Area #1 Refunding Bonds.

The annual projected costs shown in Table VI-E are the annual expenditures relating to the Authorized Improvements shown in Table III-A, the costs associated with creating the PID and costs of issuing the PID Bonds, including reserves shown in Table V-B.1. The difference between the initial annual projected cost and the initial annual projected indebtedness represents an amount funded by the Developer.

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Areas #2-3 is shown by Table VI-G. The annual projected costs and indebtedness is subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table VI-G
Annual Projected Costs and Annual Projected Indebtedness - NIA #2-3

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	NIA #2 Projected Annual Installments	NIA #3 Projected Annual Installments
2019 & Prior	$12,118,963	$6,355,000	$5,763,963	$0	$0
2020	$0	$0	$0	$144,563	$196,967
2021	$0	$0	$0	$114,277	$245,994
2022	$0	$0	$0	$114,448	$261,694
2023	$0	$0	$0	$114,627	$261,714
2024	$0	$0	$0	$114,814	$261,749
2025	$0	$0	$0	$115,009	$261,798
2026	$0	$0	$0	$115,213	$261,862
2027	$0	$0	$0	$115,425	$261,941
Total	**$12,118,963**	**$6,355,000**	**$5,763,963**	**$948,376**	**$2,013,719**

The annual projected costs shown in Table VI-G are the annual expenditures relating to the Authorized Improvements shown in Tables III-B and III-C, the costs associated with creating the PID and costs of issuing the PID Bonds, including reserves shown in Table V-B.2 and Table V-B.3. The difference between the annual projected cost and the annual projected indebtedness represents an amount funded by the Developer.

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #4 Bonds is shown by Table VI-H below. The annual projected costs and indebtedness is subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table VI-H
Annual Projected Costs and Annual Projected Indebtedness - NIA #4

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	NIA #4 Projected Annual Installments
2021	$6,680,592	$4,000,000	$2,680,592	$0
2022	$0	$0	$0	$245,000
2023	$0	$0	$0	$245,444
2024	$0	$0	$0	$245,902
2025	$0	$0	$0	$246,374
2026	$0	$0	$0	$246,860
2027	$0	$0	$0	$247,362
Total	**$6,680,592**	**$4,000,000**	**$2,680,592**	**$1,476,942**

The annual projected costs shown in Table VI-H are the annual expenditures relating to the Authorized Improvements shown in Table III-D, the costs associated with creating the PID and

costs of issuing the PID Bonds, including reserves shown in Table V-B.4. The difference between the annual projected cost and the annual projected indebtedness represents an amount funded by the Developer.

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #5 is shown by Table VI-I. The annual projected costs and indebtedness is subject to revision and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table VI-I
Annual Projected Costs and Annual Projected Indebtedness - NIA #5

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources[1]	NIA #5A Projected Annual Installments[2]	NIA #5B Projected Annual Installments[2]
2021	$11,782,913	$7,300,000	$4,482,913	$0	$0
2022	$22,007,217	$13,484,000	$8,523,217	$0	$0
2023	$0	$0	$0	$405,599	$754,672
2024	$0	$0	$0	$406,460	$756,350
2025	$0	$0	$0	$406,267	$755,920
2026	$0	$0	$0	$407,055	$757,450
2027	$0	$0	$0	$406,790	$756,872
2028	$0	$0	$0	$407,507	$758,254
Total	**$33,790,130**	**$20,784,000**	**$13,006,130**	**$2,439,677**	**$4,539,518**

[1]Other funding sources consists of amounts already paid or to be paid by the Developer in excess of the Neighborhood Improvement Area #5 Bond proceeds at bond closing and the applicable bond premium.
[2]Annual Installments in year 2022 are covered by capitalized interest and bond proceeds for Administrative Expenses.

The annual projected costs shown in Table VI-I are the annual expenditures relating to the Authorized Improvements shown in Tables III-E and III-F, the costs associated with creating the PID and costs of issuing the PID Bonds, including reserves shown in Table VI-D. The difference between the annual projected cost and the annual projected indebtedness represents an amount funded by the Developer.

B. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan update include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice"). The PID Assessment Notice is attached hereto as Appendix D and may be updated in an Annual Service Plan Update.

VII. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE NEIGHBORHOOD IMPROVEMENT AREA #1

The Assessment and Annual Installments for each Assessed Property located within Neighborhood Improvement Area #1 is shown on the Neighborhood Improvement Area #1 Assessment Roll, attached as Appendix E, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Neighborhood Improvement Area #1 Refunding Bonds, to fund the Additional Interest Reserve, if necessary, as described in Section VI, and to cover Administrative Expenses of Neighborhood Improvement Area #1. The Annual Installment for each Parcel shall be calculated by taking into consideration any TIRZ Credit applicable to such Parcel in Neighborhood Improvement Area #1. The TIRZ Credit for each Parcel shall be as described in Section V.O and shall be as provided for in Section VII.D below.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS RELATED TO THE MAJOR IMPROVEMENTS FOR PARCELS LOCATED WITHIN THE NEIGHBORHOOD IMPROVEMENT AREAS #2-5

The Assessment and Annual Installments related to the Major Improvements for each Assessed Property located within Neighborhood Improvement Areas #2-5 are shown on the Neighborhood Improvement Areas #2-5 Major Improvements Assessment Roll, attached as Appendix F, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds, to fund the Additional Interest Reserve, if necessary, as described in Section VI, to cover Administrative Expenses of Neighborhood Improvement Areas #2-5. The Annual Installment for each Parcel shall be calculated by taking into consideration any TIRZ Credit applicable to such Parcel in Neighborhood Improvement Areas #2-5. The TIRZ Credit for each Parcel shall be as described in Section V.O and shall be as provided for in Section VII.E below.

C. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE NEIGHBORHOOD IMPROVEMENT AREA #2, NEIGHBORHOOD IMPROVEMENT AREA #3, NEIGHBORHOOD IMPROVEMENT AREA #4, NEIGHBORHOOD IMPROVEMENT AREA #5A, AND NEIGHBORHOOD IMPROVEMENT AREA #5B

The Assessment and Annual Installments related to the Neighborhood Improvement Area #2 Improvements for each Assessed Property located within Neighborhood Improvement Area #2 are shown on the Neighborhood Improvement Area #2 Assessment Roll, attached as Appendix G,

and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay the debt obligations under the Neighborhood Improvement Areas #2-3 Bonds and to cover Administrative Expenses of Neighborhood Improvement Area #2.

The Assessment and Annual Installments related to the Neighborhood Improvement Area #3 Improvements for each Assessed Property located within Neighborhood Improvement Area #3 are shown on the Neighborhood Improvement Area #3 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay the debt obligations under the Neighborhood Improvement Areas #2-3 Bonds, and to cover Administrative Expenses of Neighborhood Improvement Area #3.

The Assessment and Annual Installments related to the Neighborhood Improvement Area #4 Improvements for each Assessed Property located within Neighborhood Improvement Area #4 are shown on the Neighborhood Improvement Area #4 Assessment Roll, attached as Appendix I, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay the debt obligations under the Neighborhood Improvement Area #4 Bonds, and to cover Administrative Expenses of Neighborhood Improvement Area #4.

The Assessment and Annual Installments related to the Neighborhood Improvement Area #5A Improvements for each Assessed Property located within Neighborhood Improvement Area #5A are shown on the Neighborhood Improvement Area #5A Assessment Roll, attached as Appendix J-2, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay the debt obligations under the Neighborhood Improvement Area #5 Bonds and to cover Administrative Expenses of Neighborhood Improvement Area #5A.

The Assessment and Annual Installments related to the Neighborhood Improvement Area #5B Improvements for each Assessed Property located within Neighborhood Improvement Area #5B are shown on the Neighborhood Improvement Area #5B Assessment Roll, attached as Appendix J-3, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay the debt obligations under the Neighborhood Improvement Area #5 Bonds, and to cover Administrative Expenses of

Neighborhood Improvement Area #5B.

D. TIRZ Credit for Parcels Located in Neighborhood Improvement Area #1

The Annual Installment for each Parcel in Neighborhood Improvement Area #1 shall be calculated by taking into consideration any TIRZ Credit applicable to such Parcel.

The TIRZ Credit for each Parcel in Neighborhood Improvement Area #1 in any given year shall be determined by the TIRZ Revenues collected within TIRZ No. 4 in the preceding year (i.e., TIRZ Revenues collected in 2019 shall be used to calculate the TIRZ Credit applicable to Annual Installments to be collected in 2020).

E. TIRZ Credit for Parcels Located in Neighborhood Improvement Areas #2-5

The Annual Installment for each Parcel in Neighborhood Improvement Areas #2-5 shall be calculated by taking into consideration any TIRZ Credit applicable to such Parcel.

The TIRZ Credit for each Parcel in Neighborhood Improvement Areas #2-5 in any given year shall be determined by the TIRZ Revenues collected within TIRZ No. 8 in the preceding year (i.e., TIRZ Revenues collected in 2019 shall be used to calculate the TIRZ Credit applicable to Annual Installments to be collected in 2020).

F. Reallocation of Assessments for Parcels Located Within the PID

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the new divided Assessed Property
B = the Assessment for the Assessed Property prior to division
C = the estimated As-Built Assessed Value of the new divided Assessed Property
D = the sum of the As-Built Assessed Value for all of the new divided Assessed Properties

The calculation of the As-Built Assessed Value of an Assessed Property shall be performed by the Administrator based on information from the City, the Developer, third party consultants, the Official Public Records of Denton County, Texas, and any other relevant source of information regarding the Assessed Property. The calculation as confirmed by the City Council shall be conclusive.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded Subdivision Plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the new subdivided Lot
B = the Assessment for the Parcel prior to subdivision
C = the sum of the estimated As-Built Assessed Value of all new subdivided Lots with same Lot Type
D = the sum of the estimated As-Built Assessed Value for all of the new subdivided Lots excluding Non-Benefitted Property
E = the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an estimated As-Built Assessed Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact future as-built Lot value and any other information available to the Developer. The calculation of the estimated As-Built Lot value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Developer, homebuilders, third party consultants, and/or the Official Public Records of Denton County, Texas regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

3. Upon Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of

an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

G. Mandatory Prepayment of Assessments

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the transferring party of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

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

H. Reduction of Assessments

1. If after all Authorized Improvements to be funded with a series of PID Bonds have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs used to calculate the Assessments securing such series of PID Bonds, resulting in excess Bond proceeds being available to redeem Bonds of such series, then the Assessment securing such series of PID Bonds for each Parcel of Assessed Property shall be reduced by the City Council such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs and such excess Bond proceeds shall applied to redeem Bonds of such series or as described in the applicable Indenture. The Assessments shall not be reduced to an amount less than the related outstanding series of PID Bonds. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess PID Bond proceeds being available to redeem PID Bonds, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the PID Bonds, including interest on the PID Bonds and Administrative Expenses, and such excess Bond proceeds shall be applied to redeem Bonds or as described in the applicable Indenture. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on estimated build out value of each Parcel or Lot, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced

Assessments equals the amount required to repay the PID Bonds, including interest on the PID Bonds and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the PID Bonds is equal to the outstanding principal amount of the PID Bonds.

3. If after all Authorized Improvements to be funded with a series of PID Bonds have been completed and the Actual Costs for the Authorized Improvements are less than the Budgeted Costs used to calculate the Assessments securing the PID Bonds, resulting in excess Bond proceeds, then the City Council may reduce the Assessment securing the PID Bonds for each Assessed Property such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding series of PID Bonds.

4. Similarly, if the City does not undertake some of the Authorized Improvements with the PID Bonds then the City Council may reduce the Assessment securing the PID Bonds for each Assessed Property to reflect only the Actual Costs that were expended. The Assessments shall not be reduced to an amount less than the related outstanding series of PID Bonds.

5. The City Council may apply excess PID Bond proceeds to the redemption of the respective PID Bonds or as described in the applicable Indenture.

I. PAYMENT OF ASSESSMENTS

1. Payment in Full

(a) The Assessment for any Parcel may be paid in full at any time in accordance the PID Act. The Payment shall include all Prepayment Costs. If prepayment in full will result in redemption of PID Bonds, the payment amount shall be reduced from any proceeds from the Debt Service Reserve Fund applied to the redemption pursuant to the Indenture, net of any other costs applicable to the redemption of PID Bonds.

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

(c) Upon payment in full of an Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the related Indenture; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate. The City shall provide the owner of the affected Assessed Property a recordable "Notice of PID Assessment Termination."

(d) At the option of the Parcel owner, the Assessment on any Parcel may be paid in

part in an amount equal to the amount of prepaid Assessments plus Prepayment Costs with respect thereto. Upon the payment of such amount for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made. The partial Assessment payment will be used to redeem the bonds.

2. Payment of Annual Installments

The Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the Act authorizes the City to collect interest and collection costs on the outstanding Assessment. An Annual Installment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown in the Assessment Roll, which includes interest on the outstanding Assessment and Administrative Expenses.

The Annual Installments as listed on the Assessment Rolls for Neighborhood Improvement Area #1 in Appendix E and Neighborhood Improvement Areas #2-5 in Appendix F have been calculated using an estimated interest rate on the Neighborhood Improvement Area #1 Refunding Bonds of 5.00% and an estimated interest rate on the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds of 5.375% for years 1 through 9 (2024-2033) and 5.875% for years 10 through 16 (2034-2040), respectively.

The Annual Installments as listed on the Assessment Rolls for Neighborhood Improvement Area #2 in Appendix G and Neighborhood Improvement Areas #3 in Appendix H have been calculated using an interest rate of 4.125% for the Neighborhood Improvement Area #2-3 Bonds maturing through 2039 and an interest rate of 4.250% for the Neighborhood Improvement Area #2-3 Bonds maturing after 2039.

The Annual Installments as listed on the Assessment Rolls for Neighborhood Improvement Area #4 in Appendix I have been calculated using an interest rate of 4.125% for the Neighborhood Improvement Area #4 Bonds.

The Annual Installments as listed on the Assessment Rolls for Neighborhood Improvement Area #5A and Neighborhood Improvement Area #5B in Appendix J (including Appendix J-1, Appendix J-2, and Appendix J-3) have been calculated using an interest rate of 2.875% in years 1 through 6 (2022-2027), 3.25% in years 7 through 11 (2028-2032), 3.50% in years 12 through 21 (2033-2042), and 4.00% in years 22 through 30 (2043-2051) on the Neighborhood Improvement Area #5 Bonds.

The Annual Installments shall be reduced to equal the actual costs of repaying the PID Bonds and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances. If additional Assessments are levied on the Project by the City, the Annual Installments will be adjusted to reflect the changes.

The City reserves and shall have the right and option to refund the PID Bonds in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installment so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding PID Bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding PID Bonds, and such refunding PID Bonds shall constitute "PID Bonds" for purposes of this Service and Assessment Plan.

J. COLLECTION OF ANNUAL INSTALLMENTS

The Administrator shall, no less frequently than annually, prepare and submit to the City Council for its approval, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a calculation of the Annual Installment for each Assessed Property. Administrative Expenses shall be allocated among Assessed Properties in proportion to the amount of the Annual Installments for the Assessed Property. Each Annual Installment shall be reduced by any credits applied under the Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, and existing deposits for an additional interest reserve. Annual Installments may be collected by the City (or such entity to whom the City directs) in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies in the same manner and at the same time as ad valorem taxes. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Any sale of Assessed Property for nonpayment of the delinquent Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such Assessed Property and such Assessed Property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such Assessed Property as they become due and payable.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated each September 1 and assessed annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

Each Annual Installment for the Neighborhood Improvement Area #2 Assessments, including the interest on the unpaid amount of an Assessment, shall be assessed annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of each year following the commencement of collection of the Neighborhood Improvement Area #2 Annual Installments. Collection of the Annual Installment for the Neighborhood Improvement Area #2 Assessments commenced as of September 1, 2019.

Each Annual Installment for the Neighborhood Improvement Area #3 Assessments, including the interest on the unpaid amount of an Assessment, shall be assessed annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of each

year following the commencement of collection of the Neighborhood Improvement Area #3 Annual Installments. Collection of the Annual Installment for the Neighborhood Improvement Area #3 Assessments commenced with the issuance of the Neighborhood Improvement Areas #2-3 Bonds.

Each Annual Installment for the Neighborhood Improvement Area #4 Assessments, including the interest on the unpaid amount of an Assessment, shall be assessed annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of each year following the commencement of collection of the Neighborhood Improvement Area #4 Annual Installments. Collection of the Annual Installment for the Neighborhood Improvement Area #4 Assessments commenced with the issuance of the Neighborhood Improvement Area #4 Bonds.

Each Annual Installment for the Neighborhood Improvement Area #5A Assessments and the Neighborhood Improvement Area #5B Assessments including the interest on the unpaid amount of an Assessment shall begin with the issuance of Neighborhood Improvement Area #5 Bonds and be assessed annually thereafter. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of each year following the commencement of collection of the Neighborhood Improvement Area #5A Annual Installments and the Neighborhood Improvement Area #5B Annual Installments. Collection of the Annual Installment for the Neighborhood Improvement Area #5A Assessments and Neighborhood Improvement Area #5B Assessments shall commence with the issuance of the Neighborhood Improvement Area #5 Bonds.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator of the PID. The City shall notify Developer in writing at least thirty (30) days in advance before appointing a third-party Administrator.

To the extent consistent with the PID Act, an owner of an Assessed Property claiming that a calculation error has been made in the Assessment Roll, including the calculation of the Annual Installment, must send a written notice describing the error to the City no later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. If an owner fails to give such notice, such owner shall be deemed to have accepted the calculation of the Assessment Rolls (including the Annual Installments) and to have waived any objection to the calculation. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Property owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Rolls should be modified or changed in favor of the Assessed Property owner, such change or modification shall be presented to the City Council for approval, to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Property owner (except for the final year during which the Annual Installment shall be collected), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Rolls may be appealed to the City Council. Any amendments made to the Assessment Rolls pursuant to calculation errors shall be made pursuant to the PID Act.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall terminate on the date the Assessment is paid in full, including payment of any unpaid Annual Installments and Delinquent Collection Costs, if any. After the termination of the Assessment, and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination."

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

D. ADMINISTRATION AND INTERPRETATION OF PROVISIONS

The City Council shall administer (or cause the administration of) the PID, this SAP, and all Annual Service Plan Updates consistent with the PID Act, unless stated otherwise herein or in the Indenture, such determination shall be conclusive.

E. SEVERABILITY

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan, or the application of same to an Assessed Property or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part thereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

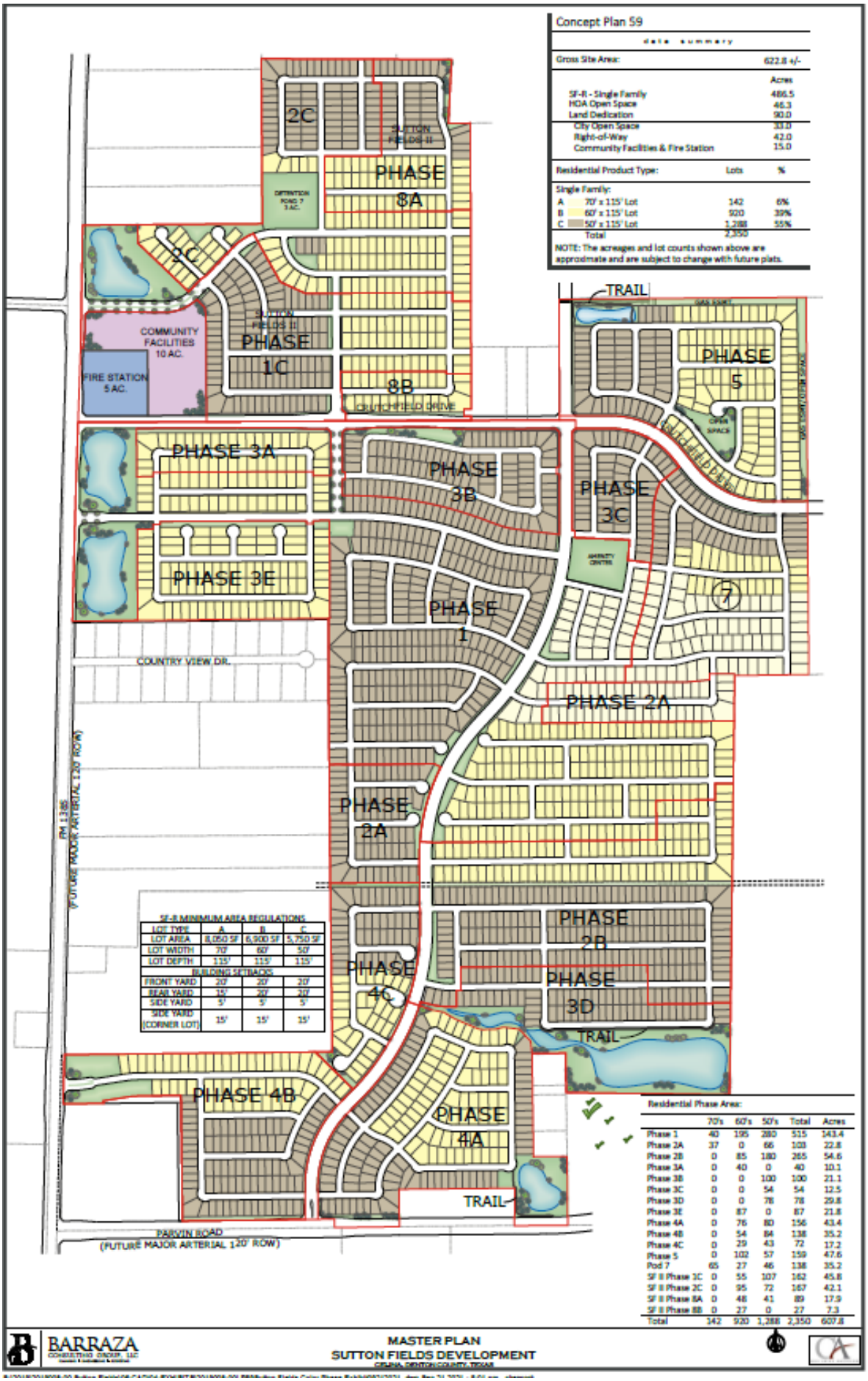
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APPENDIX A
UPDATED PID MAP AND CONCEPT PLAN

APPENDIX A
Updated PID Map and Concept Plan

PID Boundary Map




Concept Plan 59
data summary
Gross Site Area: 622.8 +/-
Acres
SF-R - Single Family 486.5
HOA Open Space 46.3
Land Dedication 90.0
City Open Space 33.0
Right-of-Way 42.0
Community Facilities & Fire Station 15.0
Residential Product Type: Lots %
Single Family:
A 70' x 115' Lot 142 6%
B 60' x 115' Lot 920 39%
C 50' x 115' Lot 1,288 55%
Total 2,350
NOTE: The acreages and lot counts shown above are approximate and are subject to change with future plats.
2C
SUTTON FIELDS II
PHASE 8A
DETENTION POND 7 3 AC.
2C
COMMUNITY FACILITIES 10 AC.
FIRE STATION 5 AC.
SUTTON FIELDS II
PHASE 1C
8B
CRUTCHFIELD DRIVE
TRAIL
PHASE 5
OPEN SPACE
CRUTCHFIELD DRIVE
PHASE 3A
PHASE 3B
PHASE 3C
PHASE 3E
AMENITY CENTER
7
PHASE 1
COUNTRY VIEW DR.
PHASE 2A
PHASE 2A
PM 1385
(FUTURE MAJOR ARTERIAL 120' ROW)
PHASE 2B
PHASE 4C
PHASE 3D
TRAIL
PHASE 4B
PHASE 4A
TRAIL
PARVIN ROAD
(FUTURE MAJOR ARTERIAL 120' ROW)
SF-R MINIMUM AREA REGULATIONS
LOT TYPE A B C
LOT AREA 8,050 SF 6,900 SF 5,750 SF
LOT WIDTH 70' 60' 50'
LOT DEPTH 115' 115' 115'
BUILDING SETBACKS
FRONT YARD 20' 20' 20'
REAR YARD 10' 20' 20'
SIDE YARD 5' 5' 5'
SIDE YARD (CORNER LOT) 15' 15' 15'
Residential Phase Area:
70's 60's 50's Total Acres
Phase 1 40 195 280 515 143.4
Phase 2A 37 0 66 103 22.8
Phase 2B 0 85 180 265 54.6
Phase 3A 0 40 0 40 10.1
Phase 3B 0 0 100 100 21.1
Phase 3C 0 0 54 54 12.5
Phase 3D 0 0 78 78 29.8
Phase 3E 0 87 0 87 21.8
Phase 4A 0 76 80 156 43.4
Phase 4B 0 54 84 138 35.2
Phase 4C 0 29 43 72 17.2
Phase 5 0 102 57 159 47.6
Pod 7 65 27 46 138 35.2
SF II Phase 1C 0 55 107 162 45.8
SF II Phase 2C 0 95 72 167 42.1
SF II Phase 8A 0 48 41 89 17.9
SF II Phase 8B 0 27 0 27 7.3
Total 142 920 1,288 2,350 607.8
BARRAZA
CONSULTING GROUP, LLC
MASTER PLAN
SUTTON FIELDS DEVELOPMENT
DENTON COUNTY, TEXAS

APPENDIX B
LEGAL DESCRIPTIONS OF PARCELS

APPENDIX B
Legal Description of Parcels

622.779 ACRE TRACT

BEING that certain tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, the Thomas H. McIntyre Survey, Abstract No. 903, the Thomas B. Cox Survey, Abstract No. 309, the Carrol Jackson Survey, Abstract No. 1546, the Jacob Rue Survey, Abstract No. 1109, and the Hiram Rue Survey, Abstract No. 1111, in Denton County, Texas, and being all of that certain tract of land described in deed to Denton County 128 Development LLC recorded in Document No. 2013-135475, of the Real Property Records of Denton County, Texas (RPRDCT), all of that certain tract of land described in deed to Tarsan Corporation recorded in Document No. 2002-108524, RPRDCT, all of those certain tracts of land described in deeds to Mike A. Myers Investment Holdings, L.P. recorded in Document No. 2005-33384, RPRDCT, Document No. 2007-53939 RPRDCT, and Document No. 2005-93340, RPRDCT, all of that certain tract of land described in deed to The Amanda S. Myers Irrevocable Asset Trust recorded in Document No. 2011-125051, RPRDCT, all of that certain tract of land described in deed to Ok Kyun and Youngmoo Kim, Trustees of the Kim Family Living Trust recorded in Document No. 2005-86220, RPRDCT, and part of that certain tract of land described in deed to Frisco Industrial Partners recorded in Document NO. 2008-66233, RPRDCT, and being more particularly described as follows;

BEGINNING at a 1/2 inch capped iron rod found, said iron rod being located on the east right-of-way line of Farm to Market (FM) Road No. 1385 (variable width R.O.W.), and also being the northwest corner of Countryview Addition, an addition to Denton County according to Final Plat recorded in Cabinet F, Page 267, of the Plat Records of Denton County, Texas;

THENCE North 01°28’19” East, with said east right-of-way line of FM No. 1385, a distance of 310.72 feet to a ½ inch iron rod found for corner, said iron rod being the northwest corner of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2007-53939 RPRDCT, and a southwest corner of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340 RPRDCT;

THENCE North 01°22’30” East, continuing with the east right-of-way line of FM No. 1385, a distance of 204.07 feet to a 1/2 inch iron rod found for corner, said iron rod being the northwest corner of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340 RPRDCT, and the southwest corner of the aforementioned tract of land described in deed to Tarsan Corporation recorded in Document No. 2002-108524, RPRDCT;

THENCE North 01°32’20” East, continuing with the east right-of-way line of FM No. 1385, a distance of 455.39 feet to a 1/2 inch iron rod found for corner;

THENCE North 01°55’54” East, continuing with the east right-of-way line of FM No. 1385, a distance of 446.59 feet to a 1/2 inch iron rod found for corner at the intersection of the east right-of-way line of FM No. 1385, and the approximate center of Crutchfield Road (undedicated public road), the northwest corner of said Tarsan Corporation tract, and the southwest corner of said Denton County 128 Development LLC tract;

THENCE North 89°43’38” East, continuing with the east right-of-way line of FM No. 1385, a distance of 2.88 feet to a 1/2 inch iron rod found for corner;

THENCE North 01°41’28” East, continuing with the east right-of-way line of FM No. 1385, a distance of 606.35 feet to a point for corner;

THENCE North 00°48’41” East, continuing with the east right-of-way line of FM No. 1385, a distance of 797.78 feet to a 1/2 inch iron rod found for corner at the most westerly northwest corner of said Denton County 128 Development LLC tract;
THENCE North 89°34’28” East, leaving the east right-of-way line of FM No. 1385, and with the north line of said Denton County 128 Development LLC tract, a distance of 1280.69 feet to a 1/2 inch iron rod found for corner;
THENCE North 00°20’50” West, with a west line of said Denton County 128 Development LLC tract, a distance of 546.92 feet to a 5/8 inch iron rod found for corner;
THENCE North 00°25’58” West, with a west line of said Denton County 128 Development LLC tract, a distance of 553.08 feet to a 1/2 inch iron rod found for corner;
THENCE North 00°04’10” East, with a west line of said Denton County 128 Development LLC tract, a distance of 73.78 feet to a 1/2 inch iron rod found for corner at the most northerly northwest corner of said Denton County 128 Development LLC tract, and the most southerly southwest corner of that certain tract of land described in deed to Blue Angus Ranch, LP, recorded in Instrument No. 2007-107216, RPRDCT;
THENCE South 89°46’34” East, with the most northerly north line of said Denton County 128 Development LLC tract, and the most southerly south line of said Blue Angus Ranch, LP tract, a distance of 959.68 feet to a 3/8 inch iron rod found for corner at the most southerly southeasterly corner of said Blue Angus Ranch, LP tract, and a southwest corner of that certain tract of land described in deed to Fashand Farm, Ltd. recorded in Document No. 2004-135532, RPRDCT;
THENCE South 89°47’07” East, continuing with the most northerly north line of said Denton County 128 Development LLC tract, and with a south line of said Fashand Farm, Ltd. tract, a distance of 395.15 feet to a ½ inch iron rod found for corner;
THENCE South 02°54’24” West, with an east line of said Denton County 128 Development LLC tract, and a west line of said Fashand Farm, Ltd. tract, a distance of 454.69 feet to a 1/2 inch iron rod found for corner;
THENCE North 89°30’36” East, with a north line of said Denton County 128 Development LLC tract, and a south line of said Fashand Farm, Ltd. tract, a distance of 156.62 feet to 1/2 inch iron rod found for corner located at a northeast corner of said Denton County 128 Development LLC tract, a southwest corner of said Fashand Farm, Ltd. tract, and also being the northwest corner of that certain tract of land described in deed to Fashand Farm, Ltd. recorded in Document No. 2005-21653, RPRDCT;
THENCE South 00°08’58” East, with the most easterly east line of said Denton County 128 Development LLC tract, the west line of said Fashand Farm, Ltd. tract recorded in Document No. 2005-21653, RPRDCT, and the west line of that certain tract of land described in deed to Jan M. Paliwoda and Margaret Paliwoda recorded in Volume 4364, Page 1631, RPRDCT, a distance of 2034.69 feet to a 1/2 inch iron rod found for corner located at the northeast corner of that certain tract of land described in deed to SBA Towers IV, LLC recorded in Document No. 2013-94302, RPRDCT;
THENCE South 89°15’21” West, with the north line of said SBA Towers IV, LLC tract, a distance of 50.31 feet to a 1/2 inch iron rod found for corner;
THENCE South 00°56’04” East, with the west line of said SBA Towers IV, LLC tract, a distance of 50.03 feet to a 1/2 inch iron rod found for corner;
THENCE North 89°12’39” East, with the south line of said SBA Towers IV, LLC tract, a distance of 49.92 feet to a 1/2 inch iron rod found for corner located on said most easterly east

line of said Denton County 128 Development LLC tract, and the we--st line of said Jan M. Paliwoda and Margaret Paliwoda tract;
THENCE South 01°18’28” East, with said most easterly east line of said Denton County 128 Development LLC tract, and the west line of the Jan M. Paliwoda and Margaret Paliwoda tract, a distance of 31.08 feet to a 1/2 inch iron rod found for corner located on said approximate center of Crutchfield Road, and being the southeast corner of said Denton County 128 Development LLC tract;
THENCE North 89°43’38” East, with said approximate center of Crutchfield Road, the north line of said Tarsan tract, and the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005- 33384, RPRDCT, a distance of 627.96 feet to a railroad spike found for corner at the northeast corner of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT;
THENCE North 00°08’37” West, continuing with the approximate center of Crutchfield Road, and with the west line of the aforementioned Amanda S. Myers Irrevocable Asset Trust tract, a distance of 858.91 feet to a 1/2 inch iron rod found for corner, said iron rod being the northwest corner of said Amanda S. Myers Irrevocable Asset Trust tract, and the southwest corner of said Fashand Farm, Ltd. tract recorded in Document No. 2004-135532, RPRDCT;
THENCE North 89°30’51” East, continuing with the approximate center of Crutchfield Road, and with the north line of the Amanda S. Myers Irrevocable Asset Trust tract, a distance of 1759.29 feet to a 1/2 inch iron rod found for corner;
THENCE South 00°23’19” East, with the east line of the Amanda S. Myers Irrevocable Asset Trust tract, and the west line of that certain tract of land described in deed to Smiley Road, Ltd. recorded in Document No. 2006-2064, RPRDCT, a distance of 2685.16 feet to a 5/8 inch iron rod found for corner;
THENCE South 89°13’31” West, with a line described in Boundary Line Agreement recorded in Instrument No. 2005-122140, RPRDT, a distance of 527.69 feet to a 1/2 inch iron rod found for corner;
THENCE South 00°41’45” West, with a line described in said Boundary Line Agreement recorded in Instrument No. 2005-122140, RPRDT, a distance of 2985.21 feet to a 60d nail found in asphalt for corner, said nail being located in the approximate center of Parvin Road (undedicated public road);
THENCE North 89°11’44” West, with said approximate center of Parvin Road, and with a line described in said Boundary Line Agreement recorded in Instrument No. 2005-122140, RPRDT, a distance of 1163.46 feet to a 3/8 inch iron rod found for corner;
THENCE North 00°42’55” West, leaving the approximate center of Parvin Road and with the west line of the Amanda S. Myers Irrevocable Asset Trust tract, the east line of that certain tract of land described in deed to Donald K. Estep and Sonja K. Estep recorded in Document No. 2011-67774, RPRDCT, and that certain tract of land described in deed to Donald Kenny Estep and Sonja Kay Estep recorded in Document No. 2001-99806, RPRDCT, a distance of 280.30 feet to a 5/8 inch iron rod with plastic cap marked “PETITT-RPLS 4087” set for corner;
THENCE South 89°32’42” West, with a south line of that certain tract of land described in deed to Ok Kyun and Youngmoo Kim, Trustees of the Kim Family Living Trust recorded in Document No. 2005-86220, RPRDCT, a distance of 239.66 feet to a 5/8 inch iron rod with plastic cap marked “PETITT-RPLS 4087” set for corner;
THENCE South 00°49’27” East, with an easterly line of said Kim Family Living Trust tract, the west line of said Estep tracts, and the west line of that certain tract of land described in deed to

Claude Adams and Kathleen Adams recorded in Document No. 2011-67775, RPRDCT, and the west line of that certain tract of land described in deed to David P. Brewer and Carolyn Brewer recorded in Document No. 2012-34990, RPRDCT, a distance of 734.88 feet to a 1/2 inch iron rod found for corner at the southwest corner of said Brewer tract, and an interior "ell" corner of the Kim Family Living Trust tract;

THENCE North 89°20'27" East, a distance of 238.85 feet to a 1/2 inch iron rod found for corner, said iron rod being located at the southeast corner of the Brewer tract, a northeast corner of the Kim Family Living Trust tract, and also being located in the aforementioned approximate center of Parvin Road;

THENCE South 00°32'10" East, with an easterly line of the Kim Family Living Trust tract, and said approximate center of Parvin Road, a distance of 490.79 feet to a 1/2 inch iron rod found for corner at the most southerly southeast corner of the Kim Family Living Trust tract;

THENCE South 89°26'22" West, with the south line of the Kim Family Living Trust tract, and the approximate center of Parvin Road, a distance of 378.96 feet to a nail in asphalt found for corner;

THENCE North 00°17'53" East, leaving the approximate center of Parvin Road, and with a west line of the Kim Family Living Trust tract, and the east line of that certain tract of land described in deed to John M. Cosper and Jackie Cosper recorded in Volume 626, Page 706, RPRDCT, passing at a distance of 27.73 feet a 5/8 inch iron rod in concrete found, continuing in all, a distance of 267.98 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner, from which a 5/8 inch iron rod in concrete found bears South 00°17'53" West, a distance of 2.99 feet;

THENCE South 89°25'59" West, with a south line of the Kim Family Living Trust tract, and the north line of the Cosper tract, a distance of 824.19 feet to a 1/2 inch iron rod found for corner;

THENCE South 00°39'57" East, with the west line of the Cosper tract, and an easterly line of the Kim Family Living Trust tract, passing at a distance of 244.64 feet a 1/2 inch iron rod found, continuing in all, a distance of 265.80 feet to a 1/2 inch iron rod found for corner at a southeast corner of Kim Family Living Trust tract, and also being located in the aforementioned approximate center of Parvin Road;

THENCE South 89°09'41" West, with the south line of the Kim Family Living Trust tract, and the approximate center of Parvin Road, passing at a distance of 411.81 feet a 1/2 inch iron rod found at the northeast corner of that certain tract of land described in deed to Swisher Partners, L.P. recorded in Document No. 2004-7927, RPRDCT, continuing in all, a distance of 462.41 feet to a 1/2 inch iron rod found for corner at the southeast corner of that certain tract of land described in deed to the City of Celina, Texas recorded in Document No. 2008-62468, RPRDCT;

THENCE North 00°41'57" West, with the east line of said City of Celina, Texas tract, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 89°18'56" West, with a north line of the City of Celina, Texas tract, and Parvin Road, a distance of 1107.30 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner;

THENCE North 00°41'04" West, leaving said north line of Parvin Road, a distance of 843.46 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 89°18'56" West, a distance of 815.06 feet to a 5/8 inch iron rod with plastic cap marked "PETITTRPLS 4087" set for corner, said iron rod being located on an easterly line of said City of Celina, Texas tract, and the aforementioned east right-of-way line of FM No. 1385;

THENCE North 01°32’26” East, with said east right-of-way line of FM No. 1385 according to City of Celina, Texas tract deed, a distance of 350.05 feet to a 5/8 inch iron rod with plastic cap marked “PETITT-RPLS 4087” set for corner;
THENCE North 89°22’47” East, leaving the east right-of-way line of FM No. 1385, and with the north line of the aforementioned tract of land described in deed to Frisco Industrial Partners recorded in Document No. 2008-66233, RPRDCT, and the south line of that certain tract of land described in deed to Anna Liz Hong recorded in Document No. 2014-15601, RPRDCT, a distance of 1908.52 feet to a 5/8 inch iron rod with plastic cap marked “PETITTRPLS 4087” set for corner;
THENCE North 00°41’47” West, with the east line of said Anna Liz Hong tract, and the most westerly line of the aforementioned Kim Family Living Trust tract, a distance of 1546.84 feet to an old wood corner post found for corner, from which a 5/8 inch iron rod found bears South 16°28’53” West, a distance of 1.57 feet;
THENCE North 00°24’23” West, with the west line of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, passing at a distance of 479.75 feet a 5/8 inch iron rod found at the southeast corner of that certain tract of land described in deed to Lee A. Brown recorded in Document No. 2003-122624, RPRDCT, continuing with said west line of the Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, and the east line of said Lee A. Brown tract, in all, a total distance of 951.64 feet to a 5/8 inch iron rod found for corner at the southeast corner of the aforementioned Countryview Addition;
THENCE North 00°07’02” West, continuing with the west line of the Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, and the east line of said Countryview Addition, a distance of 588.61 feet to a 5/8 inch iron rod with plastic cap marked “PETITT-RPLS 4087” set for corner, from which a ½ inch iron rod found bears South 89°26’31” West, a distance of 1.51 feet;
THENCE South 89°18’14” West, with the south line of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340, RPRDCT, a distance of 1301.63 feet to a 1/2 inch iron rod found for corner at the most southerly southwest corner of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340 RPRDCT, and the southeast corner of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2007-53939 RPRDCT;
THENCE South 89°15’45” West, with the south line of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2007-53939 RPRDCT, a distance of 522.72 feet to the POINT OF BEGINNING of herein described tract of land containing an area of 622.779 acres of land.
Note: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

SUTTON FIELDS PHASE 2A
22.782 ACRES

TRACT 1

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE FREEMAN WILKERSON SURVEY, ABSTRACT NUMBER 1411, IN THE CITY OF CELINA, DENTON COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO CADG SUTTON FIELDS, LLC RECORDED IN DOCUMENT NO. 2015-15963, OF THE REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS (RPRDCT), AND PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CADG SUTTON FIELDS, LLC RECORDED IN DOCUMENT NO. 2015-30387, RPRDCT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND FOR THE SOUTHWEST CORNER OF LOT 2, BLOCK N, OF SUTTON FIELDS PHASE 1A, AN ADDITION TO THE CITY OF CELINA ACCORDING TO FINAL PLAT RECORDED IN DOCUMENT NUMBER 2017-395, PLAT RECORDS, DENTON COUNTY, TEXAS (PRDCT), SAID IRON ROD ALSO BEING LOCATED IN THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LEE A. BROWN RECORDED IN DOCUMENT NUMBER 2003-122624 RPRDCT, ALSO BEING LOCATED IN THE WEST LINE OF SAID CADG SUTTON FIELDS, LLC TRACT RECORDED IN DOCUMENT NUMBER 2015-15963 RPRDCT;

THENCE NORTH 89°18'13” EAST WITH THE SOUTH LINE OF SAID SUTTON FIELDS PHASE 1A, A DISTANCE OF 129.75 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND FOR CORNER, SAID IRON ROD ALSO BEING LOCATED IN THE WEST RIGHT-OF-WAY LINE OF CLEVES AVENUE (CALLED 50-FOOT RIGHT-OF-WAY);

THENCE SOUTH 00°41'47” EAST, CONTINUING WITH THE SOUTH LINE OF SAID SUTTON FIELDS PHASE 1A, AND SAID WEST RIGHT-OF-WAY LINE OF CLEVES AVENUE, A DISTANCE OF 5.00 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND FOR CORNER;

THENCE NORTH 89°18'13” EAST, DEPARTING SAID WEST RIGHT-OF-WAY LINE OF CLEVES AVENUE, AND CONTINUING WITH THE SOUTH LINE OF SUTTON FIELDS PHASE 1A, A DISTANCE OF 619.40 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND FOR CORNER;

THENCE SOUTH 63°21'49” EAST, CONTINUING WITH SAID SOUTH LINE OF SUTTON FIELDS PHASE 1A, A DISTANCE OF 51.22 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND FOR CORNER, SAID IRON ROD BEING LOCATED IN THE WESTERLY RIGHT-OF-WAY LINE OF BOTHWELL BOULEVARD, SAID RIGHT-OF-WAY ACCORDING TO THE RIGHTS-OF-WAY FOR

SUTTON FIELDS PHASE 1, AN ADDITION TO THE CITY OF CELINA ACCORDING TO FINAL PLAT RECORDED IN DOCUMENT NUMBER 2017-398, PRDCT, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, WITH SAID WEST RIGHT-OF-WAY LINE OF BOTHWELL BOULEVARD, AND WITH SAID CURVE TO THE LEFT WHICH HAS A CENTRAL ANGLE OF 21°57'17", A RADIUS OF 1445.00 FEET, A CHORD THAT BEARS SOUTH 15°39'33" WEST, A DISTANCE OF 550.31 FEET, FOR AN ARC DISTANCE OF 553.70 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER, SAID IRON ROD ALSO BEING A SOUTHWEST CORNER OF SAID RIGHTS-OF-WAY FOR SUTTON FIELDS PHASE 1;

THENCE SOUTH 85°19'22" EAST, WITH THE SOUTH LINE OF THE BOTHWELL BOULEVARD DEDICATION ACCORDING TO SAID RIGHTS-OF-WAY FOR SUTTON FIELDS PHASE 1, A DISTANCE OF 90.00 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER, SAID IRON ROD BEING A SOUTHEAST CORNER OF SAID RIGHTS-OF-WAY FOR SUTTON FIELDS PHASE 1, THE SOUTHWEST CORNER OF SUTTON FIELDS PHASE 1B, AN ADDITION TO THE CITY OF CELINA ACCORDING TO FINAL PLAT RECORDED IN DOCUMENT NUMBER 2017-478, PRDCT, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, OVER AND ACROSS SAID CADG SUTTON FIELDS, LLC TRACT RECORDED IN DOCUMENT NO. 2015-30387, RPRDCT, AND WITH SAID CURVE TO THE LEFT WHICH HAS A CENTRAL ANGLE OF 05°22'43", A RADIUS OF 1355.00 FEET, A CHORD THAT BEARS SOUTH 01°59'34" WEST, A DISTANCE OF 127.16 FEET, FOR AN ARC DISTANCE OF 127.20 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

THENCE CONTINUING OVER AND ACROSS SAID CADG SUTTON FIELDS, LLC TRACT RECORDED IN DOCUMENT NO. 2015-30387, RPRDCT, THE FOLLOWING COURSES TO A 5/8-INCH IRON RODS WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER:

SOUTH 00°41'47" EAST, A DISTANCE OF 177.23 FEET;

SOUTH 89°43'30" WEST, A DISTANCE OF 90.00 FEET;

NORTH 00°41'47" WEST, A DISTANCE OF 20.00 FEET;

AND SOUTH 89°43'30" WEST, A DISTANCE OF 635.87 FEET, SAID IRON ROD BEING LOCATED IN THE WEST LINE OF SAID CADG SUTTON FIELDS, LLC TRACT RECORDED IN DOCUMENT NO. 2015-30387, RPRDCT, AND THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT II IN DEED TO TIMOTHY DAN CHESNEY AND MARGIE BETH CHESNEY RECORDED IN DOCUMENT NUMBER 94-R0036277, RPRDCT;

THENCE NORTH 00°41'47” WEST, WITH THE COMMON LINE OF SAID CADG SUTTON FIELDS, LLC AND SAID CHESNEY TRACT RECORDED IN DOCUMENT NUMBER 94-R0036277 RPRDCT, AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TIM CHESNEY AND MARGIE BETH CHESNEY RECORDED IN VOLUME 1209, PAGE 434, RPRDCT, A DISTANCE OF 344.97 FEET TO AN OLD WOOD CORNER POST FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID CADG SUTTON FIELDS, LLC TRACT RECORDED IN DOCUMENT NO. 2015-30387, RPRDCT, A SOUTHWEST CORNER OF SAID CADG SUTTON FIELDS, LLC TRACT RECORDED IN DOCUMENT NO. 2015-15963, RPRDCT, AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JENNIFER S. DAHL AND RICHARD A. DAHL, RECORDED IN DOCUMENT NUMBER 2006-1961 RPRDCT, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS SOUTH 16°28'53" WEST, A DISTANCE OF 1.57 FEET;

THENCE NORTH 00°24'23” WEST, WITH A WEST LINE OF SAID CADG SUTTON FIELDS, LLC TRACT RECORDED IN DOCUMENT NO. 2015-15963, RPRDCT, AND THE EAST LINE OF SAID DAHL TRACT, A DISTANCE OF 498.94 TO THE POINT OF BEGINNING, AND CONTAINING 13.792 ACRES OF LAND.

TRACT 2

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE FREEMAN WILKERSON SURVEY, ABSTRACT NUMBER 1411, THE CARROL JACKSON SURVEY, ABSTRACT NUMBER 1546, THE JACOB RUE SURVEY, ABSTRACT NUMBER 1109, AND THE THOMAS B. COX SURVEY, ABSTRACT NUMBER 309, IN THE CITY OF CELINA, DENTON COUNTY, TEXAS, AND BEING PART OF THOSE CERTAIN TRACTS OF LAND DESCRIBED AS TRACT 1, AND TRACT 4, IN DEED TO CADG SUTTON FIELDS, LLC RECORDED IN DOCUMENT NO. 2015-15963, OF THE REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS (RPRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND FOR THE NORTHEAST CORNER OF LOT 5, BLOCK R, OF SUTTON FIELDS PHASE 1B, AN ADDITION TO THE CITY OF CELINA RECORDED IN DOCUMENT NUMBER 2017-478, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS (PRDCT), SAID IRON ROD ALSO BEING LOCATED ON A LINE DESCRIBED IN BOUNDARY LINE AGREEMENT RECORDED IN INSTRUMENT NUMBER 2005-122140, RPRDCT;

THENCE SOUTH 89°18'13” WEST, WITH A NORTH LINE OF SAID SUTTON FIELDS PHASE 1B, A DISTANCE OF 1367.16 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND FOR CORNER, SAID IRON ROD BEING THE SOUTHEAST CORNER OF LOT 55, BLOCK R, OF SAID SUTTON FIELDS PHASE 1B;

THENCE NORTH 00°23'16” WEST, WITH THE EAST LINE OF SAID LOT 55, BLOCK R, A DISTANCE OF 121.55 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND FOR THE NORTHEAST CORNER OF SAID LOT 55, BLOCK R, ALSO BEING LOCATED IN THE SOUTH RIGHT-OF-WAY LINE OF HIGHTOWER STREET (CALLED 50-FOOT RIGHT-OF-WAY);

THENCE NORTH 89°36'44” EAST, WITH SAID SOUTH RIGHT-OF-WAY LINE OF HIGHTOWER STREET, A DISTANCE OF 41.70 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND FOR CORNER;

THENCE NORTH 00°23'16” WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 165.00 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND FOR THE NORTHEAST CORNER OF LOT 11, BLOCK SSSS, OF SAID SUTTON FIELDS PHASE 1B, SAID IRON ROD ALSO BEING LOCATED IN THE SOUTH LINE OF LOT 8, BLOCK SSSS, OF SAID SUTTON FIELDS PHASE 1B;

THENCE NORTH 89°36'44” EAST, WITH THE SOUTH LINE OF SAID BLOCK SSSS, PASSING AT A
DISTANCE OF 552.07 FEET A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND AT A SOUTHEAST CORNER OF SAID SUTTON FIELDS PHASE 1B, CONTINUING OVER AND ACROSS SAID CADG SUTTON FIELDS, LLC TRACT 4, IN ALL, A TOTAL DISTANCE OF 1001.00 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” SET FOR CORNER;

THENCE CONTINUING OVER AND ACROSS SAID CADG SUTTON FIELDS, LLC TRACT 4, THE FOLLOWING COURSES TO A 5/8-INCH IRON RODS WITH CAP MARKED “PETITT-RPLS 4087” SET FOR CORNER:

NORTH 84°18'02” EAST, A DISTANCE OF 152.84 FEET;

NORTH 00°23'16” WEST, A DISTANCE OF 41.64 FEET;

AND NORTH 89°36'44” EAST, A DISTANCE OF 178.60 FEET;

THENCE SOUTH 00°41'45” WEST, CONTINUING OVER AND ACROSS SAID CADG SUTTON FIELDS, LLC TRACT 4, PASSING AT A DISTANCE OF 12.21 FEET A 1/2-INCH IRON ROD FOUND AT AN INTERIOR "ELL" CORNER OF SAID TRACT 4, CONTINUING WITH SAID LINE DESCRIBED IN BOUNDARY LINE AGREEMENT, IN ALL, A TOTAL DISTANCE OF 335.04 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8.990 ACRES OF LAND.

CONTAINING IN ALL (TRACT 1 AND TRACT 2), A TOTAL OF 22.782 ACRES OF LAND.

SUTTON FIELDS PHASE 2B
54.573 ACRES

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE FREEMAN WILKERSON SURVEY, ABSTRACT NUMBER 1411, THE CARROL JACKSON SURVEY, ABSTRACT NUMBER 1546, AND THE JACOB RUE SURVEY, ABSTRACT NUMBER 1109, IN DENTON COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CADG SUTTON FIELDS, LLC, RECORDED IN DOCUMENT NUMBER 2015-30387, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS (RPRDCT), AND PART OF TRACT 1 AND TRACT 4 IN DEED TO CADG SUTTON FIELDS, LLC, RECORDED IN DOCUMENT NUMBER 2015-15963, RPRDCT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” FOUND FOR THE SOUTHWEST CORNER OF SUTTON FIELDS PHASE 1B, AN ADDITION TO THE CITY OF CELINA ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2017-478, PLAT RECORDS, DENTON COUNTY, TEXAS (PRDCT), SAID IRON ROD ALSO BEING THE SOUTHEAST CORNER OF A RIGHT-OF-WAY DEDICATION FOR BOTHWELL BOULEVARD ACCORDING TO THE RIGHTS-OF-WAY FOR SUTTON FIELDS PHASE 1, AN ADDITION TO THE CITY OF CELINA RECORDED IN DOCUMENT NUMBER 2017-398, PRDCT;

THENCE WITH THE SOUTH LINE OF SAID SUTTON FIELDS PHASE 1B, THE FOLLOWING BEARINGS AND DISTANCES TO 5/8-INCH IRON RODS WITH CAPS MARKED “PETITT-RPLS 4087” FOUND FOR CORNER:

NORTH 89°18'14” EAST, A DISTANCE OF 1596.19 FEET;

NORTH 00°41'47” WEST, A DISTANCE OF 280.00 FEET;

NORTH 89°18'13” EAST, A DISTANCE OF 420.00 FEET;

NORTH 00°41'47” WEST, A DISTANCE OF 105.00 FEET;

NORTH 44°18'13” EAST, A DISTANCE OF 14.14 FEET;

AND NORTH 89°18'13” EAST, A DISTANCE OF 120.62 FEET, SAID IRON ROD BEING LOCATED ON A LINE DESCRIBED IN BOUNDARY LINE AGREEMENT RECORDED IN INSTRUMENT NUMBER 2005-122140, RPRDCT;

THENCE SOUTH 00°41'45” WEST, WITH SAID BOUNDARY AGREEMENT LINE, A DISTANCE OF 1560.41 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED “PETITT-RPLS 4087” SET FOR CORNER;

THENCE, DEPARTING THE WEST LINE OF SAID BOUNDARY AGREEMENT LINE, AND OVER AND ACROSS SAID CADG SUTTON FIELDS TRACTS, THE FOLLOWING COURSES AND DISTANCES TO 5/8-INCH IRON RODS WITH CAP MARKED “PETITT-RPLS 4087” SET FOR CORNER:

SOUTH 89°18'13” WEST, A DISTANCE OF 128.64 FEET;

SOUTH 00°41'47” EAST, A DISTANCE OF 25.00 FEET;

SOUTH 89°18'13” WEST, A DISTANCE OF 50.00 FEET;

NORTH 00°41'47” WEST, A DISTANCE OF 20.00 FEET;

SOUTH 89°18'13” WEST, A DISTANCE OF 410.00 FEET;

NORTH 00°41'47” WEST, A DISTANCE OF 280.00 FEET;

SOUTH 89°18'13” WEST, A DISTANCE OF 710.00 FEET;

SOUTH 00°41'47” EAST, A DISTANCE OF 20.00 FEET;

SOUTH 89°18'13” WEST, A DISTANCE OF 50.00 FEET;

NORTH 00°41'47” WEST, A DISTANCE OF 20.00 FEET;

SOUTH 89°18'13” WEST, A DISTANCE OF 570.00 FEET;

SOUTH 00°41'47” EAST, A DISTANCE OF 115.00 FEET;

NORTH 89°18'13” EAST, A DISTANCE OF 20.50 FEET;

SOUTH 00°41'47” EAST, A DISTANCE OF 50.00 FEET;

SOUTH 89°18'13” WEST, A DISTANCE OF 53.99 FEET;

SOUTH 00°41'47” EAST, A DISTANCE OF 115.00 FEET;

SOUTH 89°40'23” WEST, A DISTANCE OF 53.81 FEET;

NORTH 86°04'38” WEST, A DISTANCE OF 61.02 FEET;

NORTH 80°36'44” WEST, A DISTANCE OF 61.02 FEET;

NORTH 76°42'01” WEST, A DISTANCE OF 83.14 FEET;

NORTH 71°56'34" WEST, A DISTANCE OF 90.00 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

NORTHEASTERLY, WITH SAID CURVE TO THE LEFT, WHICH HAS A CENTRL ANGLE OF 18°45'13", A RADIUS OF 1655.00 FEET, A CHORD THAT BEARS NORTH 08°40'49" EAST, A DISTANCE OF 539.29 FEET, AND AN ARC DISTANCE OF 541.70 FEET;

NORTH 00°41'47" WEST, A DISTANCE OF 77.93 FEET;

SOUTH 89°18'13" WEST, A DISTANCE OF 28.50 FEET;

NORTH 00°41'47" WEST, A DISTANCE OF 50.00 FEET;

NORTH 89°18'13" EAST, A DISTANCE OF 28.50 FEET;

NORTH 00°41'47" WEST, A DISTANCE OF 141.37 FEET;

NORTH 89°43'30" EAST, A DISTANCE OF 90.00 FEET;

NORTH 00°41'47" WEST, A DISTANCE OF 177.23 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

AND NORTHEASTERLY, WITH SAID CURVE TO THE RIGHT, WHICH HAS A CENTRAL ANGLE OF 05°22'42", A RADIUS OF 1355.00 FEET, A CHORD THAT BEARS NORTH 01°59'34" EAST, A DISTANCE OF 127.15 FEET, AND AN ARC DISTANCE OF 127.20 FEET TO THE POINT OF BEGINNING, AND CONTAINING 54.573 ACRES OF LAND.

SUTTON FIELDS NORTH PHASE 2C

WHEREAS CADG Sutton Fields II, LLC is the owner of that certain tract of land situated in the Thomas H. McIntyre Survey, Abstract Number 903, in Denton County, Texas, according to deed recorded in Document Number 2015-128856, Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap marked "PETITT RPLS 4087" found for corner at the northeast corner of Lot 10X, Block L, according to the Final Plat of Sutton Fields North Phase 1, an addition to the City of Celina, Denton County, Texas, recorded in Document Number 2018-334, of the Plat Records of Denton County, Texas (PRDCT), from which a 1/2-inch iron rod found on the east right-of-way line of Farm to Market Road Number 1385 (variable width R.O.W.) bears South 89°33'57" West, a distance of 393.66 feet;

THENCE North 89°33'57" East, with the common north line of said CADG Sutton Fields II, LLC tract, and the south line of that certain tract of land described in deed to Munish Gupta and Anusha Gupta, recorded in Document Number 2013-84112, RPRDCT, a distance of 887.32 feet to a 1/2-inch iron rod found for corner at the southeast corner of said Gupta tract;

THENCE North 00°21'49" West, with the we line of said CADG tract, a distance of 547.19 feet to a 5/8-inch iron rod with cap marked "J-E #3700) found for corner at the southeast corner of that certain tract of land described in deed to Jeff Hammer, recorded in Volume 2156, Page 762, RPRDCT;

THENCE North 00°25'32" West, with the common line of said CADG tract and Hammer tract, a distance of 553.05 feet to a 1/2-inch iron rod found for corner at the southeast corner of that certain tract of land described in deed to SS Group LLC, recorded in Document Number 2016-42707, RPRDCT;

THENCE North 00°02'29" East, with the common line of said CADG tract and said SS Group LLC tract, a distance of 73.81 feet to a 1/2-inch iron rod found for corner at the northwest corner of said CADG tract and the southwest corner of that certain tract of land described in deed to Blue Angus Ranch LP, recorded in Instrument Number 2007-107216, RPRDCT;

THENCE South 89°46'58" East, with the common line of said CADG tract and said Blue Angus Ranch LP tract, a distance of 796.76 feet to a 5/8-inch iron rod with cap marked "PETITT RPLS 4087" set for corner, from which a 3/8-inch iron rod found at the southeast corner of said Blue Angus Ranch LP tract bears South 89°47'08" East, a distance of 163.00 feet;

THENCE leaving said common line, over and across said CADG tract the following courses to 5/8-inch iron rods with cap marked "PETITT RPLS 4087" set for corner:

South 00°18'36" East, a distance of 119.09 feet;

North 89°41'24" East, a distance of 85.00 feet;

South 00°18'36” East, a distance of 50.00 feet;

South 89°41'24” West, a distance of 30.00 feet;

South 00°18'36” East, a distance of 470.00 feet;

North 89°41'24” East, a distance of 30.00 feet;

South 00°18'36” East, a distance of 50.00 feet;

South 89°41'24” West, a distance of 419.92 feet;

South 44°41'24” West, a distance of 21.21 feet;

South 00°18'36” East, a distance of 200.00 feet;

South 45°18'36” East, a distance of 21.21 feet;

North 89°41'24” East, a distance of 15.00 feet;

South 00°18'36” East, a distance of 50.00 feet;

South 89°41'24” West, a distance of 15.00 feet;

South 44°41'24” West, a distance of 21.21 feet;

South 00°18'36” East, a distance of 100.00 feet;

North 89°41'24” East, a distance of 860.00 feet;

North 00°18'36” West, a distance of 40.00 feet;

North 89°41'24” East, a distance of 50.00 feet;

South 00°18'36” East, a distance of 30.00 feet;

And North 89°41'24” East, a distance of 127.68 feet, said iron rod located on the common line of said CADG tract and that certain tract of land described in deed to Fashand Farm LTD., recorded in Document Number 2005-21653, RPRDCT;

THENCE South 00°09'07” East, with said common line, a distance of 653.00 feet to a 5/8-inch iron rod with cap marked “PETITT RPLS 4087” found for corner at the northeast corner of Lot 5, Block K, according to said Final Plat of Sutton Fields North Phase 1;

THENCE with the north line of said Sutton Fields North Phase 1, the following courses to 5/8-inch iron rods with cap marked “PETITT RPLS 4087” found for corner:

South 89°41'24” West, a distance of 129.41 feet;

North 00°18'36” West, a distance of 83.00 feet;

South 89°41'24” West, a distance of 50.00 feet;

South 00°18'36” East, a distance of 20.00 feet;

South 89°41'24” West, a distance of 751.31 feet;

North 00°18'36” West, a distance of 20.00 feet;

South 89°41'24” West, a distance of 60.00 feet;

South 00°18'36” East, a distance of 20.00 feet;

South 89°41'24” West, a distance of 186.72 feet;

North 65°23'52” West, a distance of 197.00 feet;

And North 29°10'28” West, a distance of 333.82 feet, said iron rod located on the south right-of-way line of Bonar Road (called 60-foot wide R.O.W. at this point), and located at the beginning of a non-tangent curve to the right;

THENCE Northeasterly, with said curve which has a central angle of 2°16'34”, a radius of 370.00 feet, a chord that bears North 69°47'08” East, a distance of 14.70 feet, and an arc length of 14.70 to the end of said curve, a 5/8-inch iron rod with cap marked “PETITT RPLS 4087” found for corner at the easternmost corner of said Bonar Road right-of-way dedication;

THENCE North 19°04'35” West, with the east line of said Bonar Road right-of-way dedication, a distance of 60.00 feet to a 5/8-inch iron rod with cap marked “PETITT RPLS 4087” found for corner at the northernmost corner of said Bonar Road right-of-way dedication, and at the beginning of a non-tangent curve to the left;

THENCE Southwesterly, with the north right-of-way line of said Bonar Road and said curve which has a central angle of 24°57'49”, a radius of 430.00 feet, a chord that bears South 58°26'30” West, a distance of 185.87 feet, and an arc length of 187.35 feet to the end of said curve, a 5/8-inch iron rod with cap marked “PETITT RPLS 4087” found for corner;

THENCE continuing with the north right-of-way line of said Bonar Road, the following courses to 5/8-inch iron rods with cap marked “PETITT RPLS 4087” found for corner:

South 89°19'36” West, a distance of 21.45 feet;

North 46°18'23” West, a distance of 5.00 feet;

South 43°41'40” West, a distance of 50.00 feet;

South 46°18'23” East, a distance of 5.00 feet;

South 01°18'23” East, a distance of 21.22 feet;

South 43°41'40” West, a distance of 200.00 feet;

South 88°41'37” West, a distance of 21.21 feet;

North 46°18'23” West, a distance of 15.00 feet;

South 43°41'40” West, a distance of 50.00 feet;

South 46°18'23” East, a distance of 5.00 feet;

South 43°41'37” West, a distance of 82.73 feet, said iron rod located at the beginning of a tangent curve to the right;

And Southwesterly, with said curve which has a central angle of 4°02'44”, a radius of 260.00 feet, a chord that bears South 45°42'58” West, a distance of 18.35 feet, and an arc length of 18.36 feet to the end of said curve, said point located at the southeast corner of said Lot 10X, Block L;

THENCE North 42°15'40” West, leaving said north right-of-way line, with the east line of said Lot 10X, a distance of 15.21 feet to a 5/8-inch iron rod with cap marked “PETITT RPLS 4087” found for corner;

THENCE North 46°18'23” West, continuing with said east line, a distance of 485.24 feet to a 5/8-inch iron rod with cap marked “PETITT RPLS 4087” found for corner;

THENCE North 00°12'44” West, continuing with said east line, a distance of 130.31 feet to the POINT OF BEGINNING of herein described tract and containing an area of 42.114 acres of land.

SUTTON FIELDS NORTH PHASE 4

34.245 ACRE TRACT

BEING that certain tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, in Denton County, Texas, and being part of that certain tract of land described in deed to Frisco Industrial Partners recorded in Document NO. 2008-66233, Real Property Records, Denton County, Texas (RPRDCT), and part of that certain tract of land described in deed to Ok Kyun and Youngmoo Kim, Trustees of the Kim Family Living Trust recorded in Document No. 2005-86220, RPRDCT, and being more particularly described as follows;

BEGINNING at a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" found, said iron rod being located on the east right-of-way line of Farm to Market (FM) Road No. 1385 (variable width R.O.W.), and being a northeast corner of that certain tract of land described in deed to the City of Celina, Texas recorded in Document No. 2008-62468 (RPRDCT);

THENCE North 89°22'47" East, leaving the east right-of-way line of FM Road No. 1385, and with the north line of said Frisco Industrial Partners tract, and the south line of that certain tract of land described in deed to Anna Liz Hong, recorded in Document No. 2014-15601 (RPRDCT), a distance of 1786.40 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner, from which a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found at the northeast corner of said Frisco Industrial Partners tract bears North 89°22'47" East, a distance of 122.12 feet;

THENCE South 45°38'57" East, leaving the common line of said Frisco Industrial Partners tract and Anna Liz Hong tract, a distance of 378.83 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 44°21'03" West, a distance of 146.76 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner, said iron rod being the beginning of a tangent curve to the left;

THENCE Southwesterly with said curve to the left, which has a central angle of 45°04'06", a radius of 845.00 feet, a chord which bears South 21°49'00" West for 647.67 feet, and an arc distance of 664.67 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 00°43'03" East, a distance of 221.13 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner, said iron rod being located in the north line of said City of Celina, Texas tract recorded in Document No. 2008-62468 (RPRDCT);

THENCE South 89°18'56" West, with a north line of said City of Celina, Texas tract (Parvin Road), a distance of 901.06 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner, said iron rod being a southwest corner of that certain tract of land described in deed to CADG Sutton Fields, LLC recorded in Document No. 2015-30204, RPRDCT;

THENCE North 00°41'04" West, leaving said north line of the City of Celina, Texas tract, and with a west line of said CADG Sutton Fields, LLC tract, a distance of 843.46 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 89°18'56" West, with a south line of said CADG Sutton Fields, LLC tract, a distance of 815.06 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner, said iron rod being located on an easterly line of said City of Celina, Texas tract, and said east right-of-way line of FM No. 1385;

THENCE North 01°32'26” East, with said east right-of-way line of FM No. 1385 according to City of Celina, Texas tract deed, a distance of 350.05 feet to the POINT OF BEGINNING, and containing 34.245 acres of land.

DESCRIPTION
SUTTON FIELDS PHASE 4A
43.391 ACRES

BEING that certain tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, in Denton County, Texas, and being part of that certain tract of land described as Tract I, and all of that certain tract of land described as Tract II in deed to MM Sutton Fields 4A-4B, LLC recorded in Instrument No. 2019-17527, of the Real Property Records of Denton County, Texas (RPRDCT), part of that certain tract of land described in deed to CADG Sutton Fields, LLC recorded in Document No. 2015-30204, RPRDCT, part of that certain tract of land described in deed to CADG Sutton Fields, LLC recorded in Document No. 2015-30387, RPRDCT, and also being part of that certain tract of land described in deed to Ok Kyun and Youngmoo Kim, Trustees of the Kim Family Living Trust recorded in Document No. 2005-86220, RPRDCT, and part of that certain tract of land described in deed to Frisco Industrial Partners recorded in Document No. 2008-66233, RPRDCT, and being more particularly described as follows;

BEGINNING at a 1/2-inch iron rod found at a northeast corner of that certain tract of land described in deed to the City of Celina, Texas recorded in Document No. 2008-62468, RPRDCT, said iron rod also being located in the west line of said Kim Family Living Trust tract;

THENCE South 89°18'56" West, with a north line of said City of Celina, Texas tract (Parvin Road), a distance of 216.24 feet to a 1/2-inch iron rod with cap stamped "BOHLER" found for corner at the southeast corner of Sutton Fields - Phase 4B, an addition to the City of Celina, Texas according to Final Plat recorded in Document No. 2021-102, PRDCT;

THENCE with the easterly line of said Sutton Fields - Phase 4B, the following courses to 1/2-inch iron rods with cap stamped "BOHLER" found for corner;

North 00°43'03" West, a distance of 195.38 feet;

North 89º16'57" East, a distance of 10.00 feet;

North 00°43'03" West, a distance of 25.75 feet, said iron rod being the beginning of a tangent curve to the right;

And northeasterly, with said curve which has a central angle of 40°22'19", a radius of 845.00 feet, a chord which bears North 19°28'06" East, a chord distance of 583.17 feet, and an arc distance of 595.41 feet to the end of said curve, a point for corner;

THENCE South 50º20'44" East, over and across said CADG Sutton Fields, LLC tracts recorded in Document No. 2015-30204, RPRDCT, and Document No.2015-30387, PRDCT, a distance of 45.00 feet to a point for corner, said point being the beginning of a non-tangent curve to the right;

THENCE continuing over and across said CADG Sutton Fields, LLC tract recorded in Document No.2015-30387, PRDCT, the following courses to points for corner:

Northeasterly, with said curve which has a central angle of 04°41'47", a radius of 800.00 feet, a chord which bears North 42°00'10" East, a chord distance of 65.56 feet, and an arc distance of 65.58 feet to the end of said curve;

North 44°21'03" East, a distance of 153.27 feet, said point being the beginning of a tangent curve to the left;

And northeasterly, with said curve which has a central angle of 26°17'37", a radius of 1700.00 feet, a chord which bears North 31°12'14" East, a chord distance of 773.32 feet, and an arc distance of 780.15 feet to the end of said curve, said point being located on the southerly end of a called 90 foot Right-of-Way

Dedication for Bothwell Boulevard according to Final Plat of Sutton Fields Phase 2B, an Addition to the City of Celina, Texas recorded in Document No. 2019-402, PRDCT;

THENCE South 71º56'34" East, with the southerly line of said Sutton Fields Phase 2B, a distance of 45.00 feet to a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found for corner, said iron rod being the beginning of a non-tangent curve to the right;

THENCE southwesterly, leaving said south line of Sutton Fields Phase 2B, and with said curve to the right which has a central angle of 01°20'09", a radius of 1745.00 feet, a chord which bears South 18°43'30" West, for 40.68 feet, and an arc distance of 40.68 feet to the end of said curve, a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner at the northwest corner of said Tract II in deed to MM Sutton Fields 4A-4B, LLC;

THENCE South 79°12'15" East, with the northerly line of said Tract II, a distance of 179.41 feet to a 5/8-inch iron rod with plastic cap stamped "BCG 10194538" found for corner;

THENCE South 59°14'17" East, continuing with said northerly line of Tract II, a distance of 93.71 feet to a 5/8-inch iron rod with plastic cap stamped "BCG 10194538" found for corner;

THENCE South 66°56'02" East, continuing with said northerly line of Tract II, a distance of 170.74 feet to a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found for corner, said iron rod being the beginning of a tangent curve to the left;

THENCE southeasterly, continuing with said northerly line of Tract II, and with said curve which has a central angle of 23°36'21", a radius of 110.00 feet, a chord which bears South 78°44'13" East, a chord distance of 45.00 feet, and an arc distance of 45.32 feet to the end of said curve, a 5/8-inch iron rod with plastic cap stamped "BCG 10194538" found for corner;

THENCE continuing with said northerly line of Tract II, the following courses to 5/8-inch iron rods with plastic cap stamped "BCG 10194538" found for corner:

North 89°27'37" East, a distance of 88.80 feet;

North 73°58'48" East, a distance of 57.59 feet;

South 82°46'08" East, a distance of 113.69 feet;

And South 43°42'34" East, a distance of 116.69 feet;

THENCE South 06°55'13" East, with the easterly line of said Tract II, a distance of 89.29 feet to a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found at the northwest corner of that certain tract of land described in deed to Donald Kenny Estep and Sonja Kay Estep recorded in Document No. 2001-99806, RPRDCT;

THENCE South 00°49'27" East, with an easterly line of said Kim Family Living Trust tract, the west line of said Estep tracts, the west line of that certain tract of land described in deed to Claude Adams and Kathleen Adams recorded in Document No. 2011-67775, RPRDCT, and the west line of that certain tract of land described in deed to David P. Brewer and Carolyn Brewer recorded in Document No. 2012-34990, RPRDCT, a distance of 734.88 feet to a 1/2-inch iron rod with cap stamped "BUSBY 4967" found for corner at the southwest corner of said Brewer tract, and an interior "ell" corner of the Kim Family Living Trust tract;

THENCE North 89°20'27" East, with a north line of said Kim Family Living Trust tract, a distance of 238.85 feet to a "PK" nail found for corner, from which a "PK" nail found bears South 82º58'29" West, a distance of 1.22 feet, said nail for corner being located at a northeast corner of the Kim Family Living Trust tract, and also being located in the approximate center of Parvin Road (undedicated public road at this point);

THENCE South 00°32'10” East, with an easterly line of the Kim Family Living Trust tract, and said approximate center of Parvin Road, a distance of 490.79 feet to a 1/2-inch iron rod found for corner at the most southerly southeast corner of the Kim Family Living Trust tract;

THENCE South 89°26'22” West, with the south line of the Kim Family Living Trust tract, and the approximate center of Parvin Road, a distance of 378.96 feet to a nail in asphalt found for corner;

THENCE North 00°17'53” East, leaving the approximate center of Parvin Road, and with a west line of the Kim Family Living Trust tract, and the east line of that certain tract of land described in deed to John M. Cosper and Jackie Cosper recorded in Volume 626, Page 706, RPRDCT, passing at a distance of 27.73 feet a 5/8-inch iron rod in concrete found, continuing in all, a total distance of 267.98 feet to a 5/8-inch iron rod with plastic cap stamped “PETITT-RPLS 4087” found for corner, from which a 5/8-inch iron rod in concrete found bears South 00°17'53” West, a distance of 2.99 feet;

THENCE South 89°25'59” West, with a south line of the Kim Family Living Trust tract, and the north line of the Cosper tract, a distance of 824.19 feet to a 1/2-inch iron rod found for corner;

THENCE South 00°39'57” East, with the west line of the Cosper tract, and an easterly line of the Kim Family Living Trust tract, passing at a distance of 244.64 feet a 1/2-inch iron rod found, continuing in all, a total distance of 265.80 feet to a 1/2-inch iron rod found for corner at a southeast corner of the Kim Family Living Trust tract, and also being located in the aforementioned approximate center of Parvin Road;

THENCE South 89°09'41” West, with the south line of the Kim Family Living Trust tract, and the approximate center of Parvin Road, passing at a distance of 411.81 feet a 1/2-inch iron rod found at the northeast corner of that certain tract of land described in deed to Swisher Partners, L.P. recorded in Document No. 2004-7927, RPRDCT, continuing in all, a total distance of 462.41 feet to a 1/2-inch iron rod found for corner at the southeast corner of said tract of land described in deed to the City of Celina, Texas recorded in Document No. 2008-62468, RPRDCT;

THENCE North 00°41'57” West, with the east line of said City of Celina, Texas tract, and the west line of said Kim Family Living Trust tract, a distance of 60.00 feet to the POINT OF BEGINNING, and containing 43.391 acres of land.

DESCRIPTION
SUTTON FIELDS – PHASE 4C
17.203 ACRES

BEING that certain tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, in Denton County, Texas, and being part of that certain called 97.51 acre tract of land as described in Special Warranty Deed to CADG Sutton Fields, LLC, recorded in Document Number 2015-30387, of the Real Property Records of Denton County, Texas (RPRDCT), and part of that certain called 36.770 acre tract of land as described in Special Warranty Deed to CADG Sutton Fields, LLC, recorded in Document Number 2015-30204, RPRDCT, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped “PETITT-RPLS 4087” found at the southwest corner of Lot 15, Block RR, of Sutton Fields Phase 2A, an Addition to the City of Celina, Texas according to Final Plat recorded in Document No. 2019-268, of the Plat Records of Denton County, Texas (PRDCT);

THENCE North 89°43'30" East, with the south line of said Block RR, Sutton Fields Phase 2A, a distance of 635.87 feet at a 5/8-inch iron rod with plastic cap stamped “PETITT-RPLS 4087” found at the southeast corner of Block RR, and also being located on the west right-of-way line of Bothwell Boulevard (called 90 foot right-of-way according to said Sutton Fields Phase 2A Final Plat);

THENCE South 00°41'47" East, with said west right-of-way line of Bothwell Boulevard, passing at a distance of 20.00 feet a 5/8-inch iron rod with plastic cap stamped “PETITT-RPLS 4087” found at a southwest corner of said Sutton Fields Phase 2A, and a northwest corner of Sutton Fields Phase 2B, an Addition to the City of Celina, Texas according to Final Plat recorded in Document No. 2019-402, PRDCT, continuing with the west right-of-way line of Bothwell Boulevard, in all, a total distance of 161.37 feet to a 5/8-inch iron rod with plastic cap stamped “PETITT-RPLS 4087” found for corner at the intersection of said west right-of-way line of Bothwell Boulevard, and the north right-of-way line of Pensby Drive (called 50 foot right-of-way according to said Sutton Fields Phase 2B Final Plat);

THENCE with the westerly right-of-way line of said Pensby Drive and Bothwell Boulevard according to said Sutton Fields Phase 2B Final Plat, the following courses to a 5/8-inch iron rods with plastic cap stamped “PETITT-RPLS 4087” found for corner;

South 89°18'13" West, a distance of 28.50 feet;

South 00°41'47" East, a distance of 50.00 feet;

North 89°18'13" East, a distance of 28.50 feet;

And South 00º41’47” East, a distance of 77.93 feet, said iron rod being the beginning of a tangent curve to the right;

THENCE Southwesterly, continuing with said westerly right-of-way line of Bothwell Boulevard, and with said curve, passing at an arc distance of 541.70 feet a 1/2-inch iron rod with plastic cap stamped “BOHLER” found at the most westerly southwest corner of said Bothwell Boulevard right-of-way dedication and Sutton Fields Phase 2B, continuing with the westerly right-of-way line of Bothwell Boulevard, dedicated according to Sutton Fields - Phase 4B, an Addition to the City of Celina, Texas according to Final Plat recorded in Document No. 2021-102, PRDCT, and with said curve which, in all, has a central angle of 45°02'51”, a radius of 1655.00 feet, a chord which bears South 21°49'38” West, a chord distance of 1267.95 feet, and an arc distance of 1301.20 feet to the end of said curve, a 1/2-inch iron rod with plastic cap stamped “BOHLER” found for corner;

THENCE South 44°21'03" West, continuing with the westerly right-of-way line of Bothwell Boulevard, a distance of 6.52 feet to a 1/2-inch iron rod with plastic cap stamped “BOHLER” found for corner;

THENCE North 45°38'57" West, with a northerly line of Block RR of said Sutton Fields - Phase 4B, a distance of 378.83 feet to a 5/8-inch iron rod with plastic cap stamped “PETITT-RPLS 4087” found at a northeast corner of said Sutton Fields - Phase 4B, and being located on the south line of that certain tract of land described in deed to Anna Liz Hong recorded in Document No. 2014-15601, RPRDCT;

THENCE with the south and east lines of said Anna Liz Hong tract, the following courses to a 5/8-inch iron rods with plastic cap stamped “PETITT-RPLS 4087” found for corner:

North 89°22'47" East, a distance of 122.12 feet;

And North 00°41'47" West, a distance of 1201.87 feet to the POINT OF BEGINNING, and containing 17.203 acres of land.

DESCRIPTION
SUTTON FIELDS PHASE 5
47.556 ACRES

BEING that certain tract of land situated in the Thomas B. Cox Survey, Abstract Number 309, in Denton County, Texas, and being part of that certain called 190.449 acre tract of land as Tract 4 described in Special Warranty Deed to CADG Sutton Fields, LLC, recorded in Document Number 2015-15963, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of said Tract 4, and the southwest corner of that certain called 131.286 acre tract of land described in Special Warranty Deed to Fashand Farm Ltd. recorded in Document No. 2004-135532, RPRDCT, also located in the east line of that certain called 22.493 acre tract of land described in Special Warranty Deed to Fashand Farm, Ltd. recorded in Document No. 2005-21653, RPRDCT, and also being located in the approximate center of Crutchfield Road (undedicated dirt road);

THENCE North 89°30'51" East, with said approximate center of Crutchfield Road, the north line of said Tract 4, the south line of said 131.286 acre Fashand Farm Ltd. tract, and the south line of that certain called 324.64 acre tract of land described in General Warranty Deed to Denton Sorrells, LLC recorded in Document No. 2016-161419, RPRDCT, a distance of 1759.29 feet to a 1/2-inch iron rod found at the northeast corner of said Tract 4;

THENCE South 00°23'19" East, with the east line of Tract 4, and the west line of that certain called 109.26 acre tract of land described in Special Warranty Deed to Smiley Road, Ltd. recorded in Document No. 2006-2064, RPRDCT, a distance of 1496.51 feet to a 5/8-inch iron rod with plastic cap stamped "BCG 10194538" set for corner, from which a 5/8-inch iron rod found at a southeast corner of Tract 4 bears South 00°23'19" East, a distance of 1188.65 feet;

THENCE over and across said Tract 4, the following courses to a 5/8-inch iron rods with plastic cap stamped "BCG 10194538" set for corner:

South 89°36'44" West, a distance of 277.78 feet, and the beginning of a tangent curve to the right;

Northwesterly, with said curve which has a central angle of 51°15'03", a radius of 700.00 feet, a chord which bears North 64°45'45" West, a chord distance of 605.48 feet, for an arc distance of 626.15 feet to the end of said curve;

North 39°08'13" West, a distance of 163.84 feet, and the beginning of a tangent curve to the left;

Northwesterly, with said curve which has a central angle of 51°00'28", a radius of 608.00 feet, a chord which bears North 64°38'27" West, a chord distance of 523.58 feet, for an arc distance of 541.27 feet to the end of said curve;

And South 89°51'19” West, a distance of 250.19 feet, said iron rod being located on the east line of a right-of-way dedication for Crutchfield Road (variable width right-of-way), and Bothwell Boulevard (variable with right-of-way), dedicated according to Rights-of-Way for Sutton Fields Phase 1, an Addition to the City of Celina, Texas according to Final Plat recorded in Document No. 2017-398, of the Plat Records of Denton County, Texas;

THENCE North 00°08'41” West, with said east right-of-way line, a distance of 16.23 feet to a 5/8-inch iron rod with plastic cap stamped “BCG 10194538” set for corner;

THENCE South 89°43'38” West, with the north right-of-way line of said Crutchfield Road, a distance of 114.99 feet to a 5/8-inch iron rod with plastic cap stamped “BCG 10194538” set for corner, replacing a railroad spike previously found at this location;

THENCE North 00º08’37” West, with the west line of said Tract 4, and the approximate center of Crutchfield Road (an undedicated gravel road at this point), a distance of 858.91 feet to the POINT OF BEGINNING, and containing 47.556 acres of land.

DESCRIPTION
SUTTON FIELDS PHASE 7
35.081 ACRES

BEING that certain tract of land situated in the Thomas B. Cox Survey, Abstract Number 309, and the Jacob Rue Survey, Abstract Number 1109, in Denton County, Texas, and being part of that certain called 190.449 acre tract of land as Tract 4 described in Special Warranty Deed to CADG Sutton Fields, LLC recorded in Document Number 2015-15963, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found at a southeast corner of said Tract 4, and the southwest corner of that certain called 109.26 acre tract of land described in Special Warranty Deed to Smiley Road, Ltd. recorded in Document No. 2006-2064, RPRDCT;

THENCE South 89°13'31" West, with a south line of Tract 4 according to a line described in Boundary Line Agreement recorded in Instrument No. 2005-122140, RPRDCT, a distance of 527.69 feet to a 1/2-inch iron rod found for corner in the east line of Lot 22, Block AA, of Sutton Fields Phase 2A, an addition to the City of Celina, Denton County, Texas according to Final Plat recorded in Document No. 2019-268, RPRDCT;

THENCE North 00°41'45" East, with the east line of said Sutton Fields Phase 2A, a distance of 12.21 feet to a 5/8-inch iron rod with plastic cap stamped "PETITT-RPLS 4087" found for corner;

THENCE with the north line of Sutton Fields Phase 2A, the following courses to a 5/8-inch iron rods with plastic cap stamped "PETITT-RPLS 4087" found for corner:

South 89°36'44" West, a distance of 178.60 feet;

South 00°23'16" East, a distance of 41.64 feet;

South 84°18'02" West, a distance of 152.84 feet;

And South 89°36'44" West, a distance of 448.93 feet, said iron rod being located at a southeast corner of Lot 1 , Block SSSS, of Sutton Fields Phase 1B, an addition to the City of Celina, Denton County, Texas according to Final Plat recorded in Document No. 2017-478, RPRDCT;

THENCE with the east line of said Sutton Fields Phase 1B, the following courses to a 5/8-inch iron rods with plastic cap stamped "PETITT-RPLS 4087" found for corner:

North 00°23'16" West, a distance of 115.00 feet;

North 89°36'44" East, a distance of 45.87 feet;

North 00°23'16" West, a distance of 50.00 feet;

North 00°55'40" East, a distance of 55.53 feet;

North 06°55'46" East, a distance of 45.36 feet;

North 13°54'11" East, a distance of 61.67 feet;

North 17°38'39" East, a distance of 76.00 feet;

North 15°53'29" East, a distance of 81.96 feet;

North 14°05'00" East, a distance of 79.58 feet;

North 12°18'08" East, a distance of 79.58 feet;

North 10°31'15" East, a distance of 79.58 feet;

North 08°38'01" East, a distance of 91.90 feet;

And North 07°00'50" East, a distance of 50.00 feet, said iron rod being a northeast corner of said Sutton Fields Phase 1B;

THENCE over and across said Tract 4, the following courses to a 5/8-inch iron rods with plastic cap stamped "BCG 10194538" set for corner:

North 05°38'44" East, a distance of 68.48 feet;

North 04°20'10" East, a distance of 52.35 feet;

North 03°09'52" East, a distance of 52.35 feet;

North 01°59'33" East, a distance of 52.35 feet;

North 00°49'15" East, a distance of 52.35 feet;

North 00°02'43" East, a distance of 16.97 feet;

North 00°08'41" West, a distance of 133.79 feet;

North 17°53'15" East, a distance of 153.49 feet;

South 39°08'13" East, a distance of 30.00 feet;

North 50°51'47" East, a distance of 50.00 feet;

North 39°08'13" West, a distance of 30.00 feet

North 50°51'47" East, a distance of 175.00 feet;

South 39°08'13" East, a distance of 84.95 feet to the beginning of a tangent curve to the left;

Southeasterly with said curve which has a central angle of 51°15'03", a radius of 700.00 feet, a chord that bears South 64°45'45" East, a chord distance of 605.48 feet, and an arc distance of 626.15 feet to the end of said curve;

And North 89°36'44" East, a distance of 277.78 feet, said iron rod being located on the east line of said Tract 4, west line of said Smiley Road, Ltd. tract;

THENCE South 00°23'19" East, with said east line of Tract 4, and the west line of said Smiley Road, Ltd. tract, a distance of 1188.65 feet to the POINT OF BEGINNING, and containing 35.081 acres of land.

DESCRIPTION
SUTTON FIELDS PHASE 8A
17.866 ACRES

BEING that certain tract of land situated in the THOMAS H. McINTYRE SURVEY, ABSTRACT NUMBER 903, in the City of Celina, Denton County, Texas, and being part of that certain called 127.897 acre tract of land described in deed to CADG Sutton Fields II, LLC, recorded in Document Number 2015-127939 of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap found at the most easterly northeast corner of said CADG Sutton Fields II, LLC tract, and being the northwest corner of that certain called 22.493 acre tract of land described in deed to Fashand Farm, LTD. recorded in Document Number 2005-21653, RPRDCT;

THENCE South 00°09'07" East, with the most easterly east line of said CADG Sutton Fields II, LLC tract, and the west line of said Fashand Farm tract, a distance of 615.62 feet to a 1/2-inch iron rod with cap stamped "BOHLER" found for corner at the northeast corner of Lot 22, Block T, of Sutton Fields North - Phase 2C, an Addition to the City of Celina, Denton County, Texas, according to Final Plat recorded in Document Number 2020-404, of the Plat Records of Denton County, Texas (PRDCT),

THENCE South 89°41'24" West, with the north line of said Lot 22, Block T, a distance of 127.68 feet to a 1/2-inch iron rod with cap stamped "BOHLER" found for corner on the east right-of-way line of Fitzgerald Avenue (called 50-foot wide right-of-way according to said Sutton Fields North - Phase 2C), and the northwest corner of said Lot 22, Block T;

THENCE North 00°18'36" West, with said east right-of-way line of Fitzgerald Avenue, a distance of 30.00 feet to a 1/2-inch iron rod with cap stamped "BOHLER" found for corner;

THENCE South 89°41'24" West, with the north dedication line of said Fitzgerald Avenue, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped "BOHLER" found for corner on the west right-of-way line of Fitzgerald Avenue;

THENCE South 00°18'36" East, with said west right-of-way line of Fitzgerald Avenue, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped "BOHLER" found at the northeast corner of Lot 15, Block N, of said Sutton Fields North - Phase 2C;

THENCE South 89°41'24" West, with the north line of said Block N, a distance of 860.00 feet to the northwest corner of Lot 28, Block N, of said Sutton Fields North - Phase 2C, said iron rod also being located on the east right-of-way line of Atwood Drive (called 50-foot wide right-of-way according to said Sutton Fields North - Phase 2C);

THENCE with an easterly line of said Sutton Fields North - Phase 2C, the following courses to 1/2-inch iron rods with cap stamped "BOHLER" found for corner:

North 00°18'36” West, a distance of 100.00 feet;

North 44°41'24” East, a distance of 21.21 feet;

North 89°41'24” East, a distance of 15.00 feet;

North 00°18'36” West, a distance of 50.00 feet;

South 89°41'24” West, a distance of 15.00 feet;

North 45°18'36” West, a distance of 21.21 feet;

And North 00°18'36” West, a distance of 200.00 feet, said iron rod being located at the south end of a corner clip located at the intersection of said east right-of-way line of Atwood Drive and the south right-of-way line of Aston Drive (called 50-foot wide right-of-way according to said Final Plat of Sutton Fields North - Phase 2C);

THENCE North 44°41'24” East, with said corner clip, a distance of 21.21 feet to a 1/2-inch iron rod with cap stamped “BOHLER” found for corner;

THENCE North 89°41'24” East, with said south right-of-way line of Aston Drive, a distance of 419.92 feet to a 1/2-inch iron rod with cap stamped “BOHLER” found at the southeast corner of the dedication for Aston Drive;

THENCE North 00°18'36” West, with the east line of said dedication for Aston Drive, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped “BOHLER” found for corner;

THENCE South 89°41'24” West, with the north right-of-way line of Aston Drive, a distance of 30.00 feet to a 1/2-inch iron rod with cap stamped “BOHLER” found for corner at the southeast corner of Lot 1, Block R, of said Sutton Fields North - Phase 2C;

THENCE North 00°18'36” West, with the east line of said Block R, a distance of 470.00 feet to a 1/2-inch iron rod with cap stamped “BOHLER” found for corner on the south right-of-way line of Abby Drive (called 50-foot wide right-of-way according to said Final Plat of Sutton Fields North - Phase 2C), and being the northeast corner of Lot 9, Block R, of said Sutton Fields North - Phase 2C;

THENCE North 89°41'24” East, with said south right-of-way line of Abby Drive, a distance of 30.00 feet to a 1/2-inch iron rod with cap stamped “BOHLER” found for corner at the southeast corner of the dedication for Abby Drive;

THENCE North 00°18'36” West, with the east line of said dedication for Abby Drive, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped “BOHLER” found for corner;

THENCE South 89°41'24” West, with the north right-of-way line of Abby Drive, a distance of 85.00 feet to a 1/2-inch iron rod with cap stamped “BOHLER” found at the southeast corner of Lot 1, Block T, of said Sutton Fields North - Phase 2C;

THENCE North 00°18'36” West, with the east line of said Lot 1, Block T, a distance of 119.06 feet to a 1/2-inch iron rod with cap stamped “BOHLER” found for the most northerly northeast corner of said Sutton Fields North - Phase 2C, and being located on the north line of said CADG Sutton Fields II, LLC tract, and the south line of that certain called 38.223 acre tract of land described in deed to Blue Angus Ranch, LP recorded in Document Number 2007-107216, RPRDCT;

THENCE South 89°46'58” East, with said north line of the CADG Sutton Fields II, LLC tract, and said south line of the Blue Angus Ranch, LP tract, a distance of 162.99 feet to a 3/8-inch iron rod found at the most southerly southeast corner of said Blue Angus Ranch, LP tract, and a southwest corner of that certain called 131.286 acre tract of land described in deed to Fashand Farm Ltd. recorded in Document Number 2004-135532, RPRDCT;

THENCE South 89°47'30” East, with said north line of the CADG Sutton Fields II, LLC tract, and a south line of said Fashand Farm Ltd. tract recorded in Document Number 2004-135532, RPRDCT, a distance of 395.36 feet to a 1/2-inch iron rod found at the most northerly northeast corner of said CADG Sutton Fields II, LLC tract, and an interior “ELL” corner of said Fashand Farm Ltd. tract;

THENCE South 02°55'32” West, with an easterly line of said CADG Sutton Fields II, LLC tract, and a westerly line of said Fashand Farm Ltd. tract recorded in Document Number 2004-135532, RPRDCT, a distance of 454.72 feet to a 1/2-inch iron rod found at the southwest corner of said Fashand Farm tract;

THENCE North 89°27'35” East, with a north line of said CADG Sutton Fields II, LLC tract, and the most southerly line of said Fashand Farm Ltd. tract recorded in Document Number 2004-135532, RPRDCT, a distance of 156.79 feet to the POINT OF BEGINNING and containing an area of 17.866 acres of land.

DESCRIPTION
SUTTON FIELDS PHASE 8B
7.196 ACRES

BEING that certain tract of land situated in the THOMAS H. McINTYRE SURVEY, ABSTRACT NUMBER 903, in the City of Celina, Denton County, Texas, and being part of that certain called 127.897 acre tract of land described in deed to CADG Sutton Fields II, LLC recorded in Document Number 2015-127939 of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the southwest corner of that certain called 3.00 acre tract of land described in deed to Jan M. Paliwoda & Margaret Paliwoda, recorded in Volume 4364, Page 1631, RPRDCT, and being located on the north right-of-way line of Crutchfield Road (variable width right-of-way according to Rights-of-Way for Sutton Fields Phase 1, an addition to the City of Celina, Denton County, Texas according to Final Plat recorded in Document Number 2017-398, of the Plat Records of Denton County, Texas);

THENCE South 89°43'38" West, with said north right-of-way line of Crutchfield Road, a distance of 894.24 feet to a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found at the most southerly southeast corner of Sutton Fields North - Phase 1, an addition to the City of Celina, Denton County, Texas, according to Final Plat recorded in Document Number 2018-334, of the Plat Records of Denton County, Texas (PRDCT);

THENCE with an easterly line of said Sutton Fields North - Phase 1, the following courses to 5/8-inch iron rods with cap stamped "PETITT-RPLS 4087" found for corner:

North 00°17'11" West, a distance of 45.00 feet;

North 45°17'29" West, a distance of 35.37 feet;

North 00°18'36" West, a distance of 100.09 feet;

North 44°41'24" East, a distance of 21.21 feet;

North 89°41'24" East, a distance of 15.00 feet;

North 00°18'36" West, a distance of 50.00 feet;

South 89°41'24" West, a distance of 25.00 feet;

North 45°18'36" West, a distance of 21.21 feet;

And North 00°18'36" West, a distance of 100.00 feet, said iron rod being located at the southwest corner of Lot 3X, Block H, of said Sutton Fields North - Phase 1;

THENCE North 89°41'24" East, with the south line of said Block H, a distance of 751.31 feet to a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found at the southeast corner of Lot 12, Block H, of said Sutton Fields North - Phase 1, and on the west right-of-way line of Fitzgerald Avenue (called 50-foot wide right-of-way according to said Sutton Fields North - Phase 1);

THENCE South 00°18'36" East, with said west right-of-way line of Fitzgerald Avenue, a distance of 36.82 feet to a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found for corner;

THENCE North 89°50'53" East, with the south line of said right-of-way dedication for Fitzgerald Avenue, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found for corner;

THENCE North 00°18'36” West, with the east right-of-way line of said Fitzgerald Avenue, a distance of 20.00 feet to a 5/8-inch iron rod with cap stamped “PETITT-RPLS 4087” found at the southwest corner of Lot 2. Block J, Sutton Fields North - Phase 1;

THENCE North 89°50'53” East, with the south line of said Lot 2, Block J, a distance of 127.99 feet to a 5/8-inch iron rod with cap stamped “PETITT-RPLS 4087” found at the southeast corner of said Lot 2, Block J, and also being located on the east line of said CADG Sutton Fields II, LLC tract, and the west line of said Paliwoda tract;

THENCE South 00°09'07” East, with said east line of the CADG Sutton Fields II, LLC tract, and the west line of said Paliwoda tract, a distance of 252.19 feet to a 1/2-inch iron rod with cap stamped “#6005” found at the northeast corner of that certain called 0.057 acre tract of land described in deed to SBA Towers IV, LLC, recorded in Document Number 2013-94302, RPRDCT;

THENCE South 89°09'16” West, with the north line of said SBA Towers IV tract, a distance of 50.18 feet to a 1/2-inch iron rod with cap stamped “#6005” found at the northwest corner of said SBA Towers IV tract;

THENCE South 00°57'44” East, with the west line of said SBA Towers IV tract, a distance of 50.16 feet to a 1/2-inch iron rod with cap stamped “#6005” found at the southwest corner of said SBA Towers IV tract;

THENCE North 89°07'28” East, with the south line of said SBA Towers IV tract, a distance of 49.90 feet to a 1/2-inch iron rod found at the southeast corner of said SBA Towers IV tract;

THENCE South 00°54'46” East, with the east line of said CADG Sutton Fields II, LLC tract, and the west line of said Paliwoda tract, a distance of 31.06 feet to the POINT OF BEGINNING and containing an area of 7.196 acres of land.

APPENDIX C
ASSESSMENT PER UNIT AND PROJECTED TAX RATE EQUIVALENTS

APPENDIX C
Assessment Per Unit and Projected Tax Rate Equivalents

The original Assessment per Unit for NIA #1, as calculated using the estimated buildout values described in the Original SAP are shown in Table C-1.1.

Table C-1.1
Original Assessment Per Unit – NIA #1

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value (Per Original SAP)	% of Total Buildout Value	Total Assessments Allocated	Assessment per Unit
A	70	40	$14,700,000	9.05%	$1,046,634	$26,166
B	60	195	$63,940,500	39.38%	$4,552,537	$23,346
C	50	280	$83,720,000	51.56%	$5,960,829	$21,289
Total		**515**	**$162,360,500**		**$11,560,000**	

The updated Assessment per Unit for NIA #1 following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds, as calculated using the estimated buildout values described in the Original SAP are shown in Table C-1.2.

Table C-1.2
Updated Assessment Per Unit – NIA #1

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value (Per Original SAP)	% of Total Buildout Value	Total Assessments Allocated	Assessment per Unit
A	70	36	$14,700,000	9.05%	$833,688	$23,158
B	60	193	$63,940,500	39.38%	$3,999,797	$20,724
C	50	273	$83,720,000	51.56%	$5,156,515	$18,888
Total		**502**	**$162,360,500**		**$9,990,000**	

The original Assessment per Unit for NIA #2-5 Major Improvements as calculated using the methodology described in the Original SAP are shown in Table C-2.1.

Table C-2.1
Original Assessment Per Unit – NIA #2-5 Major Improvements

Lot Type	Lot Size	No. of Units	Total Assessments Allocated	Assessment per Unit
NIA #2				
A	70	-	-	-
B	60	55	$504,292	$9,169
C	50	107	$981,076	$9,169
Subtotal		*162*	*$1,485,368*	
NIA #3				
A	70	37	$339,251	$9,169
B	60	85	$779,360	$9,169
C	50	246	$2,255,559	$9,169
Subtotal		*368*	*$3,374,169*	
NIA #4				
A	70	-	-	-
B	60	149	$1,366,172	$9,169
C	50	156	$1,430,354	$9,169
Subtotal		*305*	*$2,796,526*	
NIA #5A				
A	70	-	-	-
B	60	127	$1,164,455	$9,169
C	50	232	$2,127,193	$9,169
Subtotal	*0*	*359*	*$3,291,649*	
NIA #5B				
A	70	65	$595,981	$9,169
B	60	309	$2,833,202	$9,169
C	50	267	$2,448,106	$9,169
Subtotal		*641*	*$5,877,289*	
Total		**1,835**	**$16,825,000**	

The updated Assessment per Unit for NIA #2-5 Major Improvements following the issuance of the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds as calculated using the methodology described in the Original SAP are shown in Table C-2.2.

Table C-2.2
Updated Assessment Per Unit – NIA #2-5 Major Improvements

Lot Type	Lot Size	No. of Units	Total Assessments Allocated	Assessment per Unit
NIA #2				
A	70	-	-	-
B	60	55	$454,314	$8,260
C	50	107	$805,949	$7,532
Subtotal		*162*	*$1,260,263*	
NIA #3				
A	70	34	$272,754	$8,022
B	60	85	$681,886	$8,022
C	50	245	$1,965,435	$8,022
Subtotal		*364*	*$2,920,075*	
NIA #4				
A	70	-	-	-
B	60	149	$1,175,992	$7,893
C	50	156	$1,231,240	$7,893
Subtotal		*305*	*$2,407,231*	
NIA #5A				
A	70	-	-	-
B	60	127	$1,014,023	$7,984
C	50	232	$1,852,388	$7,984
Subtotal	*0*	*359*	*$2,866,411*	
NIA #5B				
A	70	65	$518,988	$7,984
B	60	309	$2,467,189	$7,984
C	50	267	$2,131,843	$7,984
Subtotal		*641*	$5,118,020	
Total		**1,831**	**$14,572,000**	

The original Assessment per Unit for NIA #2 (which includes NIA #2's share of NIA #2-5 Major Improvements) is shown in Table C-3.

Table C-3
Original Assessment Per Unit – NIA #2

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value (per Original SAP)	% of Total Buildout Value	Total NIA #2 Assessments Allocated	Assessment per Unit - NIA #2	Assessment per Unit - NIA #2-5[1]	Combined Assessment per Unit - NIA #2
A	70	-	-	-	-	-	-	-
B	60	55	$18,034,500	36.05%	$686,737	$12,486	$9,169	$21,655
C	50	107	$31,993,000	63.95%	$1,218,263	$11,386	$9,169	$20,555
Total		**162**	**$50,027,500**		**$1,905,000**			

[1]Represents the Assessment per Unit related to the Neighborhood Improvement Areas #2-5 Major Improvements per table C-2.1.

The Assessment per Unit for NIA #2 (which includes NIA #2's share of NIA #2-5 Major Improvements) is shown in Table C-4.

Table C-4
Updated Assessment Per Unit – NIA #2

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value (per Original SAP)	% of Total Buildout Value	Total NIA #2 Assessments Allocated	Assessment per Unit - NIA #2	Assessment per Unit - NIA #2-5[1]	Combined Assessment per Unit - NIA #2
A	70	-	-	-	-	-	-	-
B	60	55	$18,034,500	36.05%	$686,737	$12,486	$8,260	$20,746
C	50	107	$31,993,000	63.95%	$1,218,263	$11,386	$7,532	$18,918
Total		**162**	**$50,027,500**		**$1,905,000**			

[1]Represents the Assessment per Unit related to the Neighborhood Improvement Areas #2-5 Major Improvements per table C-2.2.

The original Assessment per Unit for NIA #3 (which includes NIA #3's share of NIA #2-5 Major Improvements) is shown in Table C-5.

Table C-5
Original Assessment Per Unit – NIA #3

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value (per Original SAP)	% of Total Buildout Value	Total NIA #3 Assessments Allocated	Assessment per Unit - NIA #3	Assessment per Unit - NIA #2-5[1]	Combined Assessment per Unit - NIA #3
A	70	37	$13,597,500	11.82%	$526,059	$14,218	$9,169	$23,387
B	60	85	$27,871,500	24.23%	$1,078,290	$12,686	$9,169	$21,855
C	50	246	$73,554,000	63.95%	$2,845,651	$11,568	$9,169	$20,737
Total		**368**	**$115,023,000**		**$4,450,000**			

[1]Represents the Assessment per Unit related to the Neighborhood Improvement Areas #2-5 Major Improvements per Table C-2.1.

The updated Assessment per Unit for NIA #3 (which includes NIA #4's share of NIA #2-5 Major Improvements) is shown in Table C-6.

Table C-6
Updated Assessment Per Unit – NIA #3

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value (per Original SAP)	% of Total Buildout Value	Total NIA #3 Assessments Allocated	Assessment per Unit - NIA #3	Assessment per Unit - NIA #2-5[1]	Combined Assessment per Unit - NIA #3
A	70	34	$13,597,500	11.82%	$526,059	$14,218	$8,022	$22,240
B	60	85	$27,871,500	24.23%	$1,078,290	$12,686	$8,022	$20,708
C	50	245	$73,554,000	63.95%	$2,845,651	$11,568	$8,022	$19,590
Total		**364**	**$115,023,000**		**$4,450,000**			

[1]Represents the Assessment per Unit related to the Neighborhood Improvement Areas #2-5 Major Improvements per Table C-2.2.

The original Assessment per Unit for NIA #4 (which includes NIA #4's share of NIA #2-5 Major Improvements) is shown in Table C-7.

Table C-7
Original Assessment Per Unit – NIA #4

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value (per Original SAP)	% of Total Buildout Value	Total NIA #4 Assessments Allocated	Assessment per Unit - NIA #4	Assessment per Unit - NIA #2-5[1]	Combined Assessment per Unit - NIA #4
A	70	-	-	-	-	-	-	-
B	60	149	$48,857,100	51.16%	$2,046,347	$13,734	$9,169	$22,903
C	50	156	$46,644,000	48.84%	$1,953,653	$12,523	$9,169	$21,692
Total		**305**	**$95,501,100**		**$4,000,000**			

[1]Represents the Assessment per Unit related to the Neighborhood Improvement Areas #2-5 Major Improvements per Table C-2.1.

The Assessment per Unit for NIA #4 (which includes NIA #4's share of NIA #2-5 Major Improvements) is shown in Table C-8.

Table C-8
Updated Assessment Per Unit – NIA #4

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value (per Original SAP)	% of Total Buildout Value	Total NIA #4 Assessments Allocated	Assessment per Unit - NIA #4	Assessment per Unit - NIA #2-5[1]	Combined Assessment per Unit - NIA #4
A	70	-	-	-	-	-	-	-
B	60	149	$48,857,100	51.16%	$2,046,347	$13,734	$7,984	$21,718
C	50	156	$46,644,000	48.84%	$1,953,653	$12,523	$7,984	$20,507
Total		**305**	**$95,501,100**		**$4,000,000**			

[1]Represents the Assessment per Unit related to the Neighborhood Improvement Areas #2-5 Major Improvements per Table C-2.2.

The original Assessment per Unit for NIA #5A (which includes NIA #5A's share of NIA #2-5 Major Improvements) is shown in Table C-9.

Table C-9
Original Assessment Per Unit – NIA #5A

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value[1]	% of Total Buildout Value	Total NIA #5A Assessments Allocated	Assessment per Unit - NIA #5A	Assessment per Unit - NIA #2-5[2]	Combined Assessment per Unit - NIA #5A
A	70	-	-	-	-	-	-	-
B	60	127	$49,530,000	39.28%	$2,867,547	$22,579	$9,169	$31,748
C	50	232	$76,560,000	60.72%	$4,432,453	$19,105	$9,169	$28,274
Total		**359**	**$126,090,000**		**$7,300,000**			

[1]Calculated based on the projected home value per unit provided by the developer on November 12, 2021.
[2]Represents the Assessment per Unit related to the Neighborhood Improvement Areas #2-5 Major Improvements per Table C-2.1.

The updated Assessment per Unit for NIA #5A (which includes NIA #5A's share of NIA #2-5 Major Improvements) is shown in Table C-10.

Table C-10
Updated Assessment Per Unit – NIA #5A

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value[1]	% of Total Buildout Value	Total NIA #5A Assessments Allocated	Assessment per Unit - NIA #5A	Assessment per Unit - NIA #2-5[2]	Combined Assessment per Unit - NIA #5A
A	70	-	-	-	-	-	-	-
B	60	127	$49,530,000	39.28%	$2,867,547	$22,579	$7,984	$30,563
C	50	232	$76,560,000	60.72%	$4,432,453	$19,105	$7,984	$27,089
Total		**359**	**$126,090,000**		**$7,300,000**			

[1]Calculated based on the projected home value per unit provided by the developer on November 12, 2021.
[2]Represents the Assessment per Unit related to the Neighborhood Improvement Areas #2-5 Major Improvements per Table C-2.2.

The original Assessment per Unit for NIA #5B (which includes NIA #5B's share of NIA #2-5 Major Improvements) is shown in Table C-11.

Table C-11
Original Assessment Per Unit – NIA #5B

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value[1]	% of Total Buildout Value	Total NIA #5B Assessments Allocated	Assessment per Unit - NIA #5B	Assessment per Unit - NIA #2-5[2]	Combined Assessment per Unit - NIA #5B
A	70	65	$27,950,000	11.81%	$1,593,092	$24,509	$9,169	$33,678
B	60	309	$120,510,000	50.94%	$6,868,820	$22,229	$9,169	$31,398
C	50	267	$88,110,000	37.24%	$5,022,088	$18,809	$9,169	$27,978
Total		**641**	**$236,570,000**	**100.00%**	**$13,484,000**			

[1]Calculated based on the projected home value per unit provided by the developer on November 12, 2021.
[2]Represents the Assessment per Unit related to the Neighborhood Improvement Areas #2-5 Major Improvements per Table C-2.1.

The updated Assessment per Unit for NIA #5B (which includes NIA #5B's share of NIA #2-5 Major Improvements) is shown in Table C-12.

Table C-12
Updated Assessment Per Unit – NIA #5B

Lot Type	Lot Size	No. of Units	Total Estimated Buildout Value[1]	% of Total Buildout Value	Total NIA #5B Assessments Allocated	Assessment per Unit - NIA #5B	Assessment per Unit - NIA #2-5[2]	Combined Assessment per Unit - NIA #5B
A	70	65	$27,950,000	11.81%	$1,593,092	$24,509	$7,984	$32,493
B	60	309	$120,510,000	50.94%	$6,868,820	$22,229	$7,984	$30,213
C	50	267	$88,110,000	37.24%	$5,022,088	$18,809	$7,984	$26,793
Total		**641**	**$236,570,000**	**100.00%**	**$13,484,000**			

[1]Calculated based on the projected home value per unit provided by the developer on November 12, 2021.
[2]Represents the Assessment per Unit related to the Neighborhood Improvement Areas #2-5 Major Improvements per Table C-2.2.

The original projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit within NIA #1 is shown in Table C-13.1.

Table C-13.1
Original Estimated Tax Rate Equivalent per unit – NIA #1

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	40	$77,000	$350,000	$2,416.47	$3.14	$0.69
B	60	195	$65,000	$300,000	$2,156.74	$3.32	$0.72
C	50	280	$47,500	$280,000	$1,966.05	$4.14	$0.70

[1]Represents initial estimated finished lot value per unit and projected home value per unit shown in the Limited Offering Memorandum for NIA #5.

The updated projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit within NIA #1 is shown in Table C-13.2.

Table C-13.2
Updated Estimated Tax Rate Equivalent per unit – NIA #1

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	36	$77,000	$635,207	$1,811.26	$2.35	$0.29
B	60	193	$65,000	$598,897	$1,620.91	$2.49	$0.27
C	50	273	$47,500	$473,406	$1,477.31	$3.11	$0.31

[1]Represents initial estimated finished lot value per unit and projected home value per unit based on the average 2023 certified values of completed homes.

The original projected tax rate equivalent per unit calculated for the NIA #2-5 Major Improvements for each unit within NIA #2-5 is shown in Table C-14.1.

Table C-14.1
Original Estimated Tax Rate Equivalent per unit – NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
NIA #2[1]							
A	70	-	-	-	-	-	-
B	60	55	$66,000	$300,000	$958.82	$1.45	$0.32
C	50	107	$55,000	$280,000	$958.82	$1.74	$0.34
Subtotal		*162*					
NIA #3[2]							
A	70	37	$70,000	$400,000	$958.82	$1.37	$0.24
B	60	85	$60,000	$300,000	$958.82	$1.60	$0.32
C	50	246	$50,000	$290,000	$958.82	$1.92	$0.33
Subtotal[1]		*368*					
NIA #4							
A	70	-	-	-	-	-	-
B	60	149	$61,500	$310,000	$958.82	$1.56	$0.31
C	50	156	$50,500	$280,000	$958.82	$1.90	$0.34
Subtotal[3]		*305*					
NIA #5A							
A	70	-	-	-	-	-	-
B	60	127	$78,000	$390,000	$958.82	$1.23	$0.25
C	50	232	$65,000	$330,000	$958.82	$1.48	$0.29
Subtotal[3]		*359*					
NIA #5B							
A	70	65	$91,000	$430,000	$958.82	$1.05	$0.22
B	60	309	$78,000	$390,000	$958.82	$1.23	$0.25
C	50	267	$65,000	$330,000	$958.82	$1.48	$0.29
Subtotal[3]		*641*					
Total		**1,835**					

[1]Represents initial estimated finished lot value per unit and projected home value per unit shown in the Limited Offering Memorandum for NIA #5.
[2]Represents initial estimated lot value per unit shown in the Limited Offering Memorandum for NIA #5 and the projected home value per unit based on the average 2021 certified values of completed homes.
[3]Represents estimated lot value per unit and projected home value per unit provided by the developer.

The updated projected tax rate equivalent per unit calculated for the NIA #2-5 Major Improvements for each unit within NIA #2-5 is shown in Table C-14.2.

Table C-14.2
Updated Estimated Tax Rate Equivalent per unit – NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
NIA #2[1]							
A	70	-	-	-	-	-	-
B	60	55	$66,000	$487,525	$800.21	$1.21	$0.16
C	50	107	$55,000	$460,124	$729.68	$1.33	$0.16
Subtotal		*162*					
NIA #3[1]							
A	70	34	$70,000	$587,295	$777.15	$1.11	$0.13
B	60	85	$60,000	$561,443	$777.15	$1.30	$0.14
C	50	245	$50,000	$474,098	$777.15	$1.55	$0.16
Subtotal[1]		*364*					
NIA #4							
A	70	-	-	-	-	-	-
B	60	149	$61,500	$430,185	$764.59	$1.24	$0.18
C	50	156	$50,500	$418,116	$764.59	$1.51	$0.18
Subtotal[1]		*305*					
NIA #5A							
A	70	-	-	-	-	-	-
B	60	127	$78,000	$554,942	$773.49	$0.99	$0.14
C	50	232	$65,000	$443,095	$773.49	$1.19	$0.17
Subtotal[2]		*359*					
NIA #5B							
A	70	65	$91,000	$587,295	$773.49	$0.85	$0.13
B	60	309	$78,000	$554,942	$773.49	$0.99	$0.14
C	50	267	$65,000	$443,095	$773.49	$1.19	$0.17
Subtotal[2]		*641*					
Total		**1,831**					

[1]Represents initial estimated finished lot value per unit shown in the Limited Offering Memorandum for NIA #5 and the projected home value per unit based on the average 2023 certified values of completed homes.
[2]Represents estimated lot value per unit and projected home value per unit provided by the developer.

The original total projected tax rate equivalent per unit calculated for each unit within NIA #2 is shown in Table C-15.

Table C-15
Original Estimated Tax Rate Equivalent per unit – NIA #2

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	0	-	-	-	-	-
B	60	55	$66,000	$300,000	$1,084.92	$1.64	$0.36
C	50	107	$55,000	$280,000	$989.00	$1.80	$0.35

[1]Represents initial estimated lot value per unit shown in the Limited Offering Memorandum for NIA #5 and the projected home value per unit based on the average 2021 certified values of completed homes.

The updated total projected tax rate equivalent per unit calculated for each unit within NIA #2 is shown in Table C-16.

Table C-16
Updated Estimated Tax Rate Equivalent per unit – NIA #2

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	-	-	-	-	-	-
B	60	55	$66,000	$487,525	$1,084.92	$1.64	$0.22
C	50	107	$55,000	$460,124	$989.00	$1.80	$0.21

[1]Represents initial estimated lot value per unit shown in the Limited Offering Memorandum for NIA #5 and the projected home value per unit based on the average 2023 certified values of completed homes.

The original total projected tax rate equivalent per unit calculated for the combined NIA #2 and NIA #2-5 Major Improvements for each unit within NIA #2 is shown in Table C-17.

Table C-17
Original Estimated Combined Tax Rate Equivalent per unit – NIA #2 and NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	-	-	-	-	-	-
B	60	55	$66,000	$300,000	$2,043.74	$3.10	$0.68
C	50	107	$55,000	$280,000	$1,947.82	$3.54	$0.70

[1]Represents initial estimated finished lot value per unit and projected home value per unit shown in the Limited Offering Memorandum for NIA #5.

The updated total projected tax rate equivalent per unit calculated for the combined NIA #2 and NIA #2-5 Major Improvements for each unit within NIA #2 is shown in Table C-18.

Table C-18
Updated Estimated Combined Tax Rate Equivalent per unit – NIA #2 and NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	-	-	-	-	-	-
B	60	55	$66,000	$487,525	$1,885.13	$2.86	$0.39
C	50	107	$55,000	$460,124	$1,718.68	$3.12	$0.37

[1]Represents initial estimated finished lot value per unit and projected home value per unit shown in the Limited Offering Memorandum for NIA #5 and the projected home value per unit based on the average 2023 certified values of completed homes.

The original total projected tax rate equivalent per unit calculated for each unit within NIA #3 is shown in Table C-19.

Table C-19
Original Estimated Tax Rate Equivalent per unit – NIA #3

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	37	$70,000	$400,000	$1,190.88	$1.70	$0.30
B	60	85	$60,000	$300,000	$1,062.88	$1.77	$0.35
C	50	246	$50,000	$290,000	$968.91	$1.94	$0.33

[1]Represents initial estimated lot value per unit shown in the Limited Offering Memorandum for NIA #5 and the projected home value per unit based on the average 2021 certified values of completed homes.

The updated total projected tax rate equivalent per unit calculated for each unit within NIA #3 is shown in Table C-20.

Table C-20
Updated Estimated Tax Rate Equivalent per unit – NIA #3

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	34	$70,000	$587,295	$1,190.88	$1.70	$0.20
B	60	85	$60,000	$561,443	$1,062.88	$1.77	$0.19
C	50	245	$50,000	$474,098	$968.91	$1.94	$0.20

[1]Represents initial estimated lot value per unit shown in the Limited Offering Memorandum for NIA #5 and the projected home value per unit based on the average 2023 certified values of completed homes.

The original total projected tax rate equivalent per unit calculated for the combined NIA #3 and NIA #2-5 Major Improvements for each unit within NIA #3 is shown in Table C-21.

Table C-21
Original Estimated Combined Tax Rate Equivalent per unit – NIA #3 and NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	37	$70,000	$400,000	$2,149.70	$3.07	$0.54
B	60	85	$60,000	$300,000	$2,021.70	$3.37	$0.67
C	50	246	$50,000	$290,000	$1,927.72	$3.86	$0.66

[1]Represents initial estimated lot value per unit shown in the Limited Offering Memorandum for NIA #5 and the projected home value per unit based on the average 2021 certified values of completed homes.

The updated total projected tax rate equivalent per unit calculated for the combined NIA #3 and NIA #2-5 Major Improvements for each unit within NIA #3 is shown in Table C-22.

Table C-22
Updated Estimated Combined Tax Rate Equivalent per unit – NIA #3 and NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	34	$70,000	$587,295	$1,968.03	$2.81	$0.34
B	60	85	$60,000	$561,443	$1,840.03	$3.07	$0.33
C	50	245	$50,000	$474,098	$1,746.06	$3.49	$0.37

[1]Represents initial estimated lot value per unit shown in the Limited Offering Memorandum for NIA #5 and the projected home value per unit based on the average 2023 certified values of completed homes.

The original projected tax rate equivalent per unit calculated for each unit within NIA #4 is shown in Table C-23.

Table C-23
Original Estimated Tax Rate Equivalent per unit – NIA #4

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	-	-	-	-	-	-
B	60	149	$61,500	$310,000	$1,145.04	$1.86	$0.37
C	50	156	$50,500	$280,000	$1,043.80	$2.07	$0.37

[1]Represents initial estimated finished lot value per unit and projected home value per unit shown in the Limited Offering Memorandum for NIA #5.

The updated projected tax rate equivalent per unit calculated for each unit within NIA #4 is shown in Table C-24.

Table C-24
Updated Estimated Tax Rate Equivalent per unit – NIA #4

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	-	-	-	-	-	-
B	60	149	$61,500	$430,185	$1,145.04	$1.86	$0.27
C	50	156	$50,500	$418,116	$1,043.80	$2.07	$0.25

[1]Represents initial estimated finished lot value per unit and projected home value per unit shown in the Limited Offering Memorandum for NIA #5 and the projected home value per unit based on the average 2023 certified values of completed homes.

The original total projected tax rate equivalent per unit calculated for the combined NIA #4 and NIA #2-5 Major Improvements based on the estimated finished lot values and home values for each unit within NIA #4 is shown in Table C-25.

Table C-25
Original Estimated Combined Tax Rate Equivalent per unit – NIA #4 and NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	-	-	-	-	-	-
B	60	149	$61,500	$310,000	$2,103.85	$3.42	$0.68
C	50	156	$50,500	$280,000	$2,002.62	$3.97	$0.72

[1]Represents initial estimated finished lot value per unit and projected home value per unit shown in the Limited Offering Memorandum for NIA #5.

The updated total projected tax rate equivalent per unit calculated for the combined NIA #4 and NIA #2-5 Major Improvements based on the estimated finished lot values and home values for each unit within NIA #4 is shown in Table C-26.

Table C-26
Updated Estimated Combined Tax Rate Equivalent per unit – NIA #4 and NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	-	-	-	-	-	-
B	60	149	$61,500	$430,185	$1,909.63	$3.11	$0.44
C	50	156	$50,500	$418,116	$1,808.39	$3.58	$0.43

[1]Represents initial estimated finished lot value per unit shown in the Limited Offering Memorandum for NIA #5 and the projected home value per unit based on the average 2023 certified values of completed homes.

The original projected tax rate equivalent per unit calculated for each unit within NIA #5A is shown in Table C-27.

Table C-27
Original Estimated Tax Rate Equivalent per unit – NIA #5A

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	-	-	-	-	-	-
B	60	127	$78,000	$390,000	$1,652.15	$2.12	$0.42
C	50	232	$65,000	$330,000	$1,397.97	$2.15	$0.42

[1]Represents estimated lot value per unit and projected home value per unit provided by the developer.

The updated projected tax rate equivalent per unit calculated for each unit within NIA #5A is shown in Table C-28.

Table C-28
Updated Estimated Tax Rate Equivalent per unit – NIA #5A

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	-	-	-	-	-	-
B	60	127	$78,000	$554,942	$1,652.15	$2.12	$0.30
C	50	232	$65,000	$443,095	$1,397.97	$2.15	$0.32

[1]Represents estimated lot value per unit provided by the developer and the projected home value per unit based on the average 2023 certified values of completed homes.

The original total projected tax rate equivalent per unit calculated for the combined NIA #5A and NIA #2-5 Major Improvements for each unit within NIA #5A is shown in Table C-29.

Table C-29
Original Estimated Combined Tax Rate Equivalent per unit – NIA #5A and NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	-	-	-	-	-	-
B	60	127	$78,000	$390,000	$2,610.97	$3.35	$0.67
C	50	232	$65,000	$330,000	$2,356.79	$3.63	$0.71

[1]Represents estimated lot value per unit and projected home value per unit provided by the developer.

The updated total projected tax rate equivalent per unit calculated for the combined NIA #5A and NIA #2-5 Major Improvements for each unit within NIA #5A is shown in Table C-30.

Table C-30
Updated Estimated Combined Tax Rate Equivalent per unit – NIA #5A and NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	-	-	-	-	-	-
B	60	127	$78,000	$554,942	$2,425.64	$3.11	$0.44
C	50	232	$65,000	$443,095	$2,171.46	$3.34	$0.49

[1]Represents estimated lot value per unit provided by the developer and the projected home value per unit based on the average 2023 certified values of completed homes.

The original projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit within NIA #5B is shown in Table C-31.

Table C-31
Original Estimated Tax Rate Equivalent per unit – NIA #5B

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	65	$91,000	$430,000	$1,788.00	$1.96	$0.42
B	60	309	$78,000	$390,000	$1,621.68	$2.08	$0.42
C	50	267	$65,000	$330,000	$1,372.19	$2.11	$0.42

[1]Represents estimated lot value per unit and projected home value per unit provided by the developer.

The updated projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit within NIA #5B is shown in Table C-32.

Table C-32
Updated Estimated Tax Rate Equivalent per unit – NIA #5B

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	65	$91,000	$587,295	$1,788.00	$1.96	$0.30
B	60	309	$78,000	$554,942	$1,621.68	$2.08	$0.29
C	50	267	$65,000	$443,095	$1,372.19	$2.11	$0.31

[1]Represents estimated lot value per unit provided by the developer and the projected home value per unit based on the average 2023 certified values of completed homes.

The original total projected tax rate equivalent per unit calculated for the combined NIA #5B and NIA #2-5 Major Improvements for each unit within NIA #5B is shown in Table C-33.

Table C-33
Original Estimated Combined Tax Rate Equivalent per unit – NIA #5B and NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	65	$91,000	$430,000	$2,746.82	$3.02	$0.64
B	60	309	$78,000	$390,000	$2,580.50	$3.31	$0.66
C	50	267	$65,000	$330,000	$2,331.01	$3.59	$0.71

[1]Represents estimated lot value per unit and projected home value per unit provided by the developer.

The updated total projected tax rate equivalent per unit calculated for the combined NIA #5B and NIA #2-5 Major Improvements for each unit within NIA #5B is shown in Table C-34.

Table C-34
Updated Estimated Combined Tax Rate Equivalent per unit – NIA #5B and NIA #2-5 Major Improvements

Description	Lot Size	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
A	70	65	$91,000	$587,295	$2,561.49	$2.81	$0.44
B	60	309	$78,000	$554,942	$2,395.17	$3.07	$0.43
C	50	267	$65,000	$443,095	$2,145.68	$3.30	$0.48

[1]Represents estimated lot value per unit provided by the developer and the projected home value per unit based on the average 2023 certified values of completed homes.

APPENDIX D
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____
_____
_____
_____
_____][1]

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

_____
STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: $_____

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

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

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

DATE:	DATE:
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

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

DATE:	DATE:
SIGNATURE OF SELLER	SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF DENTON §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF DENTON §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

APPENDIX E
NEIGHBORHOOD IMPROVEMENT AREA #1 ASSESSMENT ROLL

Appendix E
Neighborhood Improvement Area #1 Assessment Roll

Parcel(s)	**Various**
Original Assessment	**$11,560,000**
Outstanding Assessment	**$9,990,000**

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	Administrative Expenses[4]	Additional Interest[5]	Capitalized Interest	Annual Installment
9/1/2016	$0	$609,951	$0	$0	$30,000	$57,800	($609,951)	$87,800
9/1/2017	$0	$838,100	$0	$0	$30,600	$57,800	($838,100)	$88,400
9/1/2018	$140,000	$838,100	$0	$0	$61,212	$57,800	$0	$1,097,112
9/1/2019	$150,000	$827,950	$0	$0	$62,436	$57,100	$0	$1,097,486
9/1/2020	$160,000	$817,075	$0	$0	$63,685	$56,350	$0	$1,097,110
9/1/2021	$170,000	$805,475	$0	$0	$64,959	$54,900	$0	$1,095,334
9/1/2022	$180,000	$793,150	$0	$0	$66,258	$54,050	$0	$1,093,458
9/1/2023	$195,000	$780,100	$0	$0	$67,583	$53,150	$0	$1,095,833
9/1/2024	$210,000	$765,963	$0	$0	$68,935	$52,175	$0	$1,097,073
9/1/2025	$0	$0	$250,000	$532,800	$68,935	$0	$0	$851,735
9/1/2026	$0	$0	$295,000	$487,000	$70,313	$48,700	$0	$901,013
9/1/2027	$0	$0	$315,000	$472,250	$71,720	$47,225	$0	$906,195
9/1/2028	$0	$0	$325,000	$456,500	$73,154	$45,650	$0	$900,304
9/1/2029	$0	$0	$340,000	$440,250	$74,617	$44,025	$0	$898,892
9/1/2030	$0	$0	$360,000	$423,250	$76,109	$42,325	$0	$901,684
9/1/2031	$0	$0	$375,000	$405,250	$77,632	$40,525	$0	$898,407
9/1/2032	$0	$0	$395,000	$386,500	$79,184	$38,650	$0	$899,334
9/1/2033	$0	$0	$420,000	$366,750	$80,768	$36,675	$0	$904,193
9/1/2034	$0	$0	$430,000	$345,750	$82,383	$34,575	$0	$892,708
9/1/2035	$0	$0	$455,000	$324,250	$84,031	$32,425	$0	$895,706
9/1/2036	$0	$0	$480,000	$301,500	$85,712	$30,150	$0	$897,362
9/1/2037	$0	$0	$505,000	$277,500	$87,426	$27,750	$0	$897,676
9/1/2038	$0	$0	$525,000	$252,250	$89,174	$25,225	$0	$891,649
9/1/2039	$0	$0	$560,000	$226,000	$90,958	$22,600	$0	$899,558
9/1/2040	$0	$0	$585,000	$198,000	$92,777	$19,800	$0	$895,577
9/1/2041	$0	$0	$610,000	$168,750	$94,633	$16,875	$0	$890,258
9/1/2042	$0	$0	$640,000	$138,250	$96,525	$13,825	$0	$888,600
9/1/2043	$0	$0	$675,000	$106,250	$98,456	$10,625	$0	$890,331
9/1/2044	$0	$0	$715,000	$72,500	$100,425	$7,250	$0	$895,175
9/1/2045	$0	$0	$735,000	$36,750	$102,433	$3,675	$0	$877,858
Totals	**$1,205,000**	**$7,075,864**	**$9,990,000**	**$6,418,300**	**$2,293,033**	**$1,089,675**	**($1,448,051)**	**$26,623,821**

[1]The 9/1/XX dates represent the fiscal year end for the bonds, and the installments are due on the immediately prior January 31st

[2]The principal and interest amount for the years 2016-2024 are based on the Neighborhood Improvement Area #1 Bonds and were calculated using an interest rate is 7.25%.

[3]The principal and interest amount for the years 2025-2045 are based on the Neighborhood Improvement Area #1 Refunding Bonds and are calculated using an estimated interest rate is 5.00%.

[4]Preliminary estimate will be updated in Annual Service Plan Updates.

[5]Additional Interest will only be collected as needed following the issuance of the Neighborhood Improvement Area #1 Refunding Bonds and will be updated in each Annual Service Plan Update.

Sutton Fields PID II

NIA #1 Assessment Roll Summary

2024-25

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
715978	50	$19,029	0.19%	($140.66)	$18,888.33
715979	50	$19,029	0.19%	($140.66)	$18,888.33
715980	50	$19,029	0.19%	($140.66)	$18,888.33
715981	50	$19,029	0.19%	($140.66)	$18,888.33
715982	50	$19,029	0.19%	($140.66)	$18,888.33
715983	50	$19,029	0.19%	($140.66)	$18,888.33
715984	50	$19,029	0.19%	($140.66)	$18,888.33
715985	50	$19,029	0.19%	($140.66)	$18,888.33
715986	50	$19,029	0.19%	($140.66)	$18,888.33
715987	50	$19,029	0.19%	($140.66)	$18,888.33
715988	50	$19,029	0.19%	($140.66)	$18,888.33
715989	50	$19,029	0.19%	($140.66)	$18,888.33
715990	50	$19,029	0.19%	($140.66)	$18,888.33
715991	50	$19,029	0.19%	($140.66)	$18,888.33
715992	50	$19,029	0.19%	($140.66)	$18,888.33
715993	50	$19,029	0.19%	($140.66)	$18,888.33
715994	50	$19,029	0.19%	($140.66)	$18,888.33
715995	50	$19,029	0.19%	($140.66)	$18,888.33
715996	50	$19,029	0.19%	($140.66)	$18,888.33
715997	50	$19,029	0.19%	($140.66)	$18,888.33
715998	50	$19,029	0.19%	($140.66)	$18,888.33
715999	50	$19,029	0.19%	($140.66)	$18,888.33
716000	50	$19,029	0.19%	($140.66)	$18,888.33
716001	50	$19,029	0.19%	($140.66)	$18,888.33
716002	50	$19,029	0.19%	($140.66)	$18,888.33
716003	50	$19,029	0.19%	($140.66)	$18,888.33
716004	50	$19,029	0.19%	($140.66)	$18,888.33
716005	50	$19,029	0.19%	($140.66)	$18,888.33
716006	50	$19,029	0.19%	($140.66)	$18,888.33
716007	N/A	$0	0.00%	$0.00	$0.00
716008	N/A	$0	0.00%	$0.00	$0.00
716009	60	$20,879	0.21%	($154.33)	$20,724.34
716010	60	$20,879	0.21%	($154.33)	$20,724.34
716011	60	$20,879	0.21%	($154.33)	$20,724.34
716012	60	$20,879	0.21%	($154.33)	$20,724.34

Sutton Fields PID II

NIA #1 Assessment Roll Summary

2024-25

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
716013	N/A	$0	0.00%	$0.00	$0.00
716048	N/A	$0	0.00%	$0.00	$0.00
716049	60	$20,879	0.21%	($154.33)	$20,724.34
716050	60	$20,879	0.21%	($154.33)	$20,724.34
716051	60	$20,879	0.21%	($154.33)	$20,724.34
716052	60	$20,879	0.21%	($154.33)	$20,724.34
716053	N/A	$0	0.00%	$0.00	$0.00
716054	60	$20,879	0.21%	($154.33)	$20,724.34
716055	60	$20,879	0.21%	($154.33)	$20,724.34
716056	60	$20,879	0.21%	($154.33)	$20,724.34
716057	60	$20,879	0.21%	($154.33)	$20,724.34
716058	60	$20,879	0.21%	($154.33)	$20,724.34
716059	60	$20,879	0.21%	($154.33)	$20,724.34
716060	60	$20,879	0.21%	($154.33)	$20,724.34
716061	60	$20,879	0.21%	($154.33)	$20,724.34
716062	60	$20,879	0.21%	($154.33)	$20,724.34
716063	60	$20,879	0.21%	($154.33)	$20,724.34
716064	60	$20,879	0.21%	($154.33)	$20,724.34
716065	60	$20,879	0.21%	($154.33)	$20,724.34
716066	60	$20,879	0.21%	($154.33)	$20,724.34
716067	60	$20,879	0.21%	($154.33)	$20,724.34
716068	60	$20,879	0.21%	($154.33)	$20,724.34
716069	N/A	$0	0.00%	$0.00	$0.00
716101	60	$20,879	0.21%	($154.33)	$20,724.34
716102	60	$20,879	0.21%	($154.33)	$20,724.34
716103	60	$20,879	0.21%	($154.33)	$20,724.34
716104	60	$20,879	0.21%	($154.33)	$20,724.34
716105	60	$20,879	0.21%	($154.33)	$20,724.34
716106	60	$20,879	0.21%	($154.33)	$20,724.34
716107	60	$20,879	0.21%	($154.33)	$20,724.34
716108	60	$20,879	0.21%	($154.33)	$20,724.34
716109	60	$20,879	0.21%	($154.33)	$20,724.34
716110	60	$20,879	0.21%	($154.33)	$20,724.34
716111	60	$20,879	0.21%	($154.33)	$20,724.34
716112	60	$20,879	0.21%	($154.33)	$20,724.34

Sutton Fields PID II

NIA #1 Assessment Roll Summary

2024-25

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
716113	60	$20,879	0.21%	($154.33)	$20,724.34
716114	60	$20,879	0.21%	($154.33)	$20,724.34
716115	60	$20,879	0.21%	($154.33)	$20,724.34
716116	50	$19,029	0.19%	($140.66)	$18,888.33
716117	50	$19,029	0.19%	($140.66)	$18,888.33
716118	50	$19,029	0.19%	($140.66)	$18,888.33
716119	50	$19,029	0.19%	($140.66)	$18,888.33
716120	50	$19,029	0.19%	($140.66)	$18,888.33
716121	50	$19,029	0.19%	($140.66)	$18,888.33
716122	50	$19,029	0.19%	($140.66)	$18,888.33
716123	50	$19,029	0.19%	($140.66)	$18,888.33
716124	50	$19,029	0.19%	($140.66)	$18,888.33
716125	50	$19,029	0.19%	($140.66)	$18,888.33
716126	50	$19,029	0.19%	($140.66)	$18,888.33
716127	N/A	$0	0.00%	$0.00	$0.00
716157	50	$19,029	0.19%	($140.66)	$18,888.33
716158	50	$19,029	0.19%	($140.66)	$18,888.33
716159	50	$19,029	0.19%	($140.66)	$18,888.33
716160	50	$19,029	0.19%	($140.66)	$18,888.33
716161	50	$19,029	0.19%	($140.66)	$18,888.33
716162	50	$19,029	0.19%	($140.66)	$18,888.33
716163	50	$19,029	0.19%	($140.66)	$18,888.33
716164	50	$19,029	0.19%	($140.66)	$18,888.33
716165	50	$19,029	0.19%	($140.66)	$18,888.33
716166	50	$19,029	0.19%	($140.66)	$18,888.33
716167	50	$19,029	0.19%	($140.66)	$18,888.33
716168	50	$19,029	0.19%	($140.66)	$18,888.33
716169	50	$19,029	0.19%	($140.66)	$18,888.33
716170	50	$19,029	0.19%	($140.66)	$18,888.33
716171	50	$19,029	0.19%	($140.66)	$18,888.33
716172	50	$19,029	0.19%	($140.66)	$18,888.33
716173	50	$19,029	0.19%	($140.66)	$18,888.33
716174	50	$19,029	0.19%	($140.66)	$18,888.33
716175	50	$19,029	0.19%	($140.66)	$18,888.33
716176	50	$19,029	0.19%	($140.66)	$18,888.33

Sutton Fields PID II

NIA #1 Assessment Roll Summary

2024-25

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
716177	50	$19,029	0.19%	($140.66)	$18,888.33
716178	50	$19,029	0.19%	($140.66)	$18,888.33
716179	50	$19,029	0.19%	($140.66)	$18,888.33
716205	50	$19,029	0.19%	($140.66)	$18,888.33
716206	50	$19,029	0.19%	($140.66)	$18,888.33
716207	50	$19,029	0.19%	($140.66)	$18,888.33
716208	50	$19,029	0.19%	($140.66)	$18,888.33
716209	50	$19,029	0.19%	($140.66)	$18,888.33
716210	50	$19,029	0.19%	($140.66)	$18,888.33
716211	50	$19,029	0.19%	($140.66)	$18,888.33
716212	50	$19,029	0.19%	($140.66)	$18,888.33
716213	50	$19,029	0.19%	($140.66)	$18,888.33
716214	50	$19,029	0.19%	($140.66)	$18,888.33
716215	50	$19,029	0.19%	($140.66)	$18,888.33
716216	50	$19,029	0.19%	($140.66)	$18,888.33
716217	50	$19,029	0.19%	($140.66)	$18,888.33
716218	50	$19,029	0.19%	($140.66)	$18,888.33
716219	50	$19,029	0.19%	($140.66)	$18,888.33
716220	50	$19,029	0.19%	($140.66)	$18,888.33
716221	50	$19,029	0.19%	($140.66)	$18,888.33
716222	50	$19,029	0.19%	($140.66)	$18,888.33
716223	50	$19,029	0.19%	($140.66)	$18,888.33
716224	50	$19,029	0.19%	($140.66)	$18,888.33
716225	50	$19,029	0.19%	($140.66)	$18,888.33
716226	50	$19,029	0.19%	($140.66)	$18,888.33
716227	50	$19,029	0.19%	($140.66)	$18,888.33
716228	N/A	$0	0.00%	$0.00	$0.00
716229	50	$19,029	0.19%	($140.66)	$18,888.33
716230	PREPAID	$0	PREPAID	$0.00	$0.00
716231	50	$19,029	0.19%	($140.66)	$18,888.33
716232	50	$19,029	0.19%	($140.66)	$18,888.33
716233	50	$19,029	0.19%	($140.66)	$18,888.33
716234	50	$19,029	0.19%	($140.66)	$18,888.33
716235	50	$19,029	0.19%	($140.66)	$18,888.33
716236	50	$19,029	0.19%	($140.66)	$18,888.33

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Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
716237	50	$19,029	0.19%	($140.66)	$18,888.33
716238	50	$19,029	0.19%	($140.66)	$18,888.33
716239	PREPAID	$0	PREPAID	$0.00	$0.00
716240	50	$19,029	0.19%	($140.66)	$18,888.33
716241	50	$19,029	0.19%	($140.66)	$18,888.33
716242	50	$19,029	0.19%	($140.66)	$18,888.33
716243	50	$19,029	0.19%	($140.66)	$18,888.33
716244	50	$19,029	0.19%	($140.66)	$18,888.33
716245	50	$19,029	0.19%	($140.66)	$18,888.33
716246	50	$19,029	0.19%	($140.66)	$18,888.33
716247	50	$19,029	0.19%	($140.66)	$18,888.33
716248	PREPAID	$0	PREPAID	$0.00	$0.00
716249	50	$19,029	0.19%	($140.66)	$18,888.33
716250	50	$19,029	0.19%	($140.66)	$18,888.33
716272	50	$19,029	0.19%	($140.66)	$18,888.33
716273	50	$19,029	0.19%	($140.66)	$18,888.33
716274	50	$19,029	0.19%	($140.66)	$18,888.33
716275	50	$19,029	0.19%	($140.66)	$18,888.33
716276	50	$19,029	0.19%	($140.66)	$18,888.33
716277	50	$19,029	0.19%	($140.66)	$18,888.33
716278	50	$19,029	0.19%	($140.66)	$18,888.33
716279	50	$19,029	0.19%	($140.66)	$18,888.33
716280	50	$19,029	0.19%	($140.66)	$18,888.33
716281	50	$19,029	0.19%	($140.66)	$18,888.33
716282	50	$19,029	0.19%	($140.66)	$18,888.33
716304	50	$19,029	0.19%	($140.66)	$18,888.33
716305	50	$19,029	0.19%	($140.66)	$18,888.33
716306	50	$19,029	0.19%	($140.66)	$18,888.33
716307	50	$19,029	0.19%	($140.66)	$18,888.33
716308	50	$19,029	0.19%	($140.66)	$18,888.33
716309	50	$19,029	0.19%	($140.66)	$18,888.33
716310	50	$19,029	0.19%	($140.66)	$18,888.33
716311	50	$19,029	0.19%	($140.66)	$18,888.33
716312	50	$19,029	0.19%	($140.66)	$18,888.33
716313	50	$19,029	0.19%	($140.66)	$18,888.33

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NIA #1 Assessment Roll Summary

2024-25

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
716314	50	$19,029	0.19%	($140.66)	$18,888.33
716315	50	$19,029	0.19%	($140.66)	$18,888.33
716316	PREPAID	$0	PREPAID	$0.00	$0.00
716317	50	$19,029	0.19%	($140.66)	$18,888.33
716318	50	$19,029	0.19%	($140.66)	$18,888.33
716319	50	$19,029	0.19%	($140.66)	$18,888.33
716320	50	$19,029	0.19%	($140.66)	$18,888.33
716321	50	$19,029	0.19%	($140.66)	$18,888.33
716322	50	$19,029	0.19%	($140.66)	$18,888.33
716323	50	$9,514	0.09%	($70.33)	$9,444.17
754877	50	$9,514	0.09%	($70.33)	$9,444.17
716324	50	$19,029	0.19%	($140.66)	$18,888.33
716325	50	$19,029	0.19%	($140.66)	$18,888.33
716326	50	$19,029	0.19%	($140.66)	$18,888.33
716327	50	$19,029	0.19%	($140.66)	$18,888.33
716328	50	$19,029	0.19%	($140.66)	$18,888.33
716329	50	$19,029	0.19%	($140.66)	$18,888.33
716330	50	$19,029	0.19%	($140.66)	$18,888.33
716331	N/A	$0	0.00%	$0.00	$0.00
716332	50	$19,029	0.19%	($140.66)	$18,888.33
716333	50	$19,029	0.19%	($140.66)	$18,888.33
716334	50	$19,029	0.19%	($140.66)	$18,888.33
716335	50	$19,029	0.19%	($140.66)	$18,888.33
716336	50	$19,029	0.19%	($140.66)	$18,888.33
716337	50	$19,029	0.19%	($140.66)	$18,888.33
716338	50	$19,029	0.19%	($140.66)	$18,888.33
716339	50	$19,029	0.19%	($140.66)	$18,888.33
716340	50	$19,029	0.19%	($140.66)	$18,888.33
716341	50	$19,029	0.19%	($140.66)	$18,888.33
716342	50	$19,029	0.19%	($140.66)	$18,888.33
716343	50	$19,029	0.19%	($140.66)	$18,888.33
716344	50	$19,029	0.19%	($140.66)	$18,888.33
716345	50	$19,029	0.19%	($140.66)	$18,888.33
716346	50	$19,029	0.19%	($140.66)	$18,888.33
716347	50	$19,029	0.19%	($140.66)	$18,888.33

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NIA #1 Assessment Roll Summary

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Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
716348	50	$19,029	0.19%	($140.66)	$18,888.33
716349	50	$19,029	0.19%	($140.66)	$18,888.33
716351	50	$19,029	0.19%	($140.66)	$18,888.33
716352	50	$19,029	0.19%	($140.66)	$18,888.33
716353	50	$19,029	0.19%	($140.66)	$18,888.33
716354	50	$19,029	0.19%	($140.66)	$18,888.33
716355	50	$19,029	0.19%	($140.66)	$18,888.33
716376	50	$19,029	0.19%	($140.66)	$18,888.33
716377	50	$19,029	0.19%	($140.66)	$18,888.33
716378	50	$19,029	0.19%	($140.66)	$18,888.33
716379	50	$19,029	0.19%	($140.66)	$18,888.33
716380	50	$19,029	0.19%	($140.66)	$18,888.33
716381	50	$19,029	0.19%	($140.66)	$18,888.33
716382	50	$19,029	0.19%	($140.66)	$18,888.33
716383	50	$19,029	0.19%	($140.66)	$18,888.33
716384	50	$19,029	0.19%	($140.66)	$18,888.33
716385	50	$19,029	0.19%	($140.66)	$18,888.33
716386	50	$19,029	0.19%	($140.66)	$18,888.33
716387	50	$19,029	0.19%	($140.66)	$18,888.33
716388	50	$19,029	0.19%	($140.66)	$18,888.33
716409	50	$19,029	0.19%	($140.66)	$18,888.33
716410	50	$19,029	0.19%	($140.66)	$18,888.33
716411	50	$19,029	0.19%	($140.66)	$18,888.33
716412	50	$19,029	0.19%	($140.66)	$18,888.33
716413	50	$19,029	0.19%	($140.66)	$18,888.33
716414	50	$19,029	0.19%	($140.66)	$18,888.33
716415	50	$19,029	0.19%	($140.66)	$18,888.33
716436	50	$19,029	0.19%	($140.66)	$18,888.33
716437	50	$19,029	0.19%	($140.66)	$18,888.33
716438	50	$19,029	0.19%	($140.66)	$18,888.33
716439	50	$19,029	0.19%	($140.66)	$18,888.33
716440	50	$19,029	0.19%	($140.66)	$18,888.33
716441	50	$19,029	0.19%	($140.66)	$18,888.33
716442	50	$19,029	0.19%	($140.66)	$18,888.33
716443	50	$19,029	0.19%	($140.66)	$18,888.33

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NIA #1 Assessment Roll Summary

2024-25

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
716444	50	$19,029	0.19%	($140.66)	$18,888.33
716445	50	$19,029	0.19%	($140.66)	$18,888.33
716446	50	$19,029	0.19%	($140.66)	$18,888.33
716447	50	$19,029	0.19%	($140.66)	$18,888.33
716448	50	$19,029	0.19%	($140.66)	$18,888.33
716449	50	$19,029	0.19%	($140.66)	$18,888.33
716450	50	$19,029	0.19%	($140.66)	$18,888.33
716451	50	$19,029	0.19%	($140.66)	$18,888.33
716452	50	$19,029	0.19%	($140.66)	$18,888.33
3659896	50	$19,029	0.19%	($140.66)	$18,888.33
716454	50	$19,029	0.19%	($140.66)	$18,888.33
716455	50	$19,029	0.19%	($140.66)	$18,888.33
716456	50	$19,029	0.19%	($140.66)	$18,888.33
716457	50	$19,029	0.19%	($140.66)	$18,888.33
716458	50	$19,029	0.19%	($140.66)	$18,888.33
716459	50	$19,029	0.19%	($140.66)	$18,888.33
716460	50	$19,029	0.19%	($140.66)	$18,888.33
716461	50	$19,029	0.19%	($140.66)	$18,888.33
716462	50	$19,029	0.19%	($140.66)	$18,888.33
716463	50	$19,029	0.19%	($140.66)	$18,888.33
716464	50	$19,029	0.19%	($140.66)	$18,888.33
716465	50	$19,029	0.19%	($140.66)	$18,888.33
716466	50	$19,029	0.19%	($140.66)	$18,888.33
716467	50	$19,029	0.19%	($140.66)	$18,888.33
716487	50	$19,029	0.19%	($140.66)	$18,888.33
716488	50	$19,029	0.19%	($140.66)	$18,888.33
716489	50	$19,029	0.19%	($140.66)	$18,888.33
716490	50	$19,029	0.19%	($140.66)	$18,888.33
716491	50	$19,029	0.19%	($140.66)	$18,888.33
716492	50	$19,029	0.19%	($140.66)	$18,888.33
716493	50	$19,029	0.19%	($140.66)	$18,888.33
716494	50	$19,029	0.19%	($140.66)	$18,888.33
716495	50	$19,029	0.19%	($140.66)	$18,888.33
716496	50	$19,029	0.19%	($140.66)	$18,888.33
716497	50	$19,029	0.19%	($140.66)	$18,888.33

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Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
716498	50	$19,029	0.19%	($140.66)	$18,888.33
716499	50	$19,029	0.19%	($140.66)	$18,888.33
716500	50	$19,029	0.19%	($140.66)	$18,888.33
716501	50	$19,029	0.19%	($140.66)	$18,888.33
716502	50	$19,029	0.19%	($140.66)	$18,888.33
716503	PREPAID	$0	PREPAID	$0.00	$0.00
716504	50	$19,029	0.19%	($140.66)	$18,888.33
716505	50	$19,029	0.19%	($140.66)	$18,888.33
716506	50	$19,029	0.19%	($140.66)	$18,888.33
716507	50	$19,029	0.19%	($140.66)	$18,888.33
716508	50	$19,029	0.19%	($140.66)	$18,888.33
716509	50	$19,029	0.19%	($140.66)	$18,888.33
716510	50	$19,029	0.19%	($140.66)	$18,888.33
716511	50	$19,029	0.19%	($140.66)	$18,888.33
716512	50	$19,029	0.19%	($140.66)	$18,888.33
716513	PREPAID	$0	PREPAID	$0.00	$0.00
716514	50	$19,029	0.19%	($140.66)	$18,888.33
716515	PREPAID	$0	PREPAID	$0.00	$0.00
716533	50	$19,029	0.19%	($140.66)	$18,888.33
716534	50	$19,029	0.19%	($140.66)	$18,888.33
716535	50	$19,029	0.19%	($140.66)	$18,888.33
716536	50	$19,029	0.19%	($140.66)	$18,888.33
716537	N/A	$0	0.00%	$0.00	$0.00
716553	50	$19,029	0.19%	($140.66)	$18,888.33
716554	50	$19,029	0.19%	($140.66)	$18,888.33
716555	50	$19,029	0.19%	($140.66)	$18,888.33
716556	50	$19,029	0.19%	($140.66)	$18,888.33
716557	50	$19,029	0.19%	($140.66)	$18,888.33
716558	50	$19,029	0.19%	($140.66)	$18,888.33
716559	50	$19,029	0.19%	($140.66)	$18,888.33
716560	50	$19,029	0.19%	($140.66)	$18,888.33
716561	50	$19,029	0.19%	($140.66)	$18,888.33
716562	50	$19,029	0.19%	($140.66)	$18,888.33
716563	50	$19,029	0.19%	($140.66)	$18,888.33
716564	50	$19,029	0.19%	($140.66)	$18,888.33

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Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
716565	50	$19,029	0.19%	($140.66)	$18,888.33
716566	50	$19,029	0.19%	($140.66)	$18,888.33
716567	50	$19,029	0.19%	($140.66)	$18,888.33
716568	50	$19,029	0.19%	($140.66)	$18,888.33
716569	50	$19,029	0.19%	($140.66)	$18,888.33
716570	50	$19,029	0.19%	($140.66)	$18,888.33
716571	50	$19,029	0.19%	($140.66)	$18,888.33
716572	50	$19,029	0.19%	($140.66)	$18,888.33
716573	50	$19,029	0.19%	($140.66)	$18,888.33
716574	50	$19,029	0.19%	($140.66)	$18,888.33
716575	50	$19,029	0.19%	($140.66)	$18,888.33
716576	50	$19,029	0.19%	($140.66)	$18,888.33
716577	50	$19,029	0.19%	($140.66)	$18,888.33
716578	50	$19,029	0.19%	($140.66)	$18,888.33
723226	60	$20,879	0.21%	($154.33)	$20,724.34
723227	60	$20,879	0.21%	($154.33)	$20,724.34
723228	60	$20,879	0.21%	($154.33)	$20,724.34
723229	60	$20,879	0.21%	($154.33)	$20,724.34
723230	60	$20,879	0.21%	($154.33)	$20,724.34
723231	60	$20,879	0.21%	($154.33)	$20,724.34
723232	60	$20,879	0.21%	($154.33)	$20,724.34
723233	60	$20,879	0.21%	($154.33)	$20,724.34
723234	60	$20,879	0.21%	($154.33)	$20,724.34
723235	60	$20,879	0.21%	($154.33)	$20,724.34
723236	60	$20,879	0.21%	($154.33)	$20,724.34
723237	60	$20,879	0.21%	($154.33)	$20,724.34
723238	60	$20,879	0.21%	($154.33)	$20,724.34
723239	60	$20,879	0.21%	($154.33)	$20,724.34
723240	60	$20,879	0.21%	($154.33)	$20,724.34
723241	60	$20,879	0.21%	($154.33)	$20,724.34
723242	60	$20,879	0.21%	($154.33)	$20,724.34
723243	60	$20,879	0.21%	($154.33)	$20,724.34
723244	60	$20,879	0.21%	($154.33)	$20,724.34
723245	60	$20,879	0.21%	($154.33)	$20,724.34
723246	60	$20,879	0.21%	($154.33)	$20,724.34

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NIA #1 Assessment Roll Summary

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Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
723247	60	$20,879	0.21%	($154.33)	$20,724.34
723248	60	$20,879	0.21%	($154.33)	$20,724.34
723249	60	$20,879	0.21%	($154.33)	$20,724.34
723250	60	$20,879	0.21%	($154.33)	$20,724.34
723251	60	$20,879	0.21%	($154.33)	$20,724.34
723252	60	$20,879	0.21%	($154.33)	$20,724.34
723253	PREPAID	$0	PREPAID	$0.00	$0.00
723254	60	$20,879	0.21%	($154.33)	$20,724.34
723255	60	$20,879	0.21%	($154.33)	$20,724.34
723256	60	$20,879	0.21%	($154.33)	$20,724.34
723257	60	$20,879	0.21%	($154.33)	$20,724.34
723258	60	$20,879	0.21%	($154.33)	$20,724.34
723259	60	$20,879	0.21%	($154.33)	$20,724.34
723260	60	$20,879	0.21%	($154.33)	$20,724.34
723261	60	$20,879	0.21%	($154.33)	$20,724.34
723262	60	$20,879	0.21%	($154.33)	$20,724.34
723263	N/A	$0	0.00%	$0.00	$0.00
723264	60	$20,879	0.21%	($154.33)	$20,724.34
723265	60	$20,879	0.21%	($154.33)	$20,724.34
723266	60	$20,879	0.21%	($154.33)	$20,724.34
723267	60	$20,879	0.21%	($154.33)	$20,724.34
723268	70	$23,330	0.23%	($172.46)	$23,158.00
723269	70	$23,330	0.23%	($172.46)	$23,158.00
723270	70	$23,330	0.23%	($172.46)	$23,158.00
723271	60	$20,879	0.21%	($154.33)	$20,724.34
723272	60	$20,879	0.21%	($154.33)	$20,724.34
723273	60	$20,879	0.21%	($154.33)	$20,724.34
723274	60	$20,879	0.21%	($154.33)	$20,724.34
723275	60	$20,879	0.21%	($154.33)	$20,724.34
723276	60	$20,879	0.21%	($154.33)	$20,724.34
723277	60	$20,879	0.21%	($154.33)	$20,724.34
723278	60	$20,879	0.21%	($154.33)	$20,724.34
723279	60	$20,879	0.21%	($154.33)	$20,724.34
723280	60	$20,879	0.21%	($154.33)	$20,724.34
723281	60	$20,879	0.21%	($154.33)	$20,724.34

Sutton Fields PID II

NIA #1 Assessment Roll Summary

2024-25

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
723282	60	$20,879	0.21%	($154.33)	$20,724.34
723283	60	$20,879	0.21%	($154.33)	$20,724.34
723284	60	$20,879	0.21%	($154.33)	$20,724.34
723285	60	$20,879	0.21%	($154.33)	$20,724.34
723286	60	$20,879	0.21%	($154.33)	$20,724.34
723287	60	$20,879	0.21%	($154.33)	$20,724.34
723288	PREPAID	$0	PREPAID	$0.00	$0.00
723289	60	$20,879	0.21%	($154.33)	$20,724.34
723290	60	$20,879	0.21%	($154.33)	$20,724.34
723291	60	$20,879	0.21%	($154.33)	$20,724.34
723292	60	$20,879	0.21%	($154.33)	$20,724.34
723293	60	$20,879	0.21%	($154.33)	$20,724.34
723294	60	$20,879	0.21%	($154.33)	$20,724.34
723295	60	$20,879	0.21%	($154.33)	$20,724.34
723296	60	$20,879	0.21%	($154.33)	$20,724.34
723297	60	$20,879	0.21%	($154.33)	$20,724.34
723298	60	$20,879	0.21%	($154.33)	$20,724.34
723299	60	$20,879	0.21%	($154.33)	$20,724.34
723300	60	$20,879	0.21%	($154.33)	$20,724.34
723301	60	$20,879	0.21%	($154.33)	$20,724.34
723302	60	$20,879	0.21%	($154.33)	$20,724.34
723303	60	$20,879	0.21%	($154.33)	$20,724.34
723304	60	$20,879	0.21%	($154.33)	$20,724.34
723305	60	$20,879	0.21%	($154.33)	$20,724.34
723306	60	$20,879	0.21%	($154.33)	$20,724.34
723307	60	$20,879	0.21%	($154.33)	$20,724.34
723308	60	$20,879	0.21%	($154.33)	$20,724.34
723309	60	$20,879	0.21%	($154.33)	$20,724.34
723310	60	$20,879	0.21%	($154.33)	$20,724.34
723311	60	$20,879	0.21%	($154.33)	$20,724.34
723312	60	$10,439	0.10%	($77.17)	$10,362.17
992893	60	$10,439	0.10%	($77.17)	$10,362.17
723313	N/A	$0	0.00%	$0.00	$0.00
723314	60	$20,879	0.21%	($154.33)	$20,724.34
723315	60	$20,879	0.21%	($154.33)	$20,724.34

Sutton Fields PID II

NIA #1 Assessment Roll Summary

2024-25

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
723316	60	$20,879	0.21%	($154.33)	$20,724.34
723317	60	$20,879	0.21%	($154.33)	$20,724.34
723318	60	$20,879	0.21%	($154.33)	$20,724.34
723319	60	$20,879	0.21%	($154.33)	$20,724.34
723320	60	$20,879	0.21%	($154.33)	$20,724.34
723321	60	$20,879	0.21%	($154.33)	$20,724.34
723322	60	$20,879	0.21%	($154.33)	$20,724.34
723323	60	$20,879	0.21%	($154.33)	$20,724.34
723324	60	$20,879	0.21%	($154.33)	$20,724.34
723325	60	$20,879	0.21%	($154.33)	$20,724.34
723326	60	$20,879	0.21%	($154.33)	$20,724.34
723327	60	$20,879	0.21%	($154.33)	$20,724.34
723328	60	$20,879	0.21%	($154.33)	$20,724.34
723329	60	$20,879	0.21%	($154.33)	$20,724.34
723330	60	$20,879	0.21%	($154.33)	$20,724.34
723331	60	$20,879	0.21%	($154.33)	$20,724.34
723332	60	$20,879	0.21%	($154.33)	$20,724.34
723333	60	$20,879	0.21%	($154.33)	$20,724.34
723334	60	$20,879	0.21%	($154.33)	$20,724.34
723335	60	$20,879	0.21%	($154.33)	$20,724.34
723336	60	$20,879	0.21%	($154.33)	$20,724.34
723337	60	$20,879	0.21%	($154.33)	$20,724.34
723338	60	$20,879	0.21%	($154.33)	$20,724.34
723339	60	$20,879	0.21%	($154.33)	$20,724.34
723340	60	$20,879	0.21%	($154.33)	$20,724.34
723341	60	$20,879	0.21%	($154.33)	$20,724.34
723342	60	$20,879	0.21%	($154.33)	$20,724.34
723343	60	$20,879	0.21%	($154.33)	$20,724.34
723344	60	$20,879	0.21%	($154.33)	$20,724.34
723345	60	$20,879	0.21%	($154.33)	$20,724.34
723346	60	$20,879	0.21%	($154.33)	$20,724.34
723347	60	$20,879	0.21%	($154.33)	$20,724.34
723348	60	$20,879	0.21%	($154.33)	$20,724.34
723349	60	$20,879	0.21%	($154.33)	$20,724.34
723350	60	$20,879	0.21%	($154.33)	$20,724.34

Sutton Fields PID II

NIA #1 Assessment Roll Summary

2024-25

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
723351	60	$20,879	0.21%	($154.33)	$20,724.34
723352	60	$20,879	0.21%	($154.33)	$20,724.34
723353	60	$20,879	0.21%	($154.33)	$20,724.34
723354	60	$20,879	0.21%	($154.33)	$20,724.34
723355	60	$20,879	0.21%	($154.33)	$20,724.34
723356	60	$20,879	0.21%	($154.33)	$20,724.34
723357	60	$20,879	0.21%	($154.33)	$20,724.34
723358	60	$20,879	0.21%	($154.33)	$20,724.34
723359	60	$20,879	0.21%	($154.33)	$20,724.34
723360	60	$20,879	0.21%	($154.33)	$20,724.34
723361	60	$20,879	0.21%	($154.33)	$20,724.34
723362	60	$20,879	0.21%	($154.33)	$20,724.34
723363	60	$20,879	0.21%	($154.33)	$20,724.34
723364	60	$20,879	0.21%	($154.33)	$20,724.34
723365	60	$20,879	0.21%	($154.33)	$20,724.34
723366	60	$20,879	0.21%	($154.33)	$20,724.34
723367	60	$20,879	0.21%	($154.33)	$20,724.34
723368	60	$20,879	0.21%	($154.33)	$20,724.34
723369	60	$20,879	0.21%	($154.33)	$20,724.34
723370	60	$20,879	0.21%	($154.33)	$20,724.34
723371	60	$20,879	0.21%	($154.33)	$20,724.34
723372	60	$20,879	0.21%	($154.33)	$20,724.34
723373	60	$20,879	0.21%	($154.33)	$20,724.34
723374	60	$20,879	0.21%	($154.33)	$20,724.34
723375	60	$20,879	0.21%	($154.33)	$20,724.34
723376	60	$20,879	0.21%	($154.33)	$20,724.34
723377	60	$20,879	0.21%	($154.33)	$20,724.34
723378	60	$20,879	0.21%	($154.33)	$20,724.34
723379	60	$20,879	0.21%	($154.33)	$20,724.34
723380	60	$20,879	0.21%	($154.33)	$20,724.34
723381	60	$20,879	0.21%	($154.33)	$20,724.34
723382	60	$20,879	0.21%	($154.33)	$20,724.34
723383	60	$20,879	0.21%	($154.33)	$20,724.34
723384	60	$20,879	0.21%	($154.33)	$20,724.34
723385	60	$20,879	0.21%	($154.33)	$20,724.34

Sutton Fields PID II

NIA #1 Assessment Roll Summary

2024-25

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
723386	60	$20,879	0.21%	($154.33)	$20,724.34
723387	60	$20,879	0.21%	($154.33)	$20,724.34
723388	70	$23,330	0.23%	($172.46)	$23,158.00
723389	70	$23,330	0.23%	($172.46)	$23,158.00
723390	N/A	$0	0.00%	$0.00	$0.00
723391	70	$23,330	0.23%	($172.46)	$23,158.00
723392	70	$23,330	0.23%	($172.46)	$23,158.00
723393	70	$23,330	0.23%	($172.46)	$23,158.00
723394	PREPAID	$0	PREPAID	$0.00	$0.00
723395	70	$23,330	0.23%	($172.46)	$23,158.00
723396	70	$23,330	0.23%	($172.46)	$23,158.00
723397	70	$23,330	0.23%	($172.46)	$23,158.00
723398	70	$23,330	0.23%	($172.46)	$23,158.00
723399	70	$23,330	0.23%	($172.46)	$23,158.00
723400	70	$23,330	0.23%	($172.46)	$23,158.00
723401	70	$23,330	0.23%	($172.46)	$23,158.00
723402	70	$23,330	0.23%	($172.46)	$23,158.00
723403	70	$23,330	0.23%	($172.46)	$23,158.00
723404	70	$23,330	0.23%	($172.46)	$23,158.00
723405	70	$23,330	0.23%	($172.46)	$23,158.00
723406	N/A	$0	0.00%	$0.00	$0.00
723407	70	$23,330	0.23%	($172.46)	$23,158.00
723408	70	$23,330	0.23%	($172.46)	$23,158.00
723409	70	$23,330	0.23%	($172.46)	$23,158.00
723410	70	$23,330	0.23%	($172.46)	$23,158.00
723411	70	$23,330	0.23%	($172.46)	$23,158.00
723412	70	$23,330	0.23%	($172.46)	$23,158.00
723413	70	$23,330	0.23%	($172.46)	$23,158.00
723414	70	$23,330	0.23%	($172.46)	$23,158.00
723415	70	$23,330	0.23%	($172.46)	$23,158.00
723416	70	$23,330	0.23%	($172.46)	$23,158.00
723417	70	$23,330	0.23%	($172.46)	$23,158.00
723418	70	$23,330	0.23%	($172.46)	$23,158.00
723419	70	$23,330	0.23%	($172.46)	$23,158.00
723420	70	$23,330	0.23%	($172.46)	$23,158.00

Sutton Fields PID II

NIA #1 Assessment Roll Summary

2024-25

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
723421	70	$23,330	0.23%	($172.46)	$23,158.00
723422	PREPAID	$0	PREPAID	$0.00	$0.00
723423	PREPAID	$0	PREPAID	$0.00	$0.00
723424	PREPAID	$0	PREPAID	$0.00	$0.00
723425	70	$23,330	0.23%	($172.46)	$23,158.00
723426	70	$23,330	0.23%	($172.46)	$23,158.00
723427	N/A	$0	0.00%	$0.00	$0.00
Total		**$10,064,395**	**100.00%**	**($74,395.41)**	**$9,990,000.00**

APPENDIX F
NEIGHBORHOOD IMPROVEMENT AREAS #2-5 MAJOR IMPROVEMENTS ASSESSMENT ROLL

Appendix F

Neighborhood Improvement Areas #2-5 Major Improvements Assessment Roll

Parcel(s)	**Various**
Original Assessment	**$16,825,000**
Outstanding Assessment	**$14,572,000**

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	Administrative Expense	Additional Interest[4]	Transfer to DSRF	Less: Capitalized Interest	Annual Installment
9/1/2016	$0	$1,010,201	$0	$0	$0	$0	$84,125	($1,010,201)	$114,125
9/1/2017	$0	$1,388,063	$0	$0	$0	$0	$84,125	($1,388,063)	$114,725
9/1/2018	$0	$1,388,063	$0	$0	$0	$0	$84,125	$0	$1,503,400
9/1/2019	$295,000	$1,388,063	$0	$0	$33,650	$50,475	$0	$0	$1,799,024
9/1/2020	$320,000	$1,363,725	$0	$0	$33,060	$49,590	$0	$0	$1,798,848
9/1/2021	$345,000	$1,337,325	$0	$0	$32,420	$48,630	$0	$0	$1,796,497
9/1/2022	$375,000	$1,308,863	$0	$0	$31,730	$47,595	$0	$0	$1,796,973
9/1/2023	$405,000	$1,277,925	$0	$0	$30,980	$46,470	$0	$0	$1,794,836
9/1/2024	$435,000	$1,244,513	$0	$0	$30,170	$45,255	$0	$0	$1,790,088
9/1/2025	$0	$0	$546,000	$867,261	$35,853	$0	$0	$0	$1,449,114
9/1/2026	$0	$0	$626,000	$783,710	$36,570	$70,130	$0	$0	$1,516,410
9/1/2027	$0	$0	$662,000	$750,063	$37,301	$67,000	$0	$0	$1,516,364
9/1/2028	$0	$0	$697,000	$714,480	$38,047	$63,690	$0	$0	$1,513,217
9/1/2029	$0	$0	$735,000	$677,016	$38,808	$60,205	$0	$0	$1,511,029
9/1/2030	$0	$0	$776,000	$637,510	$39,584	$56,530	$0	$0	$1,509,624
9/1/2031	$0	$0	$815,000	$595,800	$40,376	$52,650	$0	$0	$1,503,826
9/1/2032	$0	$0	$861,000	$551,994	$41,184	$48,575	$0	$0	$1,502,753
9/1/2033	$0	$0	$904,000	$505,715	$42,007	$44,270	$0	$0	$1,495,992
9/1/2034	$0	$0	$954,000	$457,125	$42,847	$39,750	$0	$0	$1,493,722
9/1/2035	$0	$0	$1,009,000	$402,270	$43,704	$34,980	$0	$0	$1,489,954
9/1/2036	$0	$0	$1,066,000	$344,253	$44,578	$29,935	$0	$0	$1,484,766
9/1/2037	$0	$0	$1,129,000	$282,958	$45,470	$24,605	$0	$0	$1,482,033
9/1/2038	$0	$0	$1,193,000	$218,040	$46,379	$18,960	$0	$0	$1,476,379
9/1/2039	$0	$0	$1,262,000	$149,443	$47,307	$12,995	$0	$0	$1,471,745
9/1/2040	$0	$0	$1,337,000	$76,878	$48,253	$6,685	$0	$0	$1,468,816
Total	**$2,175,000**	**$11,706,741**	**$14,572,000**	**$8,014,514**	**$860,278**	**$918,975**	**$252,375**	**($2,398,264)**	**$36,394,258**

[1]The 9/1/XX dates represent the fiscal year end for the bonds, and the installments are due on the immediately prior January 31st.
[2]The principal and interest amount for the years 2016-2024 were based on the Neighborhood Improvement Areas #2-5 Major Improvement Bonds and are calculated using an interest rate is 7.25%.
[3]The principal and interest amount for the years 2025-2040 are based on the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds and are calculated using an estimated interest rate is 5.375% in years 1 through 9 (2024-2033) and 5.875% in years 10 through 16 (2034-2040).
[4]Additional Interest will only be collected as needed following the issuance of the Neighborhood Improvement Areas #2-5 Major Improvement Refunding Bonds.

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
NIA #5B (52810, 52744, 660188, 751235, 751236)	525	Various	$4,204,329	($12,503.05)	$4,191,826.23
740806	1	50	$7,555	(22.47)	$7,532.23
740807	1	50	$7,555	(22.47)	$7,532.23
740808	1	50	$7,555	(22.47)	$7,532.23
740809	1	50	$7,555	(22.47)	$7,532.23
740810	1	50	$7,555	(22.47)	$7,532.23
740811	1	50	$7,555	(22.47)	$7,532.23
740812	1	50	$7,555	(22.47)	$7,532.23
740813	1	50	$7,555	(22.47)	$7,532.23
740814	1	50	$7,555	(22.47)	$7,532.23
740815	1	50	$7,555	(22.47)	$7,532.23
740816	1	50	$7,555	(22.47)	$7,532.23
740817	1	50	$7,555	(22.47)	$7,532.23
740818	1	50	$7,555	(22.47)	$7,532.23
740819	1	50	$7,555	(22.47)	$7,532.23
740820	1	50	$7,555	(22.47)	$7,532.23
740821	1	50	$7,555	(22.47)	$7,532.23
740822	1	50	$7,555	(22.47)	$7,532.23
740823	1	50	$7,555	(22.47)	$7,532.23
740824	1	50	$7,555	(22.47)	$7,532.23
740825	1	50	$7,555	(22.47)	$7,532.23
740826	1	50	$7,555	(22.47)	$7,532.23
740827	1	50	$7,555	(22.47)	$7,532.23
740828	1	50	$7,555	(22.47)	$7,532.23
740829	1	50	$7,555	(22.47)	$7,532.23
740830	1	50	$7,555	(22.47)	$7,532.23
740831	1	50	$7,555	(22.47)	$7,532.23
740832	1	50	$7,555	(22.47)	$7,532.23
740833	1	50	$7,555	(22.47)	$7,532.23
740834	1	50	$7,555	(22.47)	$7,532.23
740835	1	50	$7,555	(22.47)	$7,532.23
740836	1	50	$7,555	(22.47)	$7,532.23

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
740837	1	50	$7,555	(22.47)	$7,532.23
740838	1	50	$7,555	(22.47)	$7,532.23
740839	1	50	$7,555	(22.47)	$7,532.23
740840	1	50	$7,555	(22.47)	$7,532.23
740841	1	50	$7,555	(22.47)	$7,532.23
740842	1	50	$7,555	(22.47)	$7,532.23
740843	1	50	$7,555	(22.47)	$7,532.23
740844	1	50	$7,555	(22.47)	$7,532.23
740845	1	50	$7,555	(22.47)	$7,532.23
740846	1	50	$7,555	(22.47)	$7,532.23
740847	1	50	$7,555	(22.47)	$7,532.23
740848	1	50	$7,555	(22.47)	$7,532.23
740849	1	50	$7,555	(22.47)	$7,532.23
740850	1	50	$7,555	(22.47)	$7,532.23
740851	1	50	$7,555	(22.47)	$7,532.23
740852	1	50	$7,555	(22.47)	$7,532.23
740853	1	50	$7,555	(22.47)	$7,532.23
740854	1	50	$7,555	(22.47)	$7,532.23
740855	1	50	$7,555	(22.47)	$7,532.23
740856	1	50	$7,555	(22.47)	$7,532.23
740857	1	50	$7,555	(22.47)	$7,532.23
740858	1	50	$7,555	(22.47)	$7,532.23
740859	1	50	$7,555	(22.47)	$7,532.23
740860	1	50	$7,555	(22.47)	$7,532.23
740861	1	50	$7,555	(22.47)	$7,532.23
740862	1	60	$8,285	(24.64)	$8,260.26
740863	1	60	$8,285	(24.64)	$8,260.26
740864	1	60	$8,285	(24.64)	$8,260.26
740865	1	60	$8,285	(24.64)	$8,260.26
740866	1	60	$8,285	(24.64)	$8,260.26
740867	1	60	$8,285	(24.64)	$8,260.26
740868	1	60	$8,285	(24.64)	$8,260.26
740869	1	60	$8,285	(24.64)	$8,260.26
740870	1	60	$8,285	(24.64)	$8,260.26

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
740871	1	60	$8,285	(24.64)	$8,260.26
740872	1	60	$8,285	(24.64)	$8,260.26
740873	1	60	$8,285	(24.64)	$8,260.26
740874	1	60	$8,285	(24.64)	$8,260.26
740875	1	60	$8,285	(24.64)	$8,260.26
740876	1	60	$8,285	(24.64)	$8,260.26
740877	1	60	$8,285	(24.64)	$8,260.26
740878	1	60	$8,285	(24.64)	$8,260.26
740879	1	60	$8,285	(24.64)	$8,260.26
740880	1	60	$8,285	(24.64)	$8,260.26
740881	1	60	$8,285	(24.64)	$8,260.26
740882	1	60	$8,285	(24.64)	$8,260.26
740883	1	60	$8,285	(24.64)	$8,260.26
740884	1	60	$8,285	(24.64)	$8,260.26
740885	1	60	$8,285	(24.64)	$8,260.26
740886	1	60	$8,285	(24.64)	$8,260.26
740887	1	60	$8,285	(24.64)	$8,260.26
740888	1	60	$8,285	(24.64)	$8,260.26
740889	1	60	$8,285	(24.64)	$8,260.26
740890	1	60	$8,285	(24.64)	$8,260.26
740891	1	60	$8,285	(24.64)	$8,260.26
740892	1	60	$8,285	(24.64)	$8,260.26
740893	1	60	$8,285	(24.64)	$8,260.26
740894	1	60	$8,285	(24.64)	$8,260.26
740895	1	60	$8,285	(24.64)	$8,260.26
740896	1	60	$8,285	(24.64)	$8,260.26
740897	1	60	$8,285	(24.64)	$8,260.26
740898	1	60	$8,285	(24.64)	$8,260.26
740899	1	60	$8,285	(24.64)	$8,260.26
740900	1	60	$8,285	(24.64)	$8,260.26
740901	1	60	$8,285	(24.64)	$8,260.26
740902	1	60	$8,285	(24.64)	$8,260.26
740903	1	60	$8,285	(24.64)	$8,260.26
740904	1	60	$8,285	(24.64)	$8,260.26

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
740905	1	60	$8,285	(24.64)	$8,260.26
740906	1	60	$8,285	(24.64)	$8,260.26
740907	1	60	$8,285	(24.64)	$8,260.26
740908	1	60	$8,285	(24.64)	$8,260.26
740909	1	60	$8,285	(24.64)	$8,260.26
740910	1	50	$7,555	(22.47)	$7,532.23
740911	1	50	$7,555	(22.47)	$7,532.23
740912	1	50	$7,555	(22.47)	$7,532.23
740913	1	50	$7,555	(22.47)	$7,532.23
740914	1	50	$7,555	(22.47)	$7,532.23
740915	1	50	$7,555	(22.47)	$7,532.23
740916	1	50	$7,555	(22.47)	$7,532.23
740917	1	50	$7,555	(22.47)	$7,532.23
740918	1	50	$7,555	(22.47)	$7,532.23
740919	1	50	$7,555	(22.47)	$7,532.23
740920	1	50	$7,555	(22.47)	$7,532.23
740921	1	50	$7,555	(22.47)	$7,532.23
740922	1	50	$7,555	(22.47)	$7,532.23
740923	1	50	$7,555	(22.47)	$7,532.23
740924	1	50	$7,555	(22.47)	$7,532.23
740925	1	50	$7,555	(22.47)	$7,532.23
740926	1	50	$7,555	(22.47)	$7,532.23
740927	1	50	$7,555	(22.47)	$7,532.23
740928	1	50	$7,555	(22.47)	$7,532.23
740929	1	50	$7,555	(22.47)	$7,532.23
740930	1	50	$7,555	(22.47)	$7,532.23
740931	1	50	$7,555	(22.47)	$7,532.23
740932	1	50	$7,555	(22.47)	$7,532.23
740933	1	50	$7,555	(22.47)	$7,532.23
740934	1	50	$7,555	(22.47)	$7,532.23
740935	1	50	$7,555	(22.47)	$7,532.23
740936	1	50	$7,555	(22.47)	$7,532.23
740937	1	50	$7,555	(22.47)	$7,532.23
740938	1	50	$7,555	(22.47)	$7,532.23

Sutton Fields PID II

NIA #2-5 Assessment Roll Summary

2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
740939	0	0	$0	0.00	$0.00
740940	1	50	$7,555	(22.47)	$7,532.23
740941	1	50	$7,555	(22.47)	$7,532.23
740942	1	50	$7,555	(22.47)	$7,532.23
740943	1	50	$7,555	(22.47)	$7,532.23
740944	1	50	$7,555	(22.47)	$7,532.23
740945	1	50	$7,555	(22.47)	$7,532.23
740946	1	50	$7,555	(22.47)	$7,532.23
740947	1	50	$7,555	(22.47)	$7,532.23
740948	0	0	$0	0.00	$0.00
740949	1	50	$7,555	(22.47)	$7,532.23
740950	1	50	$7,555	(22.47)	$7,532.23
740951	1	50	$7,555	(22.47)	$7,532.23
740952	1	50	$7,555	(22.47)	$7,532.23
740953	1	50	$7,555	(22.47)	$7,532.23
740954	1	50	$7,555	(22.47)	$7,532.23
740955	1	50	$7,555	(22.47)	$7,532.23
740956	1	50	$7,555	(22.47)	$7,532.23
740957	1	50	$7,555	(22.47)	$7,532.23
740958	1	50	$7,555	(22.47)	$7,532.23
740959	1	50	$7,555	(22.47)	$7,532.23
740960	1	50	$7,555	(22.47)	$7,532.23
740961	1	50	$7,555	(22.47)	$7,532.23
740962	1	50	$7,555	(22.47)	$7,532.23
740963	0	0	$0	0.00	$0.00
740964	1	60	$8,285	(24.64)	$8,260.26
740965	1	60	$8,285	(24.64)	$8,260.26
740966	1	60	$8,285	(24.64)	$8,260.26
740967	1	60	$8,285	(24.64)	$8,260.26
740968	1	60	$8,285	(24.64)	$8,260.26
740969	0	0	$0	0.00	$0.00
740970	0	0	$0	0.00	$0.00
740971	0	0	$0	0.00	$0.00
740972	0	0	$0	0.00	$0.00

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
740973	0	0	$0	0.00	$0.00
740974	0	0	$0	0.00	$0.00
740975	1	60	$8,285	(24.64)	$8,260.26
740976	1	60	$8,285	(24.64)	$8,260.26
52690	0	0	$0	0.00	$0.00
52763	0	0	$0	0.00	$0.00
757500	0	0	$0	0.00	$0.00
757494	1	70	$8,046	(23.93)	$8,022.18
757493	1	70	$8,046	(23.93)	$8,022.18
757492	1	70	$8,046	(23.93)	$8,022.18
757491	1	70	$8,046	(23.93)	$8,022.18
757490	1	70	$8,046	(23.93)	$8,022.18
757489	PREPAID	PREPAID	$0	0.00	$0.00
757488	1	70	$8,046	(23.93)	$8,022.18
757487	1	70	$8,046	(23.93)	$8,022.18
757486	1	70	$8,046	(23.93)	$8,022.18
757485	1	70	$8,046	(23.93)	$8,022.18
757484	1	70	$8,046	(23.93)	$8,022.18
757483	1	70	$8,046	(23.93)	$8,022.18
757482	1	70	$8,046	(23.93)	$8,022.18
757481	1	70	$8,046	(23.93)	$8,022.18
757480	1	70	$8,046	(23.93)	$8,022.18
757479	1	70	$8,046	(23.93)	$8,022.18
757478	1	70	$8,046	(23.93)	$8,022.18
757477	1	70	$8,046	(23.93)	$8,022.18
757476	1	70	$8,046	(23.93)	$8,022.18
757475	1	70	$8,046	(23.93)	$8,022.18
757474	1	70	$8,046	(23.93)	$8,022.18
757473	PREPAID	PREPAID	$0	0.00	$0.00
757472	1	70	$8,046	(23.93)	$8,022.18
757471	1	70	$8,046	(23.93)	$8,022.18
757470	1	70	$8,046	(23.93)	$8,022.18
757469	1	70	$8,046	(23.93)	$8,022.18
757468	PREPAID	PREPAID	$0	0.00	$0.00

Sutton Fields PID II

NIA #2-5 Assessment Roll Summary

2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
757467	1	70	$8,046	(23.93)	$8,022.18
757466	1	70	$8,046	(23.93)	$8,022.18
757465	1	70	$8,046	(23.93)	$8,022.18
757464	1	70	$8,046	(23.93)	$8,022.18
757463	1	70	$8,046	(23.93)	$8,022.18
757462	1	70	$8,046	(23.93)	$8,022.18
757461	1	70	$8,046	(23.93)	$8,022.18
757460	1	70	$8,046	(23.93)	$8,022.18
757459	1	70	$8,046	(23.93)	$8,022.18
757458	1	70	$8,046	(23.93)	$8,022.18
757457	0	0	$0	0.00	$0.00
757456	1	50	$8,046	(23.93)	$8,022.18
757455	1	50	$8,046	(23.93)	$8,022.18
757454	1	50	$8,046	(23.93)	$8,022.18
757453	1	50	$8,046	(23.93)	$8,022.18
757452	1	50	$8,046	(23.93)	$8,022.18
757451	1	50	$8,046	(23.93)	$8,022.18
757450	1	50	$8,046	(23.93)	$8,022.18
757449	1	50	$8,046	(23.93)	$8,022.18
757448	1	50	$8,046	(23.93)	$8,022.18
757447	1	50	$8,046	(23.93)	$8,022.18
757446	1	50	$8,046	(23.93)	$8,022.18
757445	1	50	$8,046	(23.93)	$8,022.18
757444	1	50	$8,046	(23.93)	$8,022.18
757443	1	50	$8,046	(23.93)	$8,022.18
757442	1	50	$8,046	(23.93)	$8,022.18
757441	1	50	$8,046	(23.93)	$8,022.18
757440	1	50	$8,046	(23.93)	$8,022.18
757439	1	50	$8,046	(23.93)	$8,022.18
757438	1	50	$8,046	(23.93)	$8,022.18
757437	1	50	$8,046	(23.93)	$8,022.18
757436	1	50	$8,046	(23.93)	$8,022.18
757435	1	50	$8,046	(23.93)	$8,022.18
757434	1	50	$8,046	(23.93)	$8,022.18

Sutton Fields PID II

NIA #2-5 Assessment Roll Summary

2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
757433	1	50	$8,046	(23.93)	$8,022.18
757432	1	50	$8,046	(23.93)	$8,022.18
757431	1	50	$8,046	(23.93)	$8,022.18
757430	1	50	$8,046	(23.93)	$8,022.18
757429	1	50	$8,046	(23.93)	$8,022.18
757428	1	50	$8,046	(23.93)	$8,022.18
757427	1	50	$4,023	(11.96)	$4,011.09
995222	0	50	$4,023	(11.96)	$4,011.09
757426	1	50	$8,046	(23.93)	$8,022.18
757425	1	50	$8,046	(23.93)	$8,022.18
757424	1	50	$8,046	(23.93)	$8,022.18
757423	1	50	$8,046	(23.93)	$8,022.18
757422	1	50	$8,046	(23.93)	$8,022.18
757421	1	50	$8,046	(23.93)	$8,022.18
757420	1	50	$8,046	(23.93)	$8,022.18
757419	1	50	$8,046	(23.93)	$8,022.18
757418	1	50	$8,046	(23.93)	$8,022.18
757417	1	50	$8,046	(23.93)	$8,022.18
757416	1	50	$8,046	(23.93)	$8,022.18
757415	1	50	$8,046	(23.93)	$8,022.18
4595430	1	50	$8,046	(23.93)	$8,022.18
757413	1	50	$8,046	(23.93)	$8,022.18
757412	1	50	$8,046	(23.93)	$8,022.18
757411	1	50	$8,046	(23.93)	$8,022.18
757410	1	50	$8,046	(23.93)	$8,022.18
757409	1	50	$8,046	(23.93)	$8,022.18
757408	1	50	$8,046	(23.93)	$8,022.18
757407	1	50	$8,046	(23.93)	$8,022.18
757406	1	50	$8,046	(23.93)	$8,022.18
757405	1	50	$8,046	(23.93)	$8,022.18
757404	1	50	$8,046	(23.93)	$8,022.18
757403	1	50	$8,046	(23.93)	$8,022.18
757402	1	50	$8,046	(23.93)	$8,022.18
757401	1	50	$8,046	(23.93)	$8,022.18

Sutton Fields PID II

NIA #2-5 Assessment Roll Summary

2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
757400	1	50	$8,046	(23.93)	$8,022.18
757399	1	50	$8,046	(23.93)	$8,022.18
757398	1	50	$8,046	(23.93)	$8,022.18
757397	1	50	$8,046	(23.93)	$8,022.18
757396	1	50	$8,046	(23.93)	$8,022.18
757395	1	50	$8,046	(23.93)	$8,022.18
757394	1	50	$8,046	(23.93)	$8,022.18
757393	1	50	$8,046	(23.93)	$8,022.18
757392	1	50	$8,046	(23.93)	$8,022.18
757391	1	50	$8,046	(23.93)	$8,022.18
769773	0	0	$0	0.00	$0.00
769772	0	0	$0	0.00	$0.00
769765	0	0	$0	0.00	$0.00
769764	0	0	$0	0.00	$0.00
769763	1	50	$8,046	(23.93)	$8,022.18
769762	1	50	$8,046	(23.93)	$8,022.18
769761	1	50	$8,046	(23.93)	$8,022.18
769760	1	50	$8,046	(23.93)	$8,022.18
769759	1	50	$8,046	(23.93)	$8,022.18
769758	1	50	$8,046	(23.93)	$8,022.18
769757	1	50	$8,046	(23.93)	$8,022.18
769756	1	50	$8,046	(23.93)	$8,022.18
769755	1	50	$8,046	(23.93)	$8,022.18
769754	1	50	$8,046	(23.93)	$8,022.18
769753	1	50	$8,046	(23.93)	$8,022.18
769752	1	50	$8,046	(23.93)	$8,022.18
769751	1	60	$8,046	(23.93)	$8,022.18
769750	1	60	$8,046	(23.93)	$8,022.18
769749	1	60	$8,046	(23.93)	$8,022.18
769748	1	60	$8,046	(23.93)	$8,022.18
769747	1	60	$8,046	(23.93)	$8,022.18
769746	1	60	$8,046	(23.93)	$8,022.18
769745	1	60	$8,046	(23.93)	$8,022.18
769744	1	60	$8,046	(23.93)	$8,022.18

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
769743	1	60	$8,046	(23.93)	$8,022.18
769742	1	60	$8,046	(23.93)	$8,022.18
769741	1	60	$8,046	(23.93)	$8,022.18
769740	1	60	$8,046	(23.93)	$8,022.18
769739	1	50	$8,046	(23.93)	$8,022.18
769738	1	50	$8,046	(23.93)	$8,022.18
769737	1	50	$8,046	(23.93)	$8,022.18
769736	1	50	$8,046	(23.93)	$8,022.18
769735	1	50	$8,046	(23.93)	$8,022.18
769734	1	50	$8,046	(23.93)	$8,022.18
769733	1	50	$8,046	(23.93)	$8,022.18
769732	1	50	$8,046	(23.93)	$8,022.18
769731	1	50	$8,046	(23.93)	$8,022.18
769730	1	50	$8,046	(23.93)	$8,022.18
769729	1	50	$8,046	(23.93)	$8,022.18
769728	1	50	$8,046	(23.93)	$8,022.18
769727	1	50	$8,046	(23.93)	$8,022.18
769726	1	50	$8,046	(23.93)	$8,022.18
769725	1	50	$8,046	(23.93)	$8,022.18
769724	1	50	$8,046	(23.93)	$8,022.18
769723	1	60	$8,046	(23.93)	$8,022.18
769722	1	60	$8,046	(23.93)	$8,022.18
769721	1	60	$8,046	(23.93)	$8,022.18
769720	1	60	$8,046	(23.93)	$8,022.18
769719	1	60	$8,046	(23.93)	$8,022.18
769718	1	60	$8,046	(23.93)	$8,022.18
769717	1	60	$8,046	(23.93)	$8,022.18
769716	1	60	$8,046	(23.93)	$8,022.18
769715	1	60	$8,046	(23.93)	$8,022.18
769714	1	50	$8,046	(23.93)	$8,022.18
769713	1	50	$8,046	(23.93)	$8,022.18
769712	1	50	$8,046	(23.93)	$8,022.18
769711	1	50	$8,046	(23.93)	$8,022.18
769710	1	50	$8,046	(23.93)	$8,022.18

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
769709	1	50	$8,046	(23.93)	$8,022.18
769708	1	50	$8,046	(23.93)	$8,022.18
769707	1	50	$8,046	(23.93)	$8,022.18
769706	1	50	$8,046	(23.93)	$8,022.18
769704	1	50	$8,046	(23.93)	$8,022.18
769703	1	50	$8,046	(23.93)	$8,022.18
769702	1	50	$8,046	(23.93)	$8,022.18
769701	1	50	$8,046	(23.93)	$8,022.18
769700	1	50	$8,046	(23.93)	$8,022.18
769699	1	50	$8,046	(23.93)	$8,022.18
769698	1	50	$8,046	(23.93)	$8,022.18
769697	1	50	$8,046	(23.93)	$8,022.18
769696	1	50	$8,046	(23.93)	$8,022.18
769695	1	50	$8,046	(23.93)	$8,022.18
769694	1	50	$8,046	(23.93)	$8,022.18
769693	1	50	$8,046	(23.93)	$8,022.18
769692	1	50	$8,046	(23.93)	$8,022.18
769691	1	50	$8,046	(23.93)	$8,022.18
769690	1	50	$8,046	(23.93)	$8,022.18
769689	1	50	$8,046	(23.93)	$8,022.18
769688	1	50	$8,046	(23.93)	$8,022.18
769687	1	50	$8,046	(23.93)	$8,022.18
769686	1	50	$8,046	(23.93)	$8,022.18
769685	1	50	$8,046	(23.93)	$8,022.18
769684	1	50	$8,046	(23.93)	$8,022.18
769683	1	50	$8,046	(23.93)	$8,022.18
769682	1	50	$8,046	(23.93)	$8,022.18
769681	1	50	$8,046	(23.93)	$8,022.18
769680	1	50	$8,046	(23.93)	$8,022.18
769679	1	50	$8,046	(23.93)	$8,022.18
769678	1	50	$8,046	(23.93)	$8,022.18
769677	1	50	$8,046	(23.93)	$8,022.18
769676	1	50	$8,046	(23.93)	$8,022.18
769675	1	50	$8,046	(23.93)	$8,022.18

Sutton Fields PID II

NIA #2-5 Assessment Roll Summary

2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
769674	1	50	$8,046	(23.93)	$8,022.18
769673	1	50	$8,046	(23.93)	$8,022.18
769672	1	50	$8,046	(23.93)	$8,022.18
769671	1	50	$8,046	(23.93)	$8,022.18
769670	1	50	$8,046	(23.93)	$8,022.18
769669	1	50	$8,046	(23.93)	$8,022.18
769668	1	50	$8,046	(23.93)	$8,022.18
769667	1	50	$8,046	(23.93)	$8,022.18
769666	1	50	$8,046	(23.93)	$8,022.18
769665	1	50	$8,046	(23.93)	$8,022.18
769664	1	50	$8,046	(23.93)	$8,022.18
769663	1	50	$8,046	(23.93)	$8,022.18
769662	PREPAID	PREPAID	$0	0.00	$0.00
769661	1	50	$8,046	(23.93)	$8,022.18
769660	1	60	$8,046	(23.93)	$8,022.18
769659	1	60	$8,046	(23.93)	$8,022.18
769658	1	60	$8,046	(23.93)	$8,022.18
769657	1	60	$8,046	(23.93)	$8,022.18
769656	1	60	$8,046	(23.93)	$8,022.18
769655	1	60	$8,046	(23.93)	$8,022.18
769654	1	60	$8,046	(23.93)	$8,022.18
769653	1	60	$8,046	(23.93)	$8,022.18
769652	1	60	$8,046	(23.93)	$8,022.18
769651	1	60	$8,046	(23.93)	$8,022.18
769650	1	60	$8,046	(23.93)	$8,022.18
769649	1	60	$8,046	(23.93)	$8,022.18
769648	1	60	$8,046	(23.93)	$8,022.18
769647	1	60	$8,046	(23.93)	$8,022.18
769646	1	60	$8,046	(23.93)	$8,022.18
769645	1	60	$8,046	(23.93)	$8,022.18
769644	1	60	$8,046	(23.93)	$8,022.18
769643	1	60	$8,046	(23.93)	$8,022.18
769642	1	60	$8,046	(23.93)	$8,022.18
769641	1	60	$8,046	(23.93)	$8,022.18

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
769640	1	60	$8,046	(23.93)	$8,022.18
769639	1	60	$8,046	(23.93)	$8,022.18
769638	1	60	$8,046	(23.93)	$8,022.18
769637	1	60	$8,046	(23.93)	$8,022.18
769636	1	60	$8,046	(23.93)	$8,022.18
769635	1	60	$8,046	(23.93)	$8,022.18
769634	1	60	$8,046	(23.93)	$8,022.18
769633	1	60	$8,046	(23.93)	$8,022.18
769632	1	60	$8,046	(23.93)	$8,022.18
769631	1	60	$8,046	(23.93)	$8,022.18
769630	1	60	$8,046	(23.93)	$8,022.18
769629	1	50	$8,046	(23.93)	$8,022.18
769628	1	50	$8,046	(23.93)	$8,022.18
769627	1	50	$8,046	(23.93)	$8,022.18
769626	1	50	$8,046	(23.93)	$8,022.18
769625	1	50	$8,046	(23.93)	$8,022.18
769624	1	50	$8,046	(23.93)	$8,022.18
769623	1	50	$8,046	(23.93)	$8,022.18
769622	1	50	$8,046	(23.93)	$8,022.18
769621	1	50	$8,046	(23.93)	$8,022.18
769620	1	50	$8,046	(23.93)	$8,022.18
769619	1	50	$8,046	(23.93)	$8,022.18
769618	1	50	$8,046	(23.93)	$8,022.18
769617	1	50	$8,046	(23.93)	$8,022.18
769616	1	50	$8,046	(23.93)	$8,022.18
769615	1	50	$8,046	(23.93)	$8,022.18
769614	1	50	$8,046	(23.93)	$8,022.18
769613	1	50	$8,046	(23.93)	$8,022.18
769612	1	50	$8,046	(23.93)	$8,022.18
769611	1	50	$8,046	(23.93)	$8,022.18
769610	1	50	$8,046	(23.93)	$8,022.18
769609	1	50	$8,046	(23.93)	$8,022.18
769608	1	50	$8,046	(23.93)	$8,022.18
769607	1	50	$8,046	(23.93)	$8,022.18

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
769606	1	50	$8,046	(23.93)	$8,022.18
769605	1	50	$8,046	(23.93)	$8,022.18
769604	1	50	$8,046	(23.93)	$8,022.18
769603	1	50	$8,046	(23.93)	$8,022.18
769602	1	50	$8,046	(23.93)	$8,022.18
769601	1	50	$8,046	(23.93)	$8,022.18
769600	1	50	$8,046	(23.93)	$8,022.18
769599	1	50	$8,046	(23.93)	$8,022.18
769598	1	50	$8,046	(23.93)	$8,022.18
769597	1	50	$8,046	(23.93)	$8,022.18
769596	1	50	$8,046	(23.93)	$8,022.18
769595	1	50	$8,046	(23.93)	$8,022.18
769594	1	50	$8,046	(23.93)	$8,022.18
769593	1	50	$8,046	(23.93)	$8,022.18
769592	1	50	$8,046	(23.93)	$8,022.18
769591	1	50	$8,046	(23.93)	$8,022.18
769590	1	50	$8,046	(23.93)	$8,022.18
769589	1	50	$8,046	(23.93)	$8,022.18
769588	1	50	$8,046	(23.93)	$8,022.18
769587	1	50	$8,046	(23.93)	$8,022.18
769586	1	50	$8,046	(23.93)	$8,022.18
769585	1	50	$8,046	(23.93)	$8,022.18
769584	1	50	$8,046	(23.93)	$8,022.18
769583	1	50	$8,046	(23.93)	$8,022.18
769582	1	50	$8,046	(23.93)	$8,022.18
769581	1	50	$8,046	(23.93)	$8,022.18
769580	1	50	$8,046	(23.93)	$8,022.18
769579	1	50	$8,046	(23.93)	$8,022.18
769578	1	50	$8,046	(23.93)	$8,022.18
769577	1	50	$8,046	(23.93)	$8,022.18
769576	1	50	$8,046	(23.93)	$8,022.18
769575	1	50	$8,046	(23.93)	$8,022.18
769574	1	50	$8,046	(23.93)	$8,022.18
769573	1	50	$8,046	(23.93)	$8,022.18

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
769572	1	50	$8,046	(23.93)	$8,022.18
769571	1	50	$8,046	(23.93)	$8,022.18
769570	1	50	$8,046	(23.93)	$8,022.18
769569	1	50	$8,046	(23.93)	$8,022.18
769568	1	50	$8,046	(23.93)	$8,022.18
769567	1	50	$8,046	(23.93)	$8,022.18
769566	1	50	$8,046	(23.93)	$8,022.18
769565	1	50	$8,046	(23.93)	$8,022.18
769564	1	50	$8,046	(23.93)	$8,022.18
769563	1	50	$8,046	(23.93)	$8,022.18
769562	1	50	$8,046	(23.93)	$8,022.18
769561	1	50	$8,046	(23.93)	$8,022.18
769560	1	50	$8,046	(23.93)	$8,022.18
769559	1	50	$8,046	(23.93)	$8,022.18
769558	1	50	$8,046	(23.93)	$8,022.18
769557	1	50	$8,046	(23.93)	$8,022.18
769556	1	50	$8,046	(23.93)	$8,022.18
769555	1	50	$8,046	(23.93)	$8,022.18
769554	1	50	$8,046	(23.93)	$8,022.18
769553	1	50	$8,046	(23.93)	$8,022.18
769552	1	50	$8,046	(23.93)	$8,022.18
769551	1	50	$8,046	(23.93)	$8,022.18
769550	1	50	$8,046	(23.93)	$8,022.18
769549	1	50	$8,046	(23.93)	$8,022.18
769548	1	50	$8,046	(23.93)	$8,022.18
769547	1	50	$8,046	(23.93)	$8,022.18
769546	1	50	$8,046	(23.93)	$8,022.18
769545	1	50	$8,046	(23.93)	$8,022.18
769544	1	50	$8,046	(23.93)	$8,022.18
769543	1	50	$8,046	(23.93)	$8,022.18
769542	1	50	$8,046	(23.93)	$8,022.18
769541	1	50	$8,046	(23.93)	$8,022.18
769540	1	50	$8,046	(23.93)	$8,022.18
769539	1	50	$8,046	(23.93)	$8,022.18

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
769538	1	50	$8,046	(23.93)	$8,022.18
769537	1	50	$8,046	(23.93)	$8,022.18
769536	1	50	$8,046	(23.93)	$8,022.18
769535	1	50	$8,046	(23.93)	$8,022.18
769534	1	50	$8,046	(23.93)	$8,022.18
769533	1	50	$8,046	(23.93)	$8,022.18
769532	1	50	$8,046	(23.93)	$8,022.18
769531	1	50	$8,046	(23.93)	$8,022.18
769529	1	60	$8,046	(23.93)	$8,022.18
769528	1	60	$8,046	(23.93)	$8,022.18
769527	1	60	$8,046	(23.93)	$8,022.18
769526	1	60	$8,046	(23.93)	$8,022.18
769525	1	60	$8,046	(23.93)	$8,022.18
769524	1	60	$8,046	(23.93)	$8,022.18
769523	1	60	$8,046	(23.93)	$8,022.18
769522	1	60	$8,046	(23.93)	$8,022.18
769521	1	60	$8,046	(23.93)	$8,022.18
769520	1	60	$8,046	(23.93)	$8,022.18
769519	1	60	$8,046	(23.93)	$8,022.18
769518	1	60	$8,046	(23.93)	$8,022.18
769517	1	60	$8,046	(23.93)	$8,022.18
769516	1	60	$8,046	(23.93)	$8,022.18
769515	1	60	$8,046	(23.93)	$8,022.18
769514	1	60	$8,046	(23.93)	$8,022.18
769513	1	60	$8,046	(23.93)	$8,022.18
769512	1	60	$8,046	(23.93)	$8,022.18
769511	1	60	$8,046	(23.93)	$8,022.18
769510	1	60	$8,046	(23.93)	$8,022.18
769509	1	60	$8,046	(23.93)	$8,022.18
769508	1	60	$8,046	(23.93)	$8,022.18
769507	1	60	$8,046	(23.93)	$8,022.18
769506	1	60	$8,046	(23.93)	$8,022.18
769505	1	60	$8,046	(23.93)	$8,022.18
769504	1	60	$8,046	(23.93)	$8,022.18

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
769503	1	60	$8,046	(23.93)	$8,022.18
769502	1	60	$8,046	(23.93)	$8,022.18
769501	1	60	$8,046	(23.93)	$8,022.18
769500	1	60	$8,046	(23.93)	$8,022.18
769499	1	60	$8,046	(23.93)	$8,022.18
769498	1	60	$8,046	(23.93)	$8,022.18
769497	1	60	$8,046	(23.93)	$8,022.18
964952	1	50	$7,916	(23.54)	$7,892.56
964953	1	50	$7,916	(23.54)	$7,892.56
964954	1	50	$7,916	(23.54)	$7,892.56
964955	1	50	$7,916	(23.54)	$7,892.56
964956	1	60	$7,916	(23.54)	$7,892.56
964957	1	60	$7,916	(23.54)	$7,892.56
964958	1	60	$7,916	(23.54)	$7,892.56
964959	1	60	$7,916	(23.54)	$7,892.56
964960	1	60	$7,916	(23.54)	$7,892.56
964961	1	60	$7,916	(23.54)	$7,892.56
964962	1	60	$7,916	(23.54)	$7,892.56
964963	1	60	$7,916	(23.54)	$7,892.56
964964	1	60	$7,916	(23.54)	$7,892.56
964965	1	60	$7,916	(23.54)	$7,892.56
964966	1	60	$7,916	(23.54)	$7,892.56
964967	1	60	$7,916	(23.54)	$7,892.56
964968	1	60	$7,916	(23.54)	$7,892.56
964969	1	60	$7,916	(23.54)	$7,892.56
964970	1	60	$7,916	(23.54)	$7,892.56
964971	1	60	$7,916	(23.54)	$7,892.56
964972	1	60	$7,916	(23.54)	$7,892.56
964973	1	60	$7,916	(23.54)	$7,892.56
964974	1	60	$7,916	(23.54)	$7,892.56
964975	1	60	$7,916	(23.54)	$7,892.56
964976	1	60	$7,916	(23.54)	$7,892.56
964977	1	60	$7,916	(23.54)	$7,892.56
964978	1	60	$7,916	(23.54)	$7,892.56

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
964979	1	60	$7,916	(23.54)	$7,892.56
964980	1	60	$7,916	(23.54)	$7,892.56
964981	1	60	$7,916	(23.54)	$7,892.56
964982	1	60	$7,916	(23.54)	$7,892.56
964983	1	60	$7,916	(23.54)	$7,892.56
964984	1	60	$7,916	(23.54)	$7,892.56
964985	1	60	$7,916	(23.54)	$7,892.56
964986	1	60	$7,916	(23.54)	$7,892.56
964987	1	60	$7,916	(23.54)	$7,892.56
964988	1	60	$7,916	(23.54)	$7,892.56
964989	1	60	$7,916	(23.54)	$7,892.56
964990	1	60	$7,916	(23.54)	$7,892.56
964991	1	60	$7,916	(23.54)	$7,892.56
964992	1	60	$7,916	(23.54)	$7,892.56
964993	1	60	$7,916	(23.54)	$7,892.56
964994	1	60	$7,916	(23.54)	$7,892.56
964995	1	60	$7,916	(23.54)	$7,892.56
964996	1	60	$7,916	(23.54)	$7,892.56
964997	1	60	$7,916	(23.54)	$7,892.56
964998	1	60	$7,916	(23.54)	$7,892.56
964999	1	60	$7,916	(23.54)	$7,892.56
965000	1	60	$7,916	(23.54)	$7,892.56
965001	1	60	$7,916	(23.54)	$7,892.56
965002	1	60	$7,916	(23.54)	$7,892.56
965003	1	60	$7,916	(23.54)	$7,892.56
965004	1	60	$7,916	(23.54)	$7,892.56
965005	1	60	$7,916	(23.54)	$7,892.56
965006	1	60	$7,916	(23.54)	$7,892.56
965007	1	60	$7,916	(23.54)	$7,892.56
965008	0	0	$0	0.00	$0.00
965009	1	60	$7,916	(23.54)	$7,892.56
965010	1	60	$7,916	(23.54)	$7,892.56
965011	1	60	$7,916	(23.54)	$7,892.56
965012	1	60	$7,916	(23.54)	$7,892.56

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
965013	1	60	$7,916	(23.54)	$7,892.56
965014	1	60	$7,916	(23.54)	$7,892.56
965015	1	60	$7,916	(23.54)	$7,892.56
965016	1	60	$7,916	(23.54)	$7,892.56
965017	1	60	$7,916	(23.54)	$7,892.56
965018	1	60	$7,916	(23.54)	$7,892.56
965019	1	60	$7,916	(23.54)	$7,892.56
965020	1	60	$7,916	(23.54)	$7,892.56
965021	0	0	$0	0.00	$0.00
965023	1	60	$7,916	(23.54)	$7,892.56
965024	1	60	$7,916	(23.54)	$7,892.56
965025	1	60	$7,916	(23.54)	$7,892.56
965026	1	60	$7,916	(23.54)	$7,892.56
965027	1	60	$7,916	(23.54)	$7,892.56
965028	1	60	$7,916	(23.54)	$7,892.56
965029	1	60	$7,916	(23.54)	$7,892.56
965030	1	60	$7,916	(23.54)	$7,892.56
965031	0	0	$0	0.00	$0.00
965032	1	60	$7,916	(23.54)	$7,892.56
965033	1	60	$7,916	(23.54)	$7,892.56
965034	1	60	$7,916	(23.54)	$7,892.56
965035	1	60	$7,916	(23.54)	$7,892.56
965036	0	0	$0	0.00	$0.00
965037	1	60	$7,916	(23.54)	$7,892.56
965038	1	60	$7,916	(23.54)	$7,892.56
965039	1	60	$7,916	(23.54)	$7,892.56
965040	1	60	$7,916	(23.54)	$7,892.56
965041	1	60	$7,916	(23.54)	$7,892.56
965042	1	60	$7,916	(23.54)	$7,892.56
965043	1	60	$7,916	(23.54)	$7,892.56
965044	1	60	$7,916	(23.54)	$7,892.56
965045	1	60	$7,916	(23.54)	$7,892.56
965046	1	60	$7,916	(23.54)	$7,892.56
965047	1	60	$7,916	(23.54)	$7,892.56

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
965048	1	60	$7,916	(23.54)	$7,892.56
965049	1	60	$7,916	(23.54)	$7,892.56
965050	1	60	$7,916	(23.54)	$7,892.56
965051	0	0	$0	0.00	$0.00
965052	0	0	$0	0.00	$0.00
965053	1	60	$7,916	(23.54)	$7,892.56
965054	1	60	$7,916	(23.54)	$7,892.56
965055	1	60	$7,916	(23.54)	$7,892.56
965056	1	60	$7,916	(23.54)	$7,892.56
965058	1	60	$7,916	(23.54)	$7,892.56
965059	1	50	$7,916	(23.54)	$7,892.56
965060	1	50	$7,916	(23.54)	$7,892.56
965061	1	50	$7,916	(23.54)	$7,892.56
965062	1	50	$7,916	(23.54)	$7,892.56
965063	1	50	$7,916	(23.54)	$7,892.56
965064	1	50	$7,916	(23.54)	$7,892.56
965065	1	50	$7,916	(23.54)	$7,892.56
965066	1	50	$7,916	(23.54)	$7,892.56
965067	1	50	$7,916	(23.54)	$7,892.56
965068	1	50	$7,916	(23.54)	$7,892.56
965069	1	50	$7,916	(23.54)	$7,892.56
965070	1	50	$7,916	(23.54)	$7,892.56
965071	1	50	$7,916	(23.54)	$7,892.56
965072	1	50	$7,916	(23.54)	$7,892.56
965073	1	50	$7,916	(23.54)	$7,892.56
965074	1	50	$7,916	(23.54)	$7,892.56
965075	1	50	$7,916	(23.54)	$7,892.56
965076	1	50	$7,916	(23.54)	$7,892.56
965077	1	50	$7,916	(23.54)	$7,892.56
965078	1	50	$7,916	(23.54)	$7,892.56
965079	1	50	$7,916	(23.54)	$7,892.56
965080	1	50	$7,916	(23.54)	$7,892.56
965081	1	50	$7,916	(23.54)	$7,892.56
965082	1	50	$7,916	(23.54)	$7,892.56

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
965083	1	50	$7,916	(23.54)	$7,892.56
965084	1	50	$7,916	(23.54)	$7,892.56
965085	1	50	$7,916	(23.54)	$7,892.56
965086	1	50	$7,916	(23.54)	$7,892.56
965087	1	50	$7,916	(23.54)	$7,892.56
965088	1	50	$7,916	(23.54)	$7,892.56
965089	1	50	$7,916	(23.54)	$7,892.56
965090	1	50	$7,916	(23.54)	$7,892.56
965091	1	50	$7,916	(23.54)	$7,892.56
965092	1	50	$7,916	(23.54)	$7,892.56
965093	1	50	$7,916	(23.54)	$7,892.56
965094	1	50	$7,916	(23.54)	$7,892.56
965095	1	50	$7,916	(23.54)	$7,892.56
965096	1	50	$7,916	(23.54)	$7,892.56
965097	1	50	$7,916	(23.54)	$7,892.56
965098	1	50	$7,916	(23.54)	$7,892.56
965099	1	50	$7,916	(23.54)	$7,892.56
965100	1	50	$7,916	(23.54)	$7,892.56
965101	1	50	$7,916	(23.54)	$7,892.56
965102	1	50	$7,916	(23.54)	$7,892.56
965103	1	50	$7,916	(23.54)	$7,892.56
965104	1	50	$7,916	(23.54)	$7,892.56
965105	1	50	$7,916	(23.54)	$7,892.56
965106	1	50	$7,916	(23.54)	$7,892.56
965107	1	50	$7,916	(23.54)	$7,892.56
965108	1	50	$7,916	(23.54)	$7,892.56
965109	1	50	$7,916	(23.54)	$7,892.56
965110	1	50	$7,916	(23.54)	$7,892.56
965111	1	50	$7,916	(23.54)	$7,892.56
965112	1	50	$7,916	(23.54)	$7,892.56
965113	1	50	$7,916	(23.54)	$7,892.56
965114	1	50	$7,916	(23.54)	$7,892.56
965115	1	50	$7,916	(23.54)	$7,892.56
965116	1	50	$7,916	(23.54)	$7,892.56

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
965117	1	50	$7,916	(23.54)	$7,892.56
965118	1	50	$7,916	(23.54)	$7,892.56
965119	1	50	$7,916	(23.54)	$7,892.56
965120	1	50	$7,916	(23.54)	$7,892.56
965121	1	50	$7,916	(23.54)	$7,892.56
965122	1	50	$7,916	(23.54)	$7,892.56
965123	1	50	$7,916	(23.54)	$7,892.56
965124	1	50	$7,916	(23.54)	$7,892.56
965125	1	50	$7,916	(23.54)	$7,892.56
965126	1	50	$7,916	(23.54)	$7,892.56
972792	1	60	$7,916	(23.54)	$7,892.56
972793	1	60	$7,916	(23.54)	$7,892.56
972794	1	60	$7,916	(23.54)	$7,892.56
972795	1	60	$7,916	(23.54)	$7,892.56
972796	1	60	$7,916	(23.54)	$7,892.56
972797	1	60	$7,916	(23.54)	$7,892.56
972798	1	60	$7,916	(23.54)	$7,892.56
972799	1	60	$7,916	(23.54)	$7,892.56
972800	1	60	$7,916	(23.54)	$7,892.56
972801	1	60	$7,916	(23.54)	$7,892.56
972802	1	60	$7,916	(23.54)	$7,892.56
972803	1	60	$7,916	(23.54)	$7,892.56
972804	1	60	$7,916	(23.54)	$7,892.56
972805	1	60	$7,916	(23.54)	$7,892.56
972806	1	60	$7,916	(23.54)	$7,892.56
972807	1	60	$7,916	(23.54)	$7,892.56
972808	1	60	$7,916	(23.54)	$7,892.56
972809	1	60	$7,916	(23.54)	$7,892.56
972810	1	60	$7,916	(23.54)	$7,892.56
972811	1	60	$7,916	(23.54)	$7,892.56
972812	1	60	$7,916	(23.54)	$7,892.56
972813	1	60	$7,916	(23.54)	$7,892.56
972814	1	60	$7,916	(23.54)	$7,892.56
972815	1	60	$7,916	(23.54)	$7,892.56

Sutton Fields PID II

NIA #2-5 Assessment Roll Summary

2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
972816	1	60	$7,916	(23.54)	$7,892.56
972817	1	60	$7,916	(23.54)	$7,892.56
972818	1	60	$7,916	(23.54)	$7,892.56
972819	0	0	$0	0.00	$0.00
972820	0	0	$0	0.00	$0.00
972821	0	0	$0	0.00	$0.00
972822	1	60	$7,916	(23.54)	$7,892.56
972823	1	60	$7,916	(23.54)	$7,892.56
972824	1	60	$7,916	(23.54)	$7,892.56
972825	1	60	$7,916	(23.54)	$7,892.56
972826	1	60	$7,916	(23.54)	$7,892.56
972827	0	0	$0	0.00	$0.00
972828	1	50	$7,916	(23.54)	$7,892.56
972829	1	50	$7,916	(23.54)	$7,892.56
972830	1	50	$7,916	(23.54)	$7,892.56
972831	1	50	$7,916	(23.54)	$7,892.56
972832	1	50	$7,916	(23.54)	$7,892.56
972833	1	50	$7,916	(23.54)	$7,892.56
972834	1	50	$7,916	(23.54)	$7,892.56
972835	1	50	$7,916	(23.54)	$7,892.56
972836	1	50	$7,916	(23.54)	$7,892.56
972837	1	50	$7,916	(23.54)	$7,892.56
972838	1	50	$7,916	(23.54)	$7,892.56
972839	1	50	$7,916	(23.54)	$7,892.56
972840	1	50	$7,916	(23.54)	$7,892.56
972841	1	50	$7,916	(23.54)	$7,892.56
972842	1	50	$7,916	(23.54)	$7,892.56
972843	1	50	$7,916	(23.54)	$7,892.56
972844	1	50	$7,916	(23.54)	$7,892.56
972845	1	50	$7,916	(23.54)	$7,892.56
972846	1	50	$7,916	(23.54)	$7,892.56
972847	1	50	$7,916	(23.54)	$7,892.56
972848	1	50	$7,916	(23.54)	$7,892.56
972849	1	50	$7,916	(23.54)	$7,892.56

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
972850	1	50	$7,916	(23.54)	$7,892.56
972851	1	50	$7,916	(23.54)	$7,892.56
972852	1	50	$7,916	(23.54)	$7,892.56
972853	1	50	$7,916	(23.54)	$7,892.56
972854	1	50	$7,916	(23.54)	$7,892.56
972855	1	50	$7,916	(23.54)	$7,892.56
972856	1	50	$7,916	(23.54)	$7,892.56
972857	0	0	$0	0.00	$0.00
972858	1	50	$7,916	(23.54)	$7,892.56
972859	1	50	$7,916	(23.54)	$7,892.56
972860	1	50	$7,916	(23.54)	$7,892.56
972861	1	50	$7,916	(23.54)	$7,892.56
972862	1	50	$7,916	(23.54)	$7,892.56
972863	1	50	$7,916	(23.54)	$7,892.56
972864	1	50	$7,916	(23.54)	$7,892.56
972865	1	50	$7,916	(23.54)	$7,892.56
972866	1	50	$7,916	(23.54)	$7,892.56
972867	1	50	$7,916	(23.54)	$7,892.56
972868	1	50	$7,916	(23.54)	$7,892.56
972869	1	50	$7,916	(23.54)	$7,892.56
972870	1	50	$7,916	(23.54)	$7,892.56
972871	1	50	$7,916	(23.54)	$7,892.56
972872	1	50	$7,916	(23.54)	$7,892.56
972873	1	50	$7,916	(23.54)	$7,892.56
972874	1	50	$7,916	(23.54)	$7,892.56
972875	1	50	$7,916	(23.54)	$7,892.56
972876	1	50	$7,916	(23.54)	$7,892.56
972877	1	50	$7,916	(23.54)	$7,892.56
972878	1	50	$7,916	(23.54)	$7,892.56
972879	1	50	$7,916	(23.54)	$7,892.56
972880	1	50	$7,916	(23.54)	$7,892.56
972881	1	50	$7,916	(23.54)	$7,892.56
972882	1	50	$7,916	(23.54)	$7,892.56
972883	1	50	$7,916	(23.54)	$7,892.56

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
972884	1	50	$7,916	(23.54)	$7,892.56
972885	1	50	$7,916	(23.54)	$7,892.56
972886	1	50	$7,916	(23.54)	$7,892.56
972887	1	50	$7,916	(23.54)	$7,892.56
972888	1	50	$7,916	(23.54)	$7,892.56
972889	1	50	$7,916	(23.54)	$7,892.56
972890	1	50	$7,916	(23.54)	$7,892.56
972891	1	50	$7,916	(23.54)	$7,892.56
972892	0	0	$0	0.00	$0.00
972893	1	50	$7,916	(23.54)	$7,892.56
972894	1	50	$7,916	(23.54)	$7,892.56
972895	1	50	$7,916	(23.54)	$7,892.56
972896	1	50	$7,916	(23.54)	$7,892.56
972897	1	50	$7,916	(23.54)	$7,892.56
972898	1	50	$7,916	(23.54)	$7,892.56
972899	1	50	$7,916	(23.54)	$7,892.56
972900	1	50	$7,916	(23.54)	$7,892.56
972901	1	50	$7,916	(23.54)	$7,892.56
972902	1	50	$7,916	(23.54)	$7,892.56
972903	1	50	$7,916	(23.54)	$7,892.56
972904	1	50	$7,916	(23.54)	$7,892.56
972905	1	50	$7,916	(23.54)	$7,892.56
972906	1	50	$7,916	(23.54)	$7,892.56
972907	1	50	$7,916	(23.54)	$7,892.56
972908	1	50	$7,916	(23.54)	$7,892.56
972909	1	50	$7,916	(23.54)	$7,892.56
972910	1	50	$7,916	(23.54)	$7,892.56
972911	1	50	$7,916	(23.54)	$7,892.56
972912	1	50	$7,916	(23.54)	$7,892.56
972913	1	50	$7,916	(23.54)	$7,892.56
972914	1	60	$7,916	(23.54)	$7,892.56
972915	1	60	$7,916	(23.54)	$7,892.56
972916	1	60	$7,916	(23.54)	$7,892.56
972917	1	60	$7,916	(23.54)	$7,892.56

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
972918	1	60	$7,916	(23.54)	$7,892.56
972919	1	60	$7,916	(23.54)	$7,892.56
972920	1	60	$7,916	(23.54)	$7,892.56
972921	1	60	$7,916	(23.54)	$7,892.56
972922	1	60	$7,916	(23.54)	$7,892.56
972923	1	60	$7,916	(23.54)	$7,892.56
972924	1	60	$7,916	(23.54)	$7,892.56
972925	1	60	$7,916	(23.54)	$7,892.56
972926	1	60	$7,916	(23.54)	$7,892.56
972927	1	60	$7,916	(23.54)	$7,892.56
972928	1	60	$7,916	(23.54)	$7,892.56
972929	1	60	$7,916	(23.54)	$7,892.56
972930	1	60	$7,916	(23.54)	$7,892.56
972931	1	60	$7,916	(23.54)	$7,892.56
972932	1	60	$7,916	(23.54)	$7,892.56
972933	1	60	$7,916	(23.54)	$7,892.56
972934	1	60	$7,916	(23.54)	$7,892.56
972935	1	60	$7,916	(23.54)	$7,892.56
972936	0	0	$0	0.00	$0.00
972937	0	0	$0	0.00	$0.00
989395	0	0	$0	0.00	$0.00
989355	1	60	$8,008	(23.82)	$7,984.43
989356	1	60	$8,008	(23.82)	$7,984.43
989357	1	60	$8,008	(23.82)	$7,984.43
989358	1	60	$8,008	(23.82)	$7,984.43
989359	1	60	$8,008	(23.82)	$7,984.43
989360	1	60	$8,008	(23.82)	$7,984.43
989361	1	60	$8,008	(23.82)	$7,984.43
989362	1	60	$8,008	(23.82)	$7,984.43
989363	1	60	$8,008	(23.82)	$7,984.43
989364	1	60	$8,008	(23.82)	$7,984.43
989365	1	60	$8,008	(23.82)	$7,984.43
989366	1	60	$8,008	(23.82)	$7,984.43
989367	1	60	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
989368	1	60	$8,008	(23.82)	$7,984.43
989369	1	60	$8,008	(23.82)	$7,984.43
989370	1	60	$8,008	(23.82)	$7,984.43
989371	1	60	$8,008	(23.82)	$7,984.43
989372	1	60	$8,008	(23.82)	$7,984.43
989373	1	60	$8,008	(23.82)	$7,984.43
989374	1	60	$8,008	(23.82)	$7,984.43
989375	1	60	$8,008	(23.82)	$7,984.43
989376	1	60	$8,008	(23.82)	$7,984.43
989377	1	60	$8,008	(23.82)	$7,984.43
989378	1	60	$8,008	(23.82)	$7,984.43
989379	1	60	$8,008	(23.82)	$7,984.43
989380	1	60	$8,008	(23.82)	$7,984.43
989381	1	60	$8,008	(23.82)	$7,984.43
989382	1	60	$8,008	(23.82)	$7,984.43
989383	1	60	$8,008	(23.82)	$7,984.43
989384	1	60	$8,008	(23.82)	$7,984.43
989385	1	60	$8,008	(23.82)	$7,984.43
989386	1	60	$8,008	(23.82)	$7,984.43
989387	1	60	$8,008	(23.82)	$7,984.43
989388	1	60	$8,008	(23.82)	$7,984.43
989389	1	60	$8,008	(23.82)	$7,984.43
989390	1	60	$8,008	(23.82)	$7,984.43
989391	1	60	$8,008	(23.82)	$7,984.43
989392	1	60	$8,008	(23.82)	$7,984.43
989393	1	60	$8,008	(23.82)	$7,984.43
989394	1	60	$8,008	(23.82)	$7,984.43
989912	0	0	$0	0.00	$0.00
989913	0	0	$0	0.00	$0.00
989914	0	0	$0	0.00	$0.00
989917	1	50	$8,008	(23.82)	$7,984.43
989918	1	50	$8,008	(23.82)	$7,984.43
989915	1	50	$8,008	(23.82)	$7,984.43
989916	1	50	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
989901	1	50	$8,008	(23.82)	$7,984.43
989902	1	50	$8,008	(23.82)	$7,984.43
989903	1	50	$8,008	(23.82)	$7,984.43
989904	1	50	$8,008	(23.82)	$7,984.43
989905	1	50	$8,008	(23.82)	$7,984.43
989826	1	50	$8,008	(23.82)	$7,984.43
989827	1	50	$8,008	(23.82)	$7,984.43
989828	1	50	$8,008	(23.82)	$7,984.43
989829	1	50	$8,008	(23.82)	$7,984.43
989834	1	50	$8,008	(23.82)	$7,984.43
989835	1	50	$8,008	(23.82)	$7,984.43
989836	1	50	$8,008	(23.82)	$7,984.43
989837	1	50	$8,008	(23.82)	$7,984.43
989838	1	50	$8,008	(23.82)	$7,984.43
989839	1	50	$8,008	(23.82)	$7,984.43
989840	1	50	$8,008	(23.82)	$7,984.43
989844	1	50	$8,008	(23.82)	$7,984.43
989845	1	50	$8,008	(23.82)	$7,984.43
989848	1	50	$8,008	(23.82)	$7,984.43
989849	1	50	$8,008	(23.82)	$7,984.43
989850	1	50	$8,008	(23.82)	$7,984.43
989851	1	50	$8,008	(23.82)	$7,984.43
989852	1	50	$8,008	(23.82)	$7,984.43
989857	1	50	$8,008	(23.82)	$7,984.43
989858	1	50	$8,008	(23.82)	$7,984.43
989859	1	50	$8,008	(23.82)	$7,984.43
989860	1	50	$8,008	(23.82)	$7,984.43
989865	1	50	$8,008	(23.82)	$7,984.43
989866	1	50	$8,008	(23.82)	$7,984.43
989867	1	50	$8,008	(23.82)	$7,984.43
989868	1	50	$8,008	(23.82)	$7,984.43
989874	1	50	$8,008	(23.82)	$7,984.43
989875	1	50	$8,008	(23.82)	$7,984.43
989876	1	50	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
989887	1	50	$8,008	(23.82)	$7,984.43
989888	1	50	$8,008	(23.82)	$7,984.43
989880	1	50	$8,008	(23.82)	$7,984.43
989881	1	50	$8,008	(23.82)	$7,984.43
989882	1	50	$8,008	(23.82)	$7,984.43
989895	1	50	$8,008	(23.82)	$7,984.43
989896	1	50	$8,008	(23.82)	$7,984.43
989897	1	50	$8,008	(23.82)	$7,984.43
989898	1	50	$8,008	(23.82)	$7,984.43
989877	1	50	$8,008	(23.82)	$7,984.43
989878	1	50	$8,008	(23.82)	$7,984.43
989879	1	50	$8,008	(23.82)	$7,984.43
989861	1	50	$8,008	(23.82)	$7,984.43
989862	1	50	$8,008	(23.82)	$7,984.43
989863	1	50	$8,008	(23.82)	$7,984.43
989864	1	50	$8,008	(23.82)	$7,984.43
989853	1	50	$8,008	(23.82)	$7,984.43
989854	1	50	$8,008	(23.82)	$7,984.43
989855	1	50	$8,008	(23.82)	$7,984.43
989856	1	50	$8,008	(23.82)	$7,984.43
989819	1	50	$8,008	(23.82)	$7,984.43
989820	1	50	$8,008	(23.82)	$7,984.43
989821	1	50	$8,008	(23.82)	$7,984.43
989822	1	50	$8,008	(23.82)	$7,984.43
989841	1	50	$8,008	(23.82)	$7,984.43
989842	1	50	$8,008	(23.82)	$7,984.43
989843	1	50	$8,008	(23.82)	$7,984.43
989830	1	50	$8,008	(23.82)	$7,984.43
989831	1	50	$8,008	(23.82)	$7,984.43
989832	1	50	$8,008	(23.82)	$7,984.43
989833	1	50	$8,008	(23.82)	$7,984.43
989871	1	50	$8,008	(23.82)	$7,984.43
989872	1	50	$8,008	(23.82)	$7,984.43
989873	1	50	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
989909	1	50	$8,008	(23.82)	$7,984.43
989910	1	50	$8,008	(23.82)	$7,984.43
989911	1	50	$8,008	(23.82)	$7,984.43
989919	1	50	$8,008	(23.82)	$7,984.43
989920	1	50	$8,008	(23.82)	$7,984.43
989921	1	50	$8,008	(23.82)	$7,984.43
989906	1	50	$8,008	(23.82)	$7,984.43
989907	1	50	$8,008	(23.82)	$7,984.43
989908	1	50	$8,008	(23.82)	$7,984.43
989823	1	50	$8,008	(23.82)	$7,984.43
989824	1	50	$8,008	(23.82)	$7,984.43
989825	1	50	$8,008	(23.82)	$7,984.43
989846	1	50	$8,008	(23.82)	$7,984.43
989847	1	50	$8,008	(23.82)	$7,984.43
989869	1	50	$8,008	(23.82)	$7,984.43
989870	1	50	$8,008	(23.82)	$7,984.43
989899	1	50	$8,008	(23.82)	$7,984.43
989900	1	50	$8,008	(23.82)	$7,984.43
989883	1	50	$8,008	(23.82)	$7,984.43
989884	1	50	$8,008	(23.82)	$7,984.43
989885	1	50	$8,008	(23.82)	$7,984.43
989886	1	50	$8,008	(23.82)	$7,984.43
989889	1	50	$8,008	(23.82)	$7,984.43
989890	1	50	$8,008	(23.82)	$7,984.43
989891	1	50	$8,008	(23.82)	$7,984.43
989892	1	50	$8,008	(23.82)	$7,984.43
989893	1	50	$8,008	(23.82)	$7,984.43
989894	1	50	$8,008	(23.82)	$7,984.43
992781	1	50	$8,008	(23.82)	$7,984.43
992782	1	50	$8,008	(23.82)	$7,984.43
992790	1	50	$8,008	(23.82)	$7,984.43
992791	1	50	$8,008	(23.82)	$7,984.43
992792	1	50	$8,008	(23.82)	$7,984.43
992797	1	50	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
992798	1	50	$8,008	(23.82)	$7,984.43
992799	1	50	$8,008	(23.82)	$7,984.43
992810	1	50	$8,008	(23.82)	$7,984.43
992811	1	50	$8,008	(23.82)	$7,984.43
992812	1	50	$8,008	(23.82)	$7,984.43
992813	1	50	$8,008	(23.82)	$7,984.43
992817	1	50	$8,008	(23.82)	$7,984.43
992818	1	50	$8,008	(23.82)	$7,984.43
992819	1	50	$8,008	(23.82)	$7,984.43
992820	1	50	$8,008	(23.82)	$7,984.43
992836	0	0	$0	0.00	$0.00
992837	0	0	$0	0.00	$0.00
992834	1	50	$8,008	(23.82)	$7,984.43
992835	1	50	$8,008	(23.82)	$7,984.43
992827	1	50	$8,008	(23.82)	$7,984.43
992828	1	50	$8,008	(23.82)	$7,984.43
992829	1	50	$8,008	(23.82)	$7,984.43
992830	1	50	$8,008	(23.82)	$7,984.43
992800	1	50	$8,008	(23.82)	$7,984.43
992793	1	50	$8,008	(23.82)	$7,984.43
992794	1	50	$8,008	(23.82)	$7,984.43
992795	1	50	$8,008	(23.82)	$7,984.43
992796	1	50	$8,008	(23.82)	$7,984.43
992821	1	50	$8,008	(23.82)	$7,984.43
992822	1	50	$8,008	(23.82)	$7,984.43
992823	1	50	$8,008	(23.82)	$7,984.43
992824	1	50	$8,008	(23.82)	$7,984.43
992825	1	50	$8,008	(23.82)	$7,984.43
992826	1	50	$8,008	(23.82)	$7,984.43
992787	1	50	$8,008	(23.82)	$7,984.43
992788	1	50	$8,008	(23.82)	$7,984.43
992789	1	50	$8,008	(23.82)	$7,984.43
992807	1	50	$8,008	(23.82)	$7,984.43
992808	1	50	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
992809	1	50	$8,008	(23.82)	$7,984.43
992832	1	50	$8,008	(23.82)	$7,984.43
992833	1	50	$8,008	(23.82)	$7,984.43
992814	1	50	$8,008	(23.82)	$7,984.43
992815	1	50	$8,008	(23.82)	$7,984.43
992816	1	50	$8,008	(23.82)	$7,984.43
992783	1	50	$8,008	(23.82)	$7,984.43
992784	1	50	$8,008	(23.82)	$7,984.43
992785	1	50	$8,008	(23.82)	$7,984.43
992786	1	50	$8,008	(23.82)	$7,984.43
992801	1	50	$8,008	(23.82)	$7,984.43
992802	1	50	$8,008	(23.82)	$7,984.43
992803	1	50	$8,008	(23.82)	$7,984.43
992804	1	50	$8,008	(23.82)	$7,984.43
992805	1	50	$8,008	(23.82)	$7,984.43
992806	1	50	$8,008	(23.82)	$7,984.43
992709	1	50	$8,008	(23.82)	$7,984.43
992710	1	50	$8,008	(23.82)	$7,984.43
992711	1	50	$8,008	(23.82)	$7,984.43
992712	1	50	$8,008	(23.82)	$7,984.43
992720	1	50	$8,008	(23.82)	$7,984.43
992721	1	50	$8,008	(23.82)	$7,984.43
992722	1	50	$8,008	(23.82)	$7,984.43
992723	1	50	$8,008	(23.82)	$7,984.43
992729	1	50	$8,008	(23.82)	$7,984.43
992730	1	50	$8,008	(23.82)	$7,984.43
992731	1	50	$8,008	(23.82)	$7,984.43
992732	1	50	$8,008	(23.82)	$7,984.43
992702	1	50	$8,008	(23.82)	$7,984.43
992738	1	50	$8,008	(23.82)	$7,984.43
992739	1	50	$8,008	(23.82)	$7,984.43
992740	1	50	$8,008	(23.82)	$7,984.43
992741	1	50	$8,008	(23.82)	$7,984.43
992742	1	50	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
992749	1	50	$8,008	(23.82)	$7,984.43
992750	1	50	$8,008	(23.82)	$7,984.43
992751	1	50	$8,008	(23.82)	$7,984.43
992755	1	50	$8,008	(23.82)	$7,984.43
992756	1	50	$8,008	(23.82)	$7,984.43
992757	1	50	$8,008	(23.82)	$7,984.43
992758	1	50	$8,008	(23.82)	$7,984.43
992763	1	50	$8,008	(23.82)	$7,984.43
992764	1	50	$8,008	(23.82)	$7,984.43
992765	1	50	$8,008	(23.82)	$7,984.43
992766	1	50	$8,008	(23.82)	$7,984.43
992772	1	50	$8,008	(23.82)	$7,984.43
992773	1	50	$8,008	(23.82)	$7,984.43
992777	0	0	$0	0.00	$0.00
992778	1	50	$8,008	(23.82)	$7,984.43
992779	1	50	$8,008	(23.82)	$7,984.43
992780	1	50	$8,008	(23.82)	$7,984.43
992774	1	50	$8,008	(23.82)	$7,984.43
992775	1	50	$8,008	(23.82)	$7,984.43
992776	1	50	$8,008	(23.82)	$7,984.43
992759	1	50	$8,008	(23.82)	$7,984.43
992760	1	50	$8,008	(23.82)	$7,984.43
992761	1	50	$8,008	(23.82)	$7,984.43
992762	1	50	$8,008	(23.82)	$7,984.43
992745	1	50	$8,008	(23.82)	$7,984.43
992746	1	50	$8,008	(23.82)	$7,984.43
992747	1	50	$8,008	(23.82)	$7,984.43
992748	1	50	$8,008	(23.82)	$7,984.43
992703	1	50	$8,008	(23.82)	$7,984.43
992704	1	50	$8,008	(23.82)	$7,984.43
992705	1	50	$8,008	(23.82)	$7,984.43
992733	1	50	$8,008	(23.82)	$7,984.43
992734	1	50	$8,008	(23.82)	$7,984.43
992735	1	50	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
992736	1	50	$8,008	(23.82)	$7,984.43
992737	1	50	$8,008	(23.82)	$7,984.43
992724	1	50	$8,008	(23.82)	$7,984.43
992725	1	50	$8,008	(23.82)	$7,984.43
992726	1	50	$8,008	(23.82)	$7,984.43
992713	1	50	$8,008	(23.82)	$7,984.43
992714	1	50	$8,008	(23.82)	$7,984.43
992715	1	50	$8,008	(23.82)	$7,984.43
992716	1	50	$8,008	(23.82)	$7,984.43
992771	1	50	$8,008	(23.82)	$7,984.43
992717	1	50	$8,008	(23.82)	$7,984.43
992718	1	50	$8,008	(23.82)	$7,984.43
992719	1	50	$8,008	(23.82)	$7,984.43
992727	1	50	$8,008	(23.82)	$7,984.43
992728	1	50	$8,008	(23.82)	$7,984.43
992706	1	50	$8,008	(23.82)	$7,984.43
992707	1	50	$8,008	(23.82)	$7,984.43
992708	1	50	$8,008	(23.82)	$7,984.43
992743	1	50	$8,008	(23.82)	$7,984.43
992744	1	50	$8,008	(23.82)	$7,984.43
992752	1	50	$8,008	(23.82)	$7,984.43
992753	1	50	$8,008	(23.82)	$7,984.43
992754	1	50	$8,008	(23.82)	$7,984.43
992767	1	50	$8,008	(23.82)	$7,984.43
992768	1	50	$8,008	(23.82)	$7,984.43
992769	1	50	$8,008	(23.82)	$7,984.43
992770	1	50	$8,008	(23.82)	$7,984.43
991794	1	60	$8,008	(23.82)	$7,984.43
991795	1	60	$8,008	(23.82)	$7,984.43
991796	1	60	$8,008	(23.82)	$7,984.43
991797	1	60	$8,008	(23.82)	$7,984.43
991798	1	60	$8,008	(23.82)	$7,984.43
991799	1	60	$8,008	(23.82)	$7,984.43
991800	1	60	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
991801	1	60	$8,008	(23.82)	$7,984.43
991802	1	60	$8,008	(23.82)	$7,984.43
991803	1	60	$8,008	(23.82)	$7,984.43
991804	1	60	$8,008	(23.82)	$7,984.43
991805	1	60	$8,008	(23.82)	$7,984.43
991806	1	60	$8,008	(23.82)	$7,984.43
991807	1	60	$8,008	(23.82)	$7,984.43
991808	1	60	$8,008	(23.82)	$7,984.43
991809	1	60	$8,008	(23.82)	$7,984.43
991810	1	60	$8,008	(23.82)	$7,984.43
991811	1	60	$8,008	(23.82)	$7,984.43
991812	1	60	$8,008	(23.82)	$7,984.43
991813	1	60	$8,008	(23.82)	$7,984.43
991814	1	60	$8,008	(23.82)	$7,984.43
991815	1	60	$8,008	(23.82)	$7,984.43
991816	1	60	$8,008	(23.82)	$7,984.43
991817	1	60	$8,008	(23.82)	$7,984.43
991818	1	60	$8,008	(23.82)	$7,984.43
991819	1	60	$8,008	(23.82)	$7,984.43
991820	1	60	$8,008	(23.82)	$7,984.43
991821	0	0	$0	0.00	$0.00
991822	1	60	$8,008	(23.82)	$7,984.43
991823	1	60	$8,008	(23.82)	$7,984.43
991824	1	60	$8,008	(23.82)	$7,984.43
991825	1	60	$8,008	(23.82)	$7,984.43
991826	1	60	$8,008	(23.82)	$7,984.43
991827	1	60	$8,008	(23.82)	$7,984.43
991828	1	60	$8,008	(23.82)	$7,984.43
991829	1	60	$8,008	(23.82)	$7,984.43
991830	0	0	$0	0.00	$0.00
991831	1	60	$8,008	(23.82)	$7,984.43
991832	1	60	$8,008	(23.82)	$7,984.43
991833	1	60	$8,008	(23.82)	$7,984.43
991834	1	60	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
991835	1	60	$8,008	(23.82)	$7,984.43
991836	1	60	$8,008	(23.82)	$7,984.43
991837	1	60	$8,008	(23.82)	$7,984.43
991838	1	60	$8,008	(23.82)	$7,984.43
991839	1	60	$8,008	(23.82)	$7,984.43
991840	1	60	$8,008	(23.82)	$7,984.43
991841	1	60	$8,008	(23.82)	$7,984.43
991842	1	60	$8,008	(23.82)	$7,984.43
991843	1	60	$8,008	(23.82)	$7,984.43
991844	1	60	$8,008	(23.82)	$7,984.43
991845	1	60	$8,008	(23.82)	$7,984.43
991846	1	60	$8,008	(23.82)	$7,984.43
991847	1	60	$8,008	(23.82)	$7,984.43
991848	1	60	$8,008	(23.82)	$7,984.43
991849	1	60	$8,008	(23.82)	$7,984.43
991850	1	60	$8,008	(23.82)	$7,984.43
991851	1	60	$8,008	(23.82)	$7,984.43
991852	1	60	$8,008	(23.82)	$7,984.43
991853	1	60	$8,008	(23.82)	$7,984.43
991854	1	60	$8,008	(23.82)	$7,984.43
991855	1	60	$8,008	(23.82)	$7,984.43
991856	1	60	$8,008	(23.82)	$7,984.43
991857	1	60	$8,008	(23.82)	$7,984.43
991858	1	60	$8,008	(23.82)	$7,984.43
991859	1	60	$8,008	(23.82)	$7,984.43
991860	1	60	$8,008	(23.82)	$7,984.43
991861	1	60	$8,008	(23.82)	$7,984.43
991862	1	60	$8,008	(23.82)	$7,984.43
991863	1	60	$8,008	(23.82)	$7,984.43
991864	1	60	$8,008	(23.82)	$7,984.43
991865	1	60	$8,008	(23.82)	$7,984.43
991866	1	60	$8,008	(23.82)	$7,984.43
991867	1	60	$8,008	(23.82)	$7,984.43
991868	1	60	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
991869	1	60	$8,008	(23.82)	$7,984.43
991870	1	60	$8,008	(23.82)	$7,984.43
991871	0	0	$0	0.00	$0.00
991872	1	60	$8,008	(23.82)	$7,984.43
991873	1	60	$8,008	(23.82)	$7,984.43
991874	1	60	$8,008	(23.82)	$7,984.43
991875	1	60	$8,008	(23.82)	$7,984.43
991876	1	60	$8,008	(23.82)	$7,984.43
991877	1	60	$8,008	(23.82)	$7,984.43
991878	1	60	$8,008	(23.82)	$7,984.43
991879	1	60	$8,008	(23.82)	$7,984.43
991880	1	60	$8,008	(23.82)	$7,984.43
991881	1	60	$8,008	(23.82)	$7,984.43
991882	1	60	$8,008	(23.82)	$7,984.43
991883	1	60	$8,008	(23.82)	$7,984.43
1016233	1	60	$8,008	(23.82)	$7,984.43
1016234	1	60	$8,008	(23.82)	$7,984.43
1016238	1	60	$8,008	(23.82)	$7,984.43
1016239	1	60	$8,008	(23.82)	$7,984.43
1016242	1	60	$8,008	(23.82)	$7,984.43
1016243	1	60	$8,008	(23.82)	$7,984.43
1016244	1	60	$8,008	(23.82)	$7,984.43
1016245	1	70	$8,008	(23.82)	$7,984.43
1016250	1	60	$8,008	(23.82)	$7,984.43
1016251	1	60	$8,008	(23.82)	$7,984.43
1016252	1	60	$8,008	(23.82)	$7,984.43
1016253	1	60	$8,008	(23.82)	$7,984.43
1016254	1	60	$8,008	(23.82)	$7,984.43
1016255	1	60	$8,008	(23.82)	$7,984.43
1016256	1	60	$8,008	(23.82)	$7,984.43
1016257	1	60	$8,008	(23.82)	$7,984.43
1016258	1	60	$8,008	(23.82)	$7,984.43
1016259	1	70	$8,008	(23.82)	$7,984.43
1016260	1	70	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
1016261	1	60	$8,008	(23.82)	$7,984.43
1016262	1	60	$8,008	(23.82)	$7,984.43
1016263	1	60	$8,008	(23.82)	$7,984.43
1016264	1	60	$8,008	(23.82)	$7,984.43
1016270	1	60	$8,008	(23.82)	$7,984.43
1016271	1	60	$8,008	(23.82)	$7,984.43
1016272	1	60	$8,008	(23.82)	$7,984.43
1016273	1	70	$8,008	(23.82)	$7,984.43
1016274	0	0	$0	0.00	$0.00
1016266	1	60	$8,008	(23.82)	$7,984.43
1016267	1	60	$8,008	(23.82)	$7,984.43
1016268	1	60	$8,008	(23.82)	$7,984.43
1016284	1	60	$8,008	(23.82)	$7,984.43
1016291	1	50	$8,008	(23.82)	$7,984.43
1016269	1	60	$8,008	(23.82)	$7,984.43
1016265	1	60	$8,008	(23.82)	$7,984.43
1016240	1	60	$8,008	(23.82)	$7,984.43
1016241	1	60	$8,008	(23.82)	$7,984.43
1016235	1	60	$8,008	(23.82)	$7,984.43
1016236	1	60	$8,008	(23.82)	$7,984.43
1016237	1	60	$8,008	(23.82)	$7,984.43
1016232	1	70	$8,008	(23.82)	$7,984.43
1016246	1	70	$8,008	(23.82)	$7,984.43
1016247	1	60	$8,008	(23.82)	$7,984.43
1016248	1	60	$8,008	(23.82)	$7,984.43
1016249	1	60	$8,008	(23.82)	$7,984.43
1016285	1	50	$8,008	(23.82)	$7,984.43
1016286	1	50	$8,008	(23.82)	$7,984.43
1016287	1	50	$8,008	(23.82)	$7,984.43
1016288	1	50	$8,008	(23.82)	$7,984.43
1016289	1	50	$8,008	(23.82)	$7,984.43
1016290	1	50	$8,008	(23.82)	$7,984.43
1016275	1	50	$8,008	(23.82)	$7,984.43
1016276	1	50	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
1016277	1	50	$8,008	(23.82)	$7,984.43
1016278	1	60	$8,008	(23.82)	$7,984.43
1016279	1	60	$8,008	(23.82)	$7,984.43
1016280	1	60	$8,008	(23.82)	$7,984.43
1016281	1	60	$8,008	(23.82)	$7,984.43
1016282	1	60	$8,008	(23.82)	$7,984.43
1016283	1	60	$8,008	(23.82)	$7,984.43
1016292	1	50	$8,008	(23.82)	$7,984.43
1016293	1	50	$8,008	(23.82)	$7,984.43
1016294	1	50	$8,008	(23.82)	$7,984.43
1016295	1	60	$8,008	(23.82)	$7,984.43
1016296	1	50	$8,008	(23.82)	$7,984.43
1016297	1	50	$8,008	(23.82)	$7,984.43
1016298	1	50	$8,008	(23.82)	$7,984.43
1016299	1	50	$8,008	(23.82)	$7,984.43
1016300	1	50	$8,008	(23.82)	$7,984.43
1016301	1	50	$8,008	(23.82)	$7,984.43
1016302	1	50	$8,008	(23.82)	$7,984.43
1016303	1	60	$8,008	(23.82)	$7,984.43
1016304	1	60	$8,008	(23.82)	$7,984.43
1016305	1	50	$8,008	(23.82)	$7,984.43
1016306	1	50	$8,008	(23.82)	$7,984.43
1016307	1	50	$8,008	(23.82)	$7,984.43
1016308	1	50	$8,008	(23.82)	$7,984.43
1016309	1	50	$8,008	(23.82)	$7,984.43
1016310	1	50	$8,008	(23.82)	$7,984.43
1016311	1	50	$8,008	(23.82)	$7,984.43
1016312	1	60	$8,008	(23.82)	$7,984.43
1016313	1	60	$8,008	(23.82)	$7,984.43
1016314	1	50	$8,008	(23.82)	$7,984.43
1016315	1	50	$8,008	(23.82)	$7,984.43
1016316	1	50	$8,008	(23.82)	$7,984.43
1016317	1	50	$8,008	(23.82)	$7,984.43
1016318	1	50	$8,008	(23.82)	$7,984.43

Sutton Fields PID II
NIA #2-5 Assessment Roll Summary
2024-25

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Assessment Lien Reduction	Adjusted Oustanding Assessments
1016319	1	50	$8,008	(23.82)	$7,984.43
1016320	1	50	$8,008	(23.82)	$7,984.43
1016321	1	60	$8,008	(23.82)	$7,984.43
1016331	1	60	$8,008	(23.82)	$7,984.43
1016332	1	60	$8,008	(23.82)	$7,984.43
1016333	1	60	$8,008	(23.82)	$7,984.43
1016334	1	70	$8,008	(23.82)	$7,984.43
1016335	0	0	$0	0.00	$0.00
1016336	1	70	$8,008	(23.82)	$7,984.43
1016337	1	60	$8,008	(23.82)	$7,984.43
1016338	1	60	$8,008	(23.82)	$7,984.43
1016339	1	60	$8,008	(23.82)	$7,984.43
1016340	1	60	$8,008	(23.82)	$7,984.43
1016341	1	60	$8,008	(23.82)	$7,984.43
1016342	1	60	$8,008	(23.82)	$7,984.43
1016343	1	60	$8,008	(23.82)	$7,984.43
1016344	1	60	$8,008	(23.82)	$7,984.43
1016345	1	60	$8,008	(23.82)	$7,984.43
1016346	1	60	$8,008	(23.82)	$7,984.43
1016347	1	60	$8,008	(23.82)	$7,984.43
1016348	0	0	$0	0.00	$0.00
1016349	1	60	$8,008	(23.82)	$7,984.43
1016350	1	60	$8,008	(23.82)	$7,984.43
1016322	1	70	$8,008	(23.82)	$7,984.43
1016323	1	60	$8,008	(23.82)	$7,984.43
1016324	1	60	$8,008	(23.82)	$7,984.43
1016325	1	60	$8,008	(23.82)	$7,984.43
1016326	1	60	$8,008	(23.82)	$7,984.43
1016327	1	60	$8,008	(23.82)	$7,984.43
1016328	1	60	$8,008	(23.82)	$7,984.43
1016329	1	60	$8,008	(23.82)	$7,984.43
1016330	1	60	$8,008	(23.82)	$7,984.43
HOA	0	0	$0	0.00	$0.00
Total	**1,831**		**$14,615,464**	**(43,464.22)**	**$14,572,000**

APPENDIX G
NEIGHBORHOOD IMPROVEMENT AREA #2 ASSESSMENT ROLL

Appendix G
Neighborhood Improvement Area #2 Assessment Roll

Parcel(s)	**134236**
Assessment	**$1,905,000**

Year[1]	Principal	Interest[2]	Total Debt Service	Administrative Expenses[3]	Delinquency and Prepayment Reserve	Annual Installment[4]
9/1/2020	$0	$119,063	$119,063	$25,500	$0	$144,563
9/1/2021	$5,000	$80,831	$85,831	$20,096	$8,350	$114,277
9/1/2022	$5,000	$80,625	$85,625	$20,498	$8,325	$114,448
9/1/2023	$5,000	$80,419	$85,419	$20,908	$8,300	$114,627
9/1/2024	$5,000	$80,213	$85,213	$21,326	$8,275	$114,814
9/1/2025	$5,000	$80,006	$85,006	$21,753	$8,250	$115,009
9/1/2026	$5,000	$79,800	$84,800	$22,188	$8,225	$115,213
9/1/2027	$5,000	$79,594	$84,594	$22,631	$8,200	$115,425
9/1/2028	$5,000	$79,388	$84,388	$23,084	$8,175	$115,647
9/1/2029	$5,000	$79,181	$84,181	$23,546	$8,150	$115,877
9/1/2030	$5,000	$78,975	$83,975	$24,017	$8,125	$116,117
9/1/2031	$5,000	$78,769	$83,769	$24,497	$8,100	$116,366
9/1/2032	$5,000	$78,563	$83,563	$24,987	$8,075	$116,625
9/1/2033	$5,000	$78,356	$83,356	$25,487	$8,050	$116,893
9/1/2034	$5,000	$78,150	$83,150	$25,996	$8,025	$117,171
9/1/2035	$5,000	$77,944	$82,944	$26,516	$8,000	$117,460
9/1/2036	$5,000	$77,738	$82,738	$27,047	$7,975	$117,760
9/1/2037	$5,000	$77,531	$82,531	$27,588	$7,950	$118,069
9/1/2038	$10,000	$77,325	$87,325	$28,139	$7,925	$123,389
9/1/2039	$10,000	$76,913	$86,913	$28,702	$7,875	$123,490
9/1/2040	$10,000	$76,500	$86,500	$29,276	$7,825	$123,601
9/1/2041	$165,000	$76,075	$241,075	$29,862	$7,775	$278,712
9/1/2042	$175,000	$69,063	$244,063	$30,459	$6,950	$281,472
9/1/2043	$180,000	$61,625	$241,625	$31,068	$6,075	$278,768
9/1/2044	$190,000	$53,975	$243,975	$31,689	$5,175	$280,839
9/1/2045	$200,000	$45,900	$245,900	$32,323	$4,225	$282,448
9/1/2046	$205,000	$37,400	$242,400	$32,970	$3,225	$278,595
9/1/2047	$215,000	$28,688	$243,688	$33,629	$2,200	$279,517
9/1/2048	$225,000	$19,550	$244,550	$34,302	$1,125	$279,977
9/1/2049	$235,000	$9,988	$244,988	$34,988	$2,300	$282,276
Total	**$1,905,000**	**$2,098,144**	**$4,003,144**	**$805,072**	**$201,225**	**$5,009,441**

[1]The 9/1/XX dates represent the fiscal year end for the bonds, and the installments are due on the immediately prior January 31st

[2]Interest rate is 4.125% through 2039 and 4.250% thereafter.

[3]Preliminary estimate, will be updated in Annual Service Plan Updates.

[4]The 9/1/2020 Annual Installments were calculated and billed under the Neighborhood Improvement Area #2 Reimbursement Agreement.

Sutton Fields PID II
NIA #2 Assessment Roll
2023-24

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
740806	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740807	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740808	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740809	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740810	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740811	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740812	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740813	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740814	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740815	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740816	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740817	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740818	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740819	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740820	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740821	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740822	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740823	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740824	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740825	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740826	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740827	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740828	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740829	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740830	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740831	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740832	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740833	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740834	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740835	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740836	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740837	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740838	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740839	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740840	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740841	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740842	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740843	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740844	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740845	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740846	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740847	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740848	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740849	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740850	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740851	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740852	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740853	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740854	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740855	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740856	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740857	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740858	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740859	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740860	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740861	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740862	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740863	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740864	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740865	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740866	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740867	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37

Sutton Fields PID II
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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
740868	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740869	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740870	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740871	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740872	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740873	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740874	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740875	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740876	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740877	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740878	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740879	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740880	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740881	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740882	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740883	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740884	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740885	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740886	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740887	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740888	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740889	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740890	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740891	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740892	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740893	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740894	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740895	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740896	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740897	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740898	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740899	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740900	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740901	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740902	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740903	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740904	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740905	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740906	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740907	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740908	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740909	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740910	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740911	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740912	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740913	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740914	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740915	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740916	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740917	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740918	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740919	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740920	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740921	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740922	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740923	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740924	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740925	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740926	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740927	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740928	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26

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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
740929	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740930	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740931	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740932	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740933	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740934	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740935	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740936	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740937	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740938	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740939	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740940	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740941	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740942	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740943	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740944	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740945	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740946	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740947	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740948	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740949	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740950	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740951	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740952	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740953	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740954	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740955	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740956	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740957	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740958	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740959	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740960	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740961	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740962	1	50	$11,296	0.60%	$29.88	$456.14	$89.75	$56.48	$632.26
740963	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740964	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740965	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740966	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740967	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740968	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740969	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740970	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740971	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740972	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740973	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740974	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740975	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
740976	1	60	$12,388	0.66%	$32.77	$500.23	$98.43	$61.94	$693.37
Total	**162**		**$1,890,000**	**100.00%**	**$5,000.00**	**$76,319.31**	**$15,017.11**	**$9,450.00**	**$105,786.42**

APPENDIX H
NEIGHBORHOOD IMPROVEMENT AREA #3 ASSESSMENT ROLL

Appendix H
Neighborhood Improvement Area #3 Assessment Roll

Parcel(s)	**52810, 52744, 52760, 52721**
Assessment	**$4,450,000**

Year[1]	Principal	Interest[2]	Total Debt Service	Administrative Expenses[3]	Delinquency and Prepayment Reserve	Annual Installment[4]
9/1/2020	$0	$171,967	$171,967	$25,000	$0	$196,967
9/1/2021	$0	$188,744	$188,744	$35,000	$22,250	$245,994
9/1/2022	$15,000	$188,744	$203,744	$35,700	$22,250	$261,694
9/1/2023	$15,000	$188,125	$203,125	$36,414	$22,175	$261,714
9/1/2024	$15,000	$187,506	$202,506	$37,142	$22,100	$261,749
9/1/2025	$15,000	$186,888	$201,888	$37,885	$22,025	$261,798
9/1/2026	$15,000	$186,269	$201,269	$38,643	$21,950	$261,862
9/1/2027	$15,000	$185,650	$200,650	$39,416	$21,875	$261,941
9/1/2028	$15,000	$185,031	$200,031	$40,204	$21,800	$262,035
9/1/2029	$15,000	$184,413	$199,413	$41,008	$21,725	$262,146
9/1/2030	$15,000	$183,794	$198,794	$41,828	$21,650	$262,272
9/1/2031	$15,000	$183,175	$198,175	$42,665	$21,575	$262,415
9/1/2032	$15,000	$182,556	$197,556	$43,518	$21,500	$262,574
9/1/2033	$20,000	$181,938	$201,938	$44,388	$21,425	$267,751
9/1/2034	$20,000	$181,113	$201,113	$45,276	$21,325	$267,714
9/1/2035	$20,000	$180,288	$200,288	$46,182	$21,225	$267,694
9/1/2036	$20,000	$179,463	$199,463	$47,105	$21,125	$267,693
9/1/2037	$20,000	$178,638	$198,638	$48,047	$21,025	$267,710
9/1/2038	$20,000	$177,813	$197,813	$49,008	$20,925	$267,746
9/1/2039	$20,000	$176,988	$196,988	$49,989	$20,825	$267,801
9/1/2040	$25,000	$176,163	$201,163	$50,988	$20,725	$272,876
9/1/2041	$385,000	$175,100	$560,100	$52,008	$20,600	$632,708
9/1/2042	$400,000	$158,738	$558,738	$53,048	$18,675	$630,461
9/1/2043	$415,000	$141,738	$556,738	$54,109	$16,675	$627,522
9/1/2044	$435,000	$124,100	$559,100	$55,191	$14,600	$628,891
9/1/2045	$455,000	$105,613	$560,613	$56,295	$12,425	$629,333
9/1/2046	$475,000	$86,275	$561,275	$57,421	$10,150	$628,846
9/1/2047	$495,000	$66,088	$561,088	$58,570	$7,775	$627,432
9/1/2048	$520,000	$45,050	$565,050	$59,741	$5,300	$630,091
9/1/2049	$540,000	$22,950	$562,950	$60,936	$2,700	$626,586
Total	**$4,450,000**	**$4,760,910**	**$9,210,910**	**$1,382,728**	**$540,375**	**$11,134,014**

[1]The 9/1/XX dates represent the fiscal year end for the bonds, and the installments are due on the immediately prior January 31st

[2]Interest rate is 4.125% through 2039 and 4.250% thereafter.

[3]Preliminary estimate, will be updated in Annual Service Plan Updates.

[4]Does not include capitalized interest.

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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
757500	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
757494	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757493	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757492	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757491	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757490	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757489	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
757488	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757487	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757486	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757485	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757484	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757483	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757482	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757481	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757480	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757479	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757478	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757477	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757476	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757475	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757474	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757473	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
757472	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757471	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757470	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757469	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757468	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
757467	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757466	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757465	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757464	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757463	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757462	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757461	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757460	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757459	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757458	1	70	$14,096	0.32%	$48.49	$597.99	$108.23	$42.20	$796.91
757457	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
757456	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757455	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757454	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757453	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757452	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757451	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757450	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757449	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757448	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757447	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757446	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757445	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757444	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757443	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757442	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757441	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757440	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757439	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757438	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757437	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757436	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757435	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757434	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757433	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757432	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757431	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81

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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
757430	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757429	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757428	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757427	1	50	$5,738	0.13%	$19.74	$243.43	$44.06	$17.18	$324.40
995222		50	$5,738	0.13%	$19.74	$243.43	$44.06	$17.18	$324.40
757426	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757425	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757424	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757423	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757422	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757421	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757420	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757419	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757418	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757417	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757416	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757415	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
4595430	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757413	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757412	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757411	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757410	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757409	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757408	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757407	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757406	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757405	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757404	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757403	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757402	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757401	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757400	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757399	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757398	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757397	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757396	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757395	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757394	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757393	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757392	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
757391	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769773	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
769772	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
769765	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
769764	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
769763	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769762	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769761	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769760	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769759	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769758	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769757	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769756	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769755	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769754	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769753	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769752	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769751	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769750	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769749	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769748	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769747	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769746	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769745	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769744	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54

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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
769743	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769742	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769741	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769740	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769739	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769738	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769737	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769736	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769735	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769734	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769733	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769732	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769731	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769730	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769729	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769728	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769727	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769726	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769725	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769724	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769723	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769722	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769721	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769720	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769719	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769718	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769717	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769716	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769715	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769714	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769713	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769712	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769711	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769710	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769709	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769708	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769707	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769706	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769704	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769703	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769702	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769701	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769700	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769699	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769698	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769697	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769696	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769695	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769694	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769693	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769692	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769691	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769690	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769689	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769688	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769687	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769686	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769685	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769684	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769683	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769682	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769681	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769680	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769679	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769678	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81

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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
769677	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769676	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769675	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769674	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769673	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769672	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769671	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769670	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769669	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769668	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769667	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769666	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769665	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769664	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769663	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769662	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
769661	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769660	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769659	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769658	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769657	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769656	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769655	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769654	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769653	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769652	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769651	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769650	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769649	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769648	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769647	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769646	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769645	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769644	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769643	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769642	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769641	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769640	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769639	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769638	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769637	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769636	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769635	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769634	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769633	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769632	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769631	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769630	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769629	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769628	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769627	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769626	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769625	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769624	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769623	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769622	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769621	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769620	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769619	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769618	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769617	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769616	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769615	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769614	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769613	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81

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769612	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769611	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769610	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769609	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769608	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769607	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769606	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769605	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769604	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769603	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769602	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769601	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769600	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769599	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769598	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769597	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769596	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769595	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769594	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769593	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769592	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769591	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769590	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769589	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769588	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769587	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769586	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769585	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769584	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769583	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769582	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769581	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769580	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769579	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769578	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769577	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769576	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769575	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769574	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769573	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769572	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769571	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769570	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769569	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769568	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769567	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769566	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769565	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769564	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769563	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769562	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769561	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769560	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769559	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769558	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769557	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769556	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769555	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769554	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769553	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769552	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769551	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769550	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769549	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769548	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81

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769547	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769546	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769545	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769544	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769543	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769542	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769541	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769540	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769539	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769538	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769537	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769536	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769535	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769534	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769533	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769532	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769531	1	50	$11,476	0.26%	$39.48	$486.85	$88.12	$34.36	$648.81
769529	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769528	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769527	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769526	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769525	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769524	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769523	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769522	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769521	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769520	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769519	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769518	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769517	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769516	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769515	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769514	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769513	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769512	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769511	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769510	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769509	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769508	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769507	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769506	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769505	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769504	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769503	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769502	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769501	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769500	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769499	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769498	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
769497	1	60	$12,586	0.29%	$43.29	$533.93	$96.64	$37.68	$711.54
Total	**364**		**$4,360,778.89**	**100.00%**	**$15,000.00**	**$184,993.97**	**$33,482.89**	**$13,056.23**	**$246,533.09**

APPENDIX I
NEIGHBORHOOD IMPROVEMENT AREA #4 ASSESSMENT ROLL

Appendix I
Neighborhood Improvement Area #4 Assessment Roll

Parcel(s)	**751232, 751234, 134236**
Assessment	**$4,000,000**

Year[1]	Principal	Interest[2]	Total Debt Service	Administrative Expenses[3]	Delinquency and Prepayment Reserve	Capitalized Interest	Annual Installment
9/1/2021	$0	$152,167	$152,167	$0	$0	($152,167)	$0
9/1/2022	$5,000	$185,000	$190,000	$35,000	$20,000	$0	$245,000
9/1/2023	$5,000	$184,769	$189,769	$35,700	$19,975	$0	$245,444
9/1/2024	$5,000	$184,538	$189,538	$36,414	$19,950	$0	$245,902
9/1/2025	$5,000	$184,306	$189,306	$37,142	$19,925	$0	$246,374
9/1/2026	$5,000	$184,075	$189,075	$37,885	$19,900	$0	$246,860
9/1/2027	$5,000	$183,844	$188,844	$38,643	$19,875	$0	$247,362
9/1/2028	$5,000	$183,613	$188,613	$39,416	$19,850	$0	$247,878
9/1/2029	$5,000	$183,381	$188,381	$40,204	$19,825	$0	$248,410
9/1/2030	$5,000	$183,150	$188,150	$41,008	$19,800	$0	$248,958
9/1/2031	$5,000	$182,919	$187,919	$41,828	$19,775	$0	$249,522
9/1/2032	$5,000	$182,688	$187,688	$42,665	$19,750	$0	$250,102
9/1/2033	$5,000	$182,456	$187,456	$43,518	$19,725	$0	$250,699
9/1/2034	$5,000	$182,225	$187,225	$44,388	$19,700	$0	$251,313
9/1/2035	$5,000	$181,994	$186,994	$45,276	$19,675	$0	$251,945
9/1/2036	$5,000	$181,763	$186,763	$46,182	$19,650	$0	$252,594
9/1/2037	$5,000	$181,531	$186,531	$47,105	$19,625	$0	$253,262
9/1/2038	$5,000	$181,300	$186,300	$48,047	$19,600	$0	$253,947
9/1/2039	$5,000	$181,069	$186,069	$49,008	$19,575	$0	$254,652
9/1/2040	$5,000	$180,838	$185,838	$49,989	$19,550	$0	$255,376
9/1/2041	$320,000	$180,606	$500,606	$50,988	$19,525	$0	$571,120
9/1/2042	$335,000	$165,806	$500,806	$52,008	$17,925	$0	$570,739
9/1/2043	$350,000	$150,313	$500,313	$53,048	$16,250	$0	$569,611
9/1/2044	$365,000	$134,125	$499,125	$54,109	$14,500	$0	$567,734
9/1/2045	$380,000	$117,244	$497,244	$55,191	$12,675	$0	$565,110
9/1/2046	$395,000	$99,669	$494,669	$56,295	$10,775	$0	$561,739
9/1/2047	$410,000	$81,400	$491,400	$57,421	$8,800	$0	$557,621
9/1/2048	$430,000	$62,438	$492,438	$58,570	$6,750	$0	$557,757
9/1/2049	$450,000	$42,550	$492,550	$59,741	$4,600	$0	$556,891
9/1/2050	$470,000	$21,738	$491,738	$60,936	$2,350	$0	$555,023
Total	**$4,000,000**	**$4,683,511**	**$8,683,511**	**$1,357,728**	**$489,875**	**($152,167)**	**$10,378,947**

[1]The 9/1/XX dates represent the fiscal year end for the bonds, and the installments are due on the immediately prior January 31st.

[2]Interest rate is 4.125%.

[3]Preliminary estimate, will be updated in Annual Service Plan Updates.

Sutton Fields PID II
NIA #4 Assessment Roll
2023-24

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
964952	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
964953	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
964954	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
964955	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
964956	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964957	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964958	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964959	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964960	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964961	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964962	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964963	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964964	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964965	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964966	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964967	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964968	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964969	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964970	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964971	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964972	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964973	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964974	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964975	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964976	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964977	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964978	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964979	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964980	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964981	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964982	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964983	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964984	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964985	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964986	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964987	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964988	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964989	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964990	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964991	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964992	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964993	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964994	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964995	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964996	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964997	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964998	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
964999	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965000	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965001	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965002	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965003	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965004	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965005	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965006	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965007	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965008	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965009	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965010	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965011	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965012	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965013	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965014	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41

Sutton Fields PID II
NIA #4 Assessment Roll
2023-24

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
965015	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965016	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965017	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965018	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965019	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965020	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965021	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965023	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965024	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965025	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965026	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965027	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965028	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965029	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965030	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965031	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965032	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965033	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965034	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965035	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965036	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965037	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965038	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965039	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965040	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965041	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965042	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965043	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965044	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965045	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965046	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965047	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965048	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965049	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965050	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965051	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965052	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965053	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965054	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965055	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965056	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965058	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
965059	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965060	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965061	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965062	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965063	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965064	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965065	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965066	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965067	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965068	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965069	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965070	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965071	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965072	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965073	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965074	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965075	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965076	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965077	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965078	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965079	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88

Sutton Fields PID II
NIA #4 Assessment Roll
2023-24

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
965080	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965081	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965082	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965083	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965084	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965085	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965086	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965087	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965088	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965089	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965090	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965091	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965092	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965093	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965094	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965095	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965096	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965097	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965098	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965099	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965100	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965101	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965102	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965103	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965104	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965105	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965106	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965107	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965108	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965109	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965110	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965111	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965112	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965113	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965114	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965115	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965116	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965117	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965118	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965119	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965120	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965121	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965122	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965123	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965124	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965125	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
965126	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972792	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972793	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972794	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972795	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972796	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972797	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972798	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972799	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972800	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972801	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972802	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972803	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972804	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972805	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972806	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972807	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41

Sutton Fields PID II
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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
972808	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972809	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972810	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972811	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972812	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972813	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972814	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972815	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972816	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972817	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972818	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972819	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972820	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972821	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972822	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972823	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972824	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972825	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972826	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972827	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972828	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972829	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972830	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972831	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972832	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972833	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972834	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972835	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972836	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972837	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972838	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972839	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972840	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972841	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972842	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972843	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972844	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972845	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972846	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972847	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972848	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972849	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972850	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972851	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972852	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972853	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972854	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972855	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972856	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972857	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972858	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972859	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972860	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972861	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972862	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972863	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972864	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972865	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972866	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972867	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972868	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972869	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972870	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88

Sutton Fields PID II
NIA #4 Assessment Roll
2023-24

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
972871	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972872	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972873	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972874	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972875	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972876	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972877	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972878	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972879	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972880	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972881	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972882	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972883	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972884	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972885	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972886	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972887	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972888	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972889	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972890	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972891	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972892	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972893	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972894	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972895	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972896	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972897	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972898	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972899	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972900	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972901	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972902	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972903	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972904	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972905	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972906	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972907	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972908	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972909	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972910	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972911	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972912	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972913	1	50	$12,490	0.31%	$15.65	$490.39	$117.39	$62.45	$685.88
972914	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972915	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972916	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972917	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972918	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972919	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972920	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972921	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972922	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972923	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972924	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972925	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972926	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972927	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972928	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972929	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972930	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972931	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972932	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972933	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41

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NIA #4 Assessment Roll
2023-24

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
972934	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972935	1	60	$13,702	0.34%	$17.17	$537.96	$128.77	$68.51	$752.41
972936	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972937	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**305**		**$3,990,000.00**	**100.00%**	**$5,000.00**	**$156,656.68**	**$37,500.00**	**$19,950.00**	**$219,106.68**

APPENDIX J-1
COMBINED NEIGHBORHOOD IMPROVEMENT AREA #5A AND NEIGHBORHOOD IMPROVEMENT AREA #5B ASSESSMENT ROLL

Appendix J-1

Combined Neighborhood Improvement Area #5A and Neighborhood Improvement Area #5B Assessment Roll

Parcel(s)	**Various**
Assessment	**$20,784,000**

Year[1]	Principal	Interest[2]	Total Debt Service	Administrative Expenses[3]	Delinquency and Prepayment Reserve	Capitalized Interest	Annual Installment
9/30/2022	$0	$503,387	$503,387	$0	$0	($503,387)	$0
9/30/2023	$163,000	$791,351	$954,351	$102,000	$103,920	$0	$1,160,271
9/30/2024	$169,000	$786,665	$955,665	$104,040	$103,105	$0	$1,162,810
9/30/2025	$172,000	$781,806	$953,806	$106,121	$102,260	$0	$1,162,187
9/30/2026	$178,000	$776,861	$954,861	$108,243	$101,400	$0	$1,164,504
9/30/2027	$181,000	$771,744	$952,744	$110,408	$100,510	$0	$1,163,662
9/30/2028	$187,000	$766,540	$953,540	$112,616	$99,605	$0	$1,165,761
9/30/2029	$193,000	$760,463	$953,463	$114,869	$98,670	$0	$1,167,001
9/30/2030	$198,000	$754,190	$952,190	$117,166	$97,705	$0	$1,167,061
9/30/2031	$207,000	$747,755	$954,755	$119,509	$96,715	$0	$1,170,979
9/30/2032	$213,000	$741,028	$954,028	$121,899	$95,680	$0	$1,171,607
9/30/2033	$221,000	$734,105	$955,105	$124,337	$94,615	$0	$1,174,057
9/30/2034	$228,000	$726,370	$954,370	$126,824	$93,510	$0	$1,174,704
9/30/2035	$237,000	$718,390	$955,390	$129,361	$92,370	$0	$1,177,121
9/30/2036	$248,000	$710,095	$958,095	$131,948	$91,185	$0	$1,181,228
9/30/2037	$256,000	$701,415	$957,415	$134,587	$89,945	$0	$1,181,947
9/30/2038	$268,000	$692,455	$960,455	$137,279	$88,665	$0	$1,186,399
9/30/2039	$278,000	$683,075	$961,075	$140,024	$87,325	$0	$1,188,424
9/30/2040	$289,000	$673,345	$962,345	$142,825	$85,935	$0	$1,191,105
9/30/2041	$1,245,000	$663,230	$1,908,230	$145,681	$84,490	$0	$2,138,401
9/30/2042	$1,293,000	$619,655	$1,912,655	$148,595	$78,265	$0	$2,139,515
9/30/2043	$1,341,000	$574,400	$1,915,400	$151,567	$71,800	$0	$2,138,767
9/30/2044	$1,398,000	$520,760	$1,918,760	$154,598	$65,095	$0	$2,138,453
9/30/2045	$1,459,000	$464,840	$1,923,840	$157,690	$58,105	$0	$2,139,635
9/30/2046	$1,521,000	$406,480	$1,927,480	$160,844	$50,810	$0	$2,139,134
9/30/2047	$1,586,000	$345,640	$1,931,640	$164,061	$43,205	$0	$2,138,906
9/30/2048	$1,654,000	$282,200	$1,936,200	$167,342	$35,275	$0	$2,138,817
9/30/2049	$1,725,000	$216,040	$1,941,040	$170,689	$27,005	$0	$2,138,734
9/30/2050	$1,799,000	$147,040	$1,946,040	$174,102	$18,380	$0	$2,138,522
9/30/2051	$1,877,000	$75,080	$1,952,080	$177,584	$9,385	$0	$2,139,049
	$20,784,000	**$18,136,405**	**$38,920,405**	**$3,956,808**	**$2,264,935**	**($503,387)**	**$44,638,760**

[1]The 9/30/XX dates represent the fiscal year end for the bonds, and the installments are due on the immediately prior January 31st.

[2]The interest is calculated using an interest rate of 2.875% in years 1 through 6 (2022-2027), 3.25% in years 7 through 11 (2028-2032), 3.50% in years 12 t (2033-2042), and 4.00% in years 22 through 30 (2043-2051) on the Neighborhood Improvement Area #5 Bonds.

[3]Preliminary estimate, will be updated in Annual Service Plan Updates.

APPENDIX J-2
NEIGHBORHOOD IMPROVEMENT AREA #5A ASSESSMENT ROLL

Appendix J-2
Neighborhood Improvement Area #5A Assessment Roll

Parcel(s)	**122875, 52680, 52690, 52751, 52810, 52744, 52721, 52760, 52763**
Assessment	**$7,300,000**

Year[1]	Principal	Interest[2]	Total Debt Service	Administrative Expenses[3]	Delinquency and Prepayment Reserve	Capitalized Interest	Annual Installment
9/30/2022	$0	$177,013	$177,013	$0	$0	($177,013)	$0
9/30/2023	$55,000	$278,274	$333,274	$35,826	$36,500	$0	$405,599
9/30/2024	$57,000	$276,693	$333,693	$36,542	$36,225	$0	$406,460
9/30/2025	$58,000	$275,054	$333,054	$37,273	$35,940	$0	$406,267
9/30/2026	$60,000	$273,386	$333,386	$38,018	$35,650	$0	$407,055
9/30/2027	$61,000	$271,661	$332,661	$38,779	$35,350	$0	$406,790
9/30/2028	$63,000	$269,908	$332,908	$39,554	$35,045	$0	$407,507
9/30/2029	$65,000	$267,860	$332,860	$40,345	$34,730	$0	$407,935
9/30/2030	$67,000	$265,748	$332,748	$41,152	$34,405	$0	$408,305
9/30/2031	$70,000	$263,570	$333,570	$41,975	$34,070	$0	$409,615
9/30/2032	$72,000	$261,295	$333,295	$42,815	$33,720	$0	$409,830
9/30/2033	$75,000	$258,955	$333,955	$43,671	$33,360	$0	$410,986
9/30/2034	$77,000	$256,330	$333,330	$44,545	$32,985	$0	$410,860
9/30/2035	$80,000	$253,635	$333,635	$45,436	$32,600	$0	$411,671
9/30/2036	$84,000	$250,835	$334,835	$46,344	$32,200	$0	$413,379
9/30/2037	$87,000	$247,895	$334,895	$47,271	$31,780	$0	$413,946
9/30/2038	$91,000	$244,850	$335,850	$48,217	$31,345	$0	$415,412
9/30/2039	$94,000	$241,665	$335,665	$49,181	$30,890	$0	$415,736
9/30/2040	$98,000	$238,375	$336,375	$50,165	$30,420	$0	$416,960
9/30/2041	$441,000	$234,945	$675,945	$51,168	$29,930	$0	$757,043
9/30/2042	$458,000	$219,510	$677,510	$52,191	$27,725	$0	$757,426
9/30/2043	$475,000	$203,480	$678,480	$53,235	$25,435	$0	$757,150
9/30/2044	$495,000	$184,480	$679,480	$54,300	$23,060	$0	$756,840
9/30/2045	$517,000	$164,680	$681,680	$55,386	$20,585	$0	$757,651
9/30/2046	$539,000	$144,000	$683,000	$56,493	$18,000	$0	$757,493
9/30/2047	$562,000	$122,440	$684,440	$57,623	$15,305	$0	$757,368
9/30/2048	$586,000	$99,960	$685,960	$58,776	$12,495	$0	$757,231
9/30/2049	$611,000	$76,520	$687,520	$59,951	$9,565	$0	$757,036
9/30/2050	$637,000	$52,080	$689,080	$61,150	$6,510	$0	$756,740
9/30/2051	$665,000	$26,600	$691,600	$62,373	$3,325	$0	$757,298
	$7,300,000	**$6,401,696**	**$13,701,696**	**$1,389,756**	**$799,150**	**($177,013)**	**$15,713,589**

[1]The 9/30/XX dates represent the fiscal year end for the bonds, and the installments are due on the immediately prior January 31st.

[2]The interest is calculated using an interest rate of 2.875% in years 1 through 6 (2022-2027), 3.25% in years 7 through 11 (2028-2032), 3.50% in years 12 t (2033-2042), and 4.00% in years 22 through 30 (2043-2051) on the Neighborhood Improvement Area #5 Bonds.

[3]Preliminary estimate, will be updated in Annual Service Plan Updates.

Sutton Fields PID II
NIA #5A Assessment Roll
2023-24

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
989395	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
989355	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989356	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989357	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989358	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989359	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989360	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989361	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989362	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989363	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989364	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989365	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989366	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989367	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989368	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989369	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989370	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989371	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989372	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989373	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989374	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989375	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989376	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989377	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989378	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989379	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989380	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989381	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989382	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989383	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989384	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989385	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989386	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989387	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989388	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989389	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989390	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989391	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989392	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989393	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989394	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
989912	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
989913	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
989914	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
989917	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989918	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989915	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989916	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989901	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989902	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989903	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989904	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989905	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989826	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989827	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989828	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989829	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989834	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989835	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989836	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989837	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989838	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989839	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24

Sutton Fields PID II
NIA #5A Assessment Roll
2023-24

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
989840	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989844	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989845	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989848	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989849	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989850	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989851	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989852	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989857	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989858	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989859	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989860	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989865	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989866	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989867	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989868	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989874	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989875	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989876	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989887	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989888	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989880	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989881	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989882	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989895	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989896	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989897	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989898	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989877	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989878	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989879	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989861	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989862	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989863	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989864	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989853	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989854	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989855	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989856	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989819	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989820	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989821	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989822	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989841	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989842	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989843	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989830	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989831	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989832	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989833	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989871	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989872	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989873	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989909	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989910	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989911	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989919	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989920	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989921	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989906	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989907	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989908	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989823	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24

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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
989824	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989825	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989846	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989847	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989869	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989870	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989899	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989900	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989883	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989884	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989885	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989886	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989889	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989890	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989891	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989892	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989893	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
989894	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992781	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992782	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992790	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992791	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992792	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992797	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992798	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992799	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992810	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992811	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992812	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992813	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992817	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992818	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992819	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992820	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992836	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
992837	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
992834	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992835	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992827	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992828	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992829	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992830	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992800	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992793	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992794	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992795	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992796	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992821	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992822	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992823	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992824	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992825	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992826	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992787	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992788	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992789	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992807	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992808	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992809	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992832	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992833	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992814	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992815	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24

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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
992816	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992783	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992784	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992785	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992786	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992801	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992802	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992803	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992804	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992805	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992806	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992709	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992710	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992711	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992712	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992720	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992721	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992722	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992723	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992729	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992730	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992731	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992732	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992702	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992738	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992739	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992740	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992741	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992742	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992749	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992750	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992751	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992755	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992756	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992757	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992758	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992763	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992764	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992765	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992766	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992772	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992773	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992777	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
992778	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992779	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992780	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992774	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992775	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992776	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992759	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992760	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992761	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992762	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992745	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992746	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992747	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992748	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992703	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992704	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992705	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992733	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992734	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992735	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24

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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
992736	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992737	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992724	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992725	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992726	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992713	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992714	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992715	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992716	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992771	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992717	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992718	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992719	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992727	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992728	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992706	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992707	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992708	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992743	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992744	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992752	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992753	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992754	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992767	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992768	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992769	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
992770	1	50	$19,105	0.26%	$149.18	$684.49	$100.76	$94.81	$1,029.24
991794	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991795	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991796	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991797	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991798	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991799	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991800	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991801	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991802	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991803	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991804	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991805	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991806	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991807	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991808	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991809	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991810	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991811	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991812	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991813	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991814	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991815	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991816	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991817	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991818	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991819	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991820	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991821	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
991822	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991823	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991824	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991825	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991826	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991827	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991828	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991829	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37

Sutton Fields PID II
NIA #5A Assessment Roll
2023-24

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
991830	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
991831	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991832	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991833	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991834	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991835	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991836	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991837	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991838	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991839	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991840	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991841	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991842	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991843	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991844	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991845	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991846	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991847	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991848	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991849	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991850	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991851	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991852	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991853	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991854	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991855	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991856	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991857	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991858	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991859	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991860	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991861	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991862	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991863	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991864	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991865	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991866	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991867	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991868	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991869	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991870	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991871	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
991872	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991873	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991874	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991875	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991876	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991877	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991878	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991879	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991880	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991881	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991882	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
991883	1	60	$22,579	0.31%	$176.30	$808.94	$119.08	$112.04	$1,216.37
Total	**359**		**$7,300,000.00**	**100.00%**	**$57,000.00**	**$261,537.06**	**$38,500.00**	**$36,225.00**	**$393,262.06**

APPENDIX J-3
NEIGHBORHOOD IMPROVEMENT AREA #5B ASSESSMENT ROLL

Appendix J-3
Neighborhood Improvement Area #5B Assessment Roll

Parcel(s) **134236, 52810,52744, 751235, 751236, 660188**

Assessment **$13,484,000**

Year[1]	Principal	Interest[2]	Total Debt Service	Administrative Expenses[3]	Delinquency and Prepayment Reserve	Capitalized Interest	Annual Installment
9/30/2022	$0	$326,374	$326,374	$0	$0	($326,374)	$0
9/30/2023	$108,000	$513,078	$621,078	$66,174	$67,420	$0	$754,672
9/30/2024	$112,000	$509,973	$621,973	$67,498	$66,880	$0	$756,350
9/30/2025	$114,000	$506,753	$620,753	$68,848	$66,320	$0	$755,920
9/30/2026	$118,000	$503,475	$621,475	$70,225	$65,750	$0	$757,450
9/30/2027	$120,000	$500,083	$620,083	$71,629	$65,160	$0	$756,872
9/30/2028	$124,000	$496,633	$620,633	$73,062	$64,560	$0	$758,254
9/30/2029	$128,000	$492,603	$620,603	$74,523	$63,940	$0	$759,066
9/30/2030	$131,000	$488,443	$619,443	$76,014	$63,300	$0	$758,756
9/30/2031	$137,000	$484,185	$621,185	$77,534	$62,645	$0	$761,364
9/30/2032	$141,000	$479,733	$620,733	$79,084	$61,960	$0	$761,777
9/30/2033	$146,000	$475,150	$621,150	$80,666	$61,255	$0	$763,071
9/30/2034	$151,000	$470,040	$621,040	$82,280	$60,525	$0	$763,845
9/30/2035	$157,000	$464,755	$621,755	$83,925	$59,770	$0	$765,450
9/30/2036	$164,000	$459,260	$623,260	$85,604	$58,985	$0	$767,849
9/30/2037	$169,000	$453,520	$622,520	$87,316	$58,165	$0	$768,001
9/30/2038	$177,000	$447,605	$624,605	$89,062	$57,320	$0	$770,987
9/30/2039	$184,000	$441,410	$625,410	$90,843	$56,435	$0	$772,688
9/30/2040	$191,000	$434,970	$625,970	$92,660	$55,515	$0	$774,145
9/30/2041	$804,000	$428,285	$1,232,285	$94,513	$54,560	$0	$1,381,358
9/30/2042	$835,000	$400,145	$1,235,145	$96,404	$50,540	$0	$1,382,089
9/30/2043	$866,000	$370,920	$1,236,920	$98,332	$46,365	$0	$1,381,617
9/30/2044	$903,000	$336,280	$1,239,280	$100,298	$42,035	$0	$1,381,613
9/30/2045	$942,000	$300,160	$1,242,160	$102,304	$37,520	$0	$1,381,984
9/30/2046	$982,000	$262,480	$1,244,480	$104,350	$32,810	$0	$1,381,640
9/30/2047	$1,024,000	$223,200	$1,247,200	$106,437	$27,900	$0	$1,381,537
9/30/2048	$1,068,000	$182,240	$1,250,240	$108,566	$22,780	$0	$1,381,586
9/30/2049	$1,114,000	$139,520	$1,253,520	$110,737	$17,440	$0	$1,381,697
9/30/2050	$1,162,000	$94,960	$1,256,960	$112,952	$11,870	$0	$1,381,782
9/30/2051	$1,212,000	$48,480	$1,260,480	$115,211	$6,060	$0	$1,381,751
	$13,484,000	**$11,734,709**	**$25,218,709**	**$2,567,051**	**$1,465,785**	**($326,374)**	**$28,925,171**

[1]The 9/30/XX dates represent the fiscal year end for the bonds, and the installments are due on the immediately prior January 31st.

[2]The interest is calculated using an interest rate of 2.875% in years 1 through 6 (2022-2027), 3.25% in years 7 through 11 (2028-2032), 3.50% in years 12 t (2033-2042), and 4.00% in years 22 through 30 (2043-2051) on the Neighborhood Improvement Area #5 Bonds.

[3]Preliminary estimate, will be updated in Annual Service Plan Updates.

Sutton Fields PID II
NIA #5B Assessment Roll
2023-24

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
134236, 52810, 52744, 751235, 751236, 660188	525	Various	$10,913,056	81.59%	$91,377.27	$393,992.86	$57,110.79	$54,565.28	$597,046.20
1016233	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016234	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016238	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016239	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016242	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016243	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016244	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016245	1	70	$24,313	0.18%	$203.58	$877.76	$127.24	$121.56	$1,330.14
1016250	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016251	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016252	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016253	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016254	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016255	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016256	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016257	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016258	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016259	1	70	$24,313	0.18%	$203.58	$877.76	$127.24	$121.56	$1,330.14
1016260	1	70	$24,313	0.18%	$203.58	$877.76	$127.24	$121.56	$1,330.14
1016261	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016262	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016263	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016264	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016270	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016271	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016272	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016273	1	70	$24,313	0.18%	$203.58	$877.76	$127.24	$121.56	$1,330.14
1016274	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
1016266	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016267	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016268	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016284	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016291	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016269	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016265	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016240	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016241	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016235	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016236	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016237	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016232	1	70	$24,313	0.18%	$203.58	$877.76	$127.24	$121.56	$1,330.14
1016246	1	70	$24,313	0.18%	$203.58	$877.76	$127.24	$121.56	$1,330.14
1016247	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016248	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016249	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016285	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016286	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016287	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016288	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016289	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016290	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016275	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016276	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016277	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016278	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016279	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016280	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016281	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016282	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016283	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016292	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016293	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016294	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016295	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40

Sutton Fields PID II
NIA #5B Assessment Roll
2023-24

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2023-24 Annual Installments
1016296	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016297	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016298	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016299	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016300	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016301	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016302	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016303	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016304	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016305	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016306	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016307	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016308	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016309	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016310	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016311	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016312	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016313	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016314	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016315	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016316	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016317	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016318	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016319	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016320	1	50	$18,659	0.14%	$156.23	$673.63	$97.65	$93.29	$1,020.80
1016321	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016331	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016332	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016333	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016334	1	70	$24,313	0.18%	$203.58	$877.76	$127.24	$121.56	$1,330.14
1016335	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
1016336	1	70	$24,313	0.18%	$203.58	$877.76	$127.24	$121.56	$1,330.14
1016337	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016338	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016339	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016340	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016341	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016342	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016343	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016344	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016345	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016346	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016347	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016348	0	-	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
1016349	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016350	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016322	1	70	$24,313	0.18%	$203.58	$877.76	$127.24	$121.56	$1,330.14
1016323	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016324	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016325	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016326	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016327	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016328	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016329	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
1016330	1	60	$22,051	0.16%	$184.64	$796.11	$115.40	$110.26	$1,206.40
Total	**641**		**$13,376,000.00**	**100.00%**	**$112,000.00**	**$482,912.24**	**$70,000.00**	**$66,880.00**	**$731,792.24**

EXHIBIT E

FORM OF NOTICE OF REDEMPTION

CONDITIONAL NOTICE OF REDEMPTION

CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2015
(SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT NEIGHBORHOOD IMPROVEMENT AREAS #2-5 MAJOR IMPROVEMENT PROJECTS)

Dated: December 1, 2015

CONDITIONAL NOTICE IS HEREBY GIVEN that the bonds of the above series maturing on September 1 in each of the year(s) listed below and aggregating in the principal amount $14,650,000 have been called for redemption on September 1, 2024 (the "Redemption Date") at the redemption price of 102% of the par thereof plus accrued interest to the date of redemption (the "Redemption Price"), such bonds being identified as follows:

Year of Maturity	Principal Amount ($)	CUSIP Number
2040*	14,650,000	15114CAN4

*term bond

THIS CONDITIONAL NOTICE OF REDEMPTION, and the payment of the Redemption Price on the Redemption Date, is subject to the receipt of an amount sufficient to pay in full the Redemption Price on the Redemption Date.

IN THE EVENT funds for the payment of the Redemption Price are not received by the Redemption Date, this notice shall be null and void and of no force and effect. Any bonds theretofore delivered for redemption shall be returned to the respective owners thereof, and said bonds shall remain outstanding as though this Conditional Notice of Redemption had not been given. Notice of failure to receive funds suffienct to pay the Redemption Price and the rescission of this redemption shall be given by the Trustee by first-class mail to the registered holders of the bonds.

PROVIDED such funds are received by the Redemption Date, such bonds shall become due and payable on the Redemption Date, and interest thereon shall cease to accrue from and after said Redemption Date and payment of the Redemption Price of said bonds shall be paid to the registered owners thereof only upon presentation and surrender of such obligations to U.S. Bank Trust Company, National Association, at its designated offices at the following address:

By Hand or Overnight Mail
U.S. Bank Trust Company, National Association
Attn: Bond Operations
111 Fillmore Avenue East
St. Paul, Minnesota 55107-1402

NOTICE: Federal law requires the Trustee to withhold taxes at the applicable rate from the payment if an IRS Form W-9 or applicable IRS Form W-8 is not provided. Please visit www.irs.gov for additional information on the tax forms and instructions.

THIS NOTICE is issued and given pursuant to the terms and conditions prescribed for the redemption of said bonds in the indenture of trust authorizing the issuance of such bonds, and pursuant to a written letter of instructions from the City Council of the City of Celina, Texas.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION
13737 Noel Road, Suite 800
Dallas, Texas 75240

Life Connected.

Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robert Ranc, City Manager
CC:	Robert Ranc, City Manager
Intiated by:	Ty Behringer
Date:	August 13, 2024
Re:	Code of Ethics for Elected and Appointed Officials

Action Requested:
Consider and act upon an Ordinance adopting a Code of Ethics for Elected and Appointed Officials; providing findings; providing for a cumulative repealer clause; providing for savings; providing for severability; providing for engrossment and enrollment; and providing an effective date. (Ranc)

Background Information:
At the February 2024 City Council retreat, the Council reviewed the operation and conduct of its members, as well as the boards, commissions, and committees it appoints. Following these discussions, staff was tasked with drafting a comprehensive Code of Ethics to apply across all these entities. Developed in collaboration with the City Attorney, the draft Code of Ethics aligns with state laws and outlines standards of ethical conduct for local officials. Key sections address standards of conduct, nepotism, gifts, misuse of information, and procedures for handling complaints.

During the June 25th work session, Council reviewed the draft Code of Ethics and requested revisions to the definition of "permissible gift" to eliminate some of the flexibility in its interpretation. Specifically, the Code of Ethics includes the provision that an elected or appointed official may not receive a gift from a person or entity that has a contract with the City. This revision, along with other grammatical and non-substantive edits, have been incorporated. The refined Code of Ethics for Elected and Appointed Officials is included as Exhibit A in the attached ordinance.

Legal Review:
The City Attorney has reviewed the attached ordinance and Code of Ethics.

Supporting Documents:

1. Staff Presentation
2. Proposed Ordinance

Financial Consideration:

There are no financial considerations being considered at this time.

Staff Recommendation:

Staff recommends approval.

ETHICS POLICY

FOR ELECTED AND APPOINTED OFFICIALS

Robert Ranc

August 13, 2024



TIMELINE

~~**February 2024 – Council Retreat**~~

- Council directed staff to begin constructing an Elected and Appointed Officials Ethics Policy

~~**June 25, 2024 – Worksession**~~

- Staff presented a draft of the proposed Ethics Policy to received Council's feedback.

August 13, 2024 – Consider Adoption

PURPOSE

To develop an ethics policy for elected and appointed officials that guides the ethical behavior of council, board, commission, and committee members and aligns with current and future policies.

City of Celina Charter
Adopted in 2007

City of Celina Governing Policy Manual
Adopted in 2021

Boards & Commissions Policy
Adopted in 2020

PURPOSE

To develop an ethics policy for elected and appointed officials that guides the ethical behavior of council, board, commission, and committee members and aligns with current and future policies.

City of Celina Charter
- Propose amendments for election May 2025

City of Celina Governing Policy Manual
- To be updated following potential Charter amendments.

Boards & Commissions Policy
- Proposed draft to be presented at future Council meeting

The ethics policy will inform and provide consistency for updates to both the Boards and Commissions Policy and the City of Celina Governing Policy Manual.

POLICY OVERVIEW – ISSUES COVERED

- Standards of Conduct
- Interest in Property Acquired with Public Funds
- Nepotism
- Honorariums
- Gifts
- City Records
- Misuse of Official Information; Abuse of Office; Bribery and Corrupt Influence
- Complaints Against Local Public Officials; Procedures
- Criminal Violations of State Law
- Distribution and Proof of Compliance

FEEDBACK FROM JUNE 25 WORKSESSION

- Modified the definition of "permissible gifts" per Council's direction to include "a thing of nominal value (not to exceed $100 in value), ***and not given by a person or entity that has a contract with the City."***
- Made non-substantive edits to Section 8(f)(iv) clarifying the role of the Mayor and Council.
- Made grammatical/non-substantive edits

QUESTIONS?

ORDINANCE NO. 2024-___

AN ORDINANCE OF THE CITY COUNCIL OF CELINA, TEXAS, ADOPTING A CODE OF ETHICS; PROVIDING FINDINGS; PROVIDING FOR A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a Home Rule Municipality located in Collin County and Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Celina City Charter; and

WHEREAS, the City Council desires to adopt ethical standards and procedures for investigations of alleged violations thereof; and

WHEREAS, the City Council has determined that the public interest will be served by the adoption of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3
CODE OF ETHICS ADOPTED

The Code of Ethics attached hereto as Exhibit "A" and incur[orated as if fully set forth herein, is adopted as the Cide of Ethics for the City of Celina.

SECTION 4
CUMULATIVE REPEALER CLAUSE

All provisions of any ordinance in conflict with this Ordinance are hereby repealed, but such repeal shall not abate any pending prosecution from violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinance shall remain in full force and effect.

SECTION 5
SAVING CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provision of any other ordinance, including the City's Code of Ordinances, which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but maybe prosecuted until final disposition by the court.

SECTION 6
SEVERABILITY

The provisions of this Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in while in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment. The City Council declares it would have adopted the remaining lawful provisions of this Ordinance.

SECTION 7
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive caption in the minutes of the City Council and by filing this Ordinance in the ordinance records of the City.

SECTION 8
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage in accordance with law.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this 13th day of August 2024.

CITY OF CELINA

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

EXHIBIT "A"

Life Connected.

CODE OF ETHICS FOR ELECTED AND APPOINTED OFFICIALS

ADOPTED:____ 2024

PURPOSE

It is the policy of the City of Celina that the effective functioning of democratic governance necessitates public officials and Local Public Officials to be independent, impartial, and solely accountable to the citizens of the City. No Local Public Official shall allow any interest, whether financial or otherwise, direct or indirect, or involvement in any business, transaction, or professional endeavor to interfere with the proper fulfillment of their duties in the public's interest.

To uphold such a policy, the City Council finds it necessary to establish a Code of Ethics (the "Ordinance") for all Local Public Officials, regardless of their elected or appointed status, remuneration, or volunteer position. This Ordinance will not only serve as a framework for the official conduct of the City's public servants but also as a standard for disciplining those who fail to adhere to its provisions. The paramount objective of this Ordinance is to ensure that Local Public Officials continually strive to avoid any appearance of impropriety.

DEFINITIONS. For purposes of this Ordinance, the following definitions apply:

Business Entity: Refers to a legal entity recognized by law, encompassing sole proprietorships, partnerships, firms, corporations, holding companies, joint-stock companies, receiverships, trusts, or any other legally recognized entity.

Candidate: As defined in Section 251.001 of the Election Code.

Confidential Information: Any information accessible to a Local Public Official by virtue of their position but not available to the public under the provisions of the Texas Public Information Act (Texas Government Code Ch. 552).

Conflict Disclosure Statement: The disclosure statement form required by Chapter 176 of the Local Government Code, as mandated by the Texas Ethics Commission.

Conflict of Interest Questionnaire: The conflicts of interest form required by Chapter 176 of the Local Government Code, as mandated by the Texas Ethics Commission.

Economic Benefit: Encompasses any taxable income, money, real or personal property, contract rights, sale, lease, option, credit, loan, discount, service, or any other tangible or intangible thing of value.

Economic Interest: A legal or equitable interest in real or personal property or a fiduciary obligation to such property or contractual right in such property that is more than Two Thousand Five Hundred Dollars ($2,500.00). Service by a Local Public Official as an officer, director, advisor, or otherwise active participant in an educational, religious, charitable, fraternal, or civic

organization does not create an Economic Interest in the property of that organization. Ownership of an interest in a mutual or common investment fund that holds securities or other assets is not an Economic Interest in the securities or other assets unless the Local Public Official participates in the management of the fund. A Local Public Official does not have an Economic Interest in a matter if the economic impact on the Local Public Official is indistinguishable from the impact on the public or on the particular group affected by the matter.

Family Member: A person related to a Local Public Official in the first or second degree by affinity or in the first, second or third degree by consanguinity, as follows, except that relationships of affinity end upon divorce:

Affinity Kinship (Marriage) Relationship

1st Degree	**2nd Degree**
Father-in-Law	Spouse's Grandfather
Mother-in-Law	Spouse's Grandmother
Son-in-Law	Spouse's Brother (Brother-in-Law)
Daughter-in-Law	Spouse's Sister (Sister-in-Law)
Spouse	Spouse's Grandson
	Spouse's Granddaughter
	Brother's Spouse (Sister-in-Law)
	Sister's Spouse (Brother-in-Law)

Consanguinity (Blood) Relationships

1st Degree	**2nd Degree**	**3rd Degree**
Father	Grandfather	Great-Grandfather
Mother	Grandmother	Great-Grandmother
Son	Brother	Nephew
Daughter	Sister	Niece

	Grandson	Great-Grandson
	Granddaughter	Great-Granddaughter
		Uncle
		Aunt

Gift: Any favor, hospitality, or Economic Benefit, excluding compensation, campaign contributions as reported by state law, gifts from relatives due to kinship, or inheritances.

Income: Refers to Economic Benefits received.

Indirect Ownership: An equity interest in a business entity held through a series of other entities, some of which hold interests in others.

Local Public Official: Every member of the City Council (including the Mayor) and all members of any board, City Council, or committee appointed by the City Council.

Permissible Gift: A thing of nominal value given (not to exceed $100.00 in value), and not given (a) to request a specific favor, special treatment, or influence a Local Public Official, or (b) by a person or entity that has a contract with the City. Marketing advertisement items of nominal value, or certificates or plaques having no intrinsic value, are considered permissible gifts or gratuities. The purchase of meals of nominal value, provided there is a rotation of purchasing, is considered a permissible gift. The provision of training/education programs of a general nature is considered a permissible gift or gratuity. Items that exceed $100.00 in value, if divided (e.g. holiday food or sporting event tickets distributed by lot) or donated for a City-sponsored function, are considered permissible gifts and/or gratuities.

Property: Real estate, personal items, equipment, goods, crops, livestock, or any equitable right to income from such properties.

Second Degree of Consanguinity or Affinity: Defined through a chart in Section 1(c)(4).

Social Media: Electronic communication platforms for mass communication or social networking, including Twitter, LinkedIn, Facebook, and Snapchat.

Source of Income: Any business entity, employment, investment, or activity generating income taxable under the United States Internal Revenue Code.

Substantial Interest: The interest that a Local Public Official and/or a Family Member has in a business or business entity or in real property as described below:

(a) The Local Public Official and/or a Family Member owns ten percent (10%) or more of the voting stock or shares of the business entity; or

(b) The Local Public Official and/or a Family Member owns ten percent (10%) or more or $15,000.00 or more of the fair market value of the business entity; or

(c) Funds received by the Local Public Official and/or a Family Member from the business entity exceed ten percent (10%) of the person's gross income for the previous year; or

(d) The Local Public Official and/or Family Member has a Substantial Interest in real property if the interest is an equitable or legal interest with a fair market value of $2,500 or more.

SECTION 1 | STANDARDS OF CONDUCT

(a) General Provisions

(1) Local Public Officials are prohibited from disclosing any Confidential Information acquired through their official position regarding the City's property, operations, policies, or affairs, whether or not for personal gain or advantage in their Economic Interest or for the benefit of family members.

(2) Local Public Officials may not utilize their official position or City-owned facilities, equipment, supplies, or resources for personal gain, political campaigns, or the benefit of family members. Travel-related benefits such as frequent flyer miles, rental car or hotel discounts, or food coupons are exempted from this provision due to the logistical challenges and costs associated with recapturing such benefits for the City.

(3) Unless expressly authorized by City ordinance, Local Public Officials are prohibited from appearing before the governing body of which they are a member to represent themselves or family members. However, Local Public Officials may designate and be represented by a chosen individual in such matters.

(4) Local Public Officials are barred from acting as surety for any person or business entity holding a contract with the City or serving as surety on any bond required by the City for another Local Public Official.

(5) These General Provisions do not prevent a Local Public Official from representing their interest in their owner-occupied homestead before any City body, except the body of which the official is a member.

(6) Local Public Officials are prohibited from using any official City media outlet for personal purposes or personal gain.

(b) Conflicts of Interest

Local Public Officials shall familiarize themselves and abide by the following conflicts of interest and disclosure statutes and principles:

(1) Chapter 171 of the Local Government Code, which requires councilmembers and certain officers to file an affidavit disclosing a substantial interest in a business or property that would be beneficially affected by a decision of the city council and thereafter abstaining from participation in discussion and voting on the matter. Once the disclosure is made the Local Public Official is to remove themselves from the meeting area to ensure their presence does not hinder the discussion of the item or influence the vote.

(2) Chapter 176 of the Local Government Code, which requires city council members and the city administrator to file a conflicts disclosure statement disclosing any business relationship with a person or business doing business with the city or being considered by the city for a business relationship.

(3) Section 176.003(a)(2)(B) of the Local Government Code, which requires the disclosure of gifts of an aggregate value of more than $100.00 in the twelve (12) month period preceding a transaction described in chapter 176, other than gifts of food, lodging, transportation, or entertainment accepted as a guest.

(4) Sections 553.001—553.003 of the Government Code, which require the filing of an affidavit before the date the city will acquire a property in which public servants have a legal or equitable interest.

(5) In order to assure their independence and impartiality on behalf of the public good, Local Public Officials are prohibited from using their positions to influence government decisions in which they have a personal interest.

(c) Conflicts Disclosure Statement, Abstention Affidavits and Recusal

(1) When required by Chapter 176 of the Local Government Code, a Local Public Official is required to file the Conflicts Disclosure Statement with the City Secretary no later than 5:30 p.m. on the seventh business day after becoming aware of the facts necessitating the filing of the Statement. Days that City Hall is not open to the public for business are not considered business days.

(2) When required by Chapter 171 of the Local Government Code, a Local Public Official is required to promptly file an abstention affidavit, in a form prescribed by the City Secretary, disclose this interest and immediately abstain from voting and discussing the matter. The abstention affidavit shall be noted in the minutes or included in the minutes of the meeting.

(3) The City Secretary is responsible for accepting and filing all Local Public Official Conflict Disclosure Statements, vendor Conflict of Interest Questionnaires and abstention affidavits.

(d) Budget Matters

The Council will vote on any budget item specifically allocated to a contract with a business entity where a Local Public Official holds a Substantial Interest as a separate action item from the overall budget. The Local Public Official with the Substantial Interest is prohibited from participating in this separate vote.

SECTION 2 | INTEREST IN PROPERTY ACQUIRED WITH PUBLIC FUNDS

(a) Disclosure of Interest in Property

A Local Public Official with a legal or equitable interest in real property to be acquired using public funds shall submit an affidavit within 10 days before the scheduled acquisition date, whether through purchase or condemnation.

(b) Affidavit

The affidavit shall:

(1) Identify the name of the Local Public Official;

(2) Specify the Local Public Official's position, official title, or job designation;

(3) Provide a detailed description of the property;

(4) Describe the nature, type, and extent of the interest in the property, including the percentage of ownership interest;

(5) State the date when the person acquired an interest in the property;

(6) Include a verification statement: "I affirm under penalty of perjury that the information provided in this affidavit is true and accurate to the best of my knowledge, and it fulfills the requirements outlined in Section 553.002 of the Texas Government Code"; and

(7) Include an acknowledgment in the same format as required for recording a deed in the county's deed records.

The affidavit shall be filed by the Local Public Official with (1) the City Secretary, (2) the county clerk of the county in which the Local Public Official resides, and (3) the county clerk of each county in which the property is located.

SECTION 3 | NEPOTISM

(a) Prohibition:

(1) A Local Public Official is prohibited from appointing, confirming the appointment of, or voting for the appointment or confirmation of the appointment of an individual to a position that will receive direct or indirect compensation from City funds or fees of office if:

(A) the individual is related to the Local Public Official within the third degree consanguinity or the second degree affinity; or

(B) the Local Public Official holds the appointment or confirmation authority as a member of a state or local board, the legislature, or a court and the individual is related to another member of that board, legislature, or court within the third degree consanguinity or the second degree affinity.

(2) A Local Public Official may not appoint, confirm the appointment of, or vote for the appointment or confirmation of an individual to a position where the individual's services are under the direction or control of a Local Public Official and will be compensated directly or indirectly from City funds or office fees if:

(A) the individual is related to another Local Public Official within the third degree by blood or adoption or the second degree by marriage; and

(B) the appointment, confirmation, or vote for appointment or confirmation would be influenced, wholly or partially, by the other Local Public Official appointing, confirming, or voting for the appointment of an individual who is related to the first public official within the third degree by blood or adoption or the second degree by marriage.

(3) If, as per Section 3(b)(2), an individual remains in a position, the Local Public Official related to them within a prohibited degree may not engage in any discussions or vote on matters concerning the appointment, reappointment, confirmation, employment, reemployment, change in status, compensation, or dismissal of the individual, if such action solely

pertains to the individual and does not involve a legitimate class or group of city employees.

(b) Exceptions:

(1) The prohibitions outlined in Section 3(a) are not applicable in the following cases:

(A) Appointment to the office of a notary public or to the confirmation of that appointment; and

(B) Any other appointment exempted under Chapter 573 of the Government Code.

(2) The prohibitions in Section 3(a) or by the City Charter or ordinance does not apply to an appointment, confirmation of an appointment, or vote for an appointment or confirmation of an appointment of an individual to a position if:

(A) the individual is employed in the position immediately before the election or appointment of the public official to whom the individual is related in a prohibited degree; and

(B) that prior employment of the individual is continuous for at least:

(i) 30 days, if the public official is appointed; or

(ii) six months, if the Local Public Official is elected.

(3) If, per Section 3(b)(2), an individual remains in a position, the Local Public Official to whom the individual is related in a prohibited degree may not participate in any deliberation or voting on the appointment, reappointment, confirmation of the appointment or reappointment, employment, reemployment, change in status, compensation, or dismissal of the individual if that action applies only to the individual and is not taken regarding a bona fide class or category of employees.

SECTION 4| HONORARIUMS

a) Prohibition:

It is forbidden for a Local Public Official to seek, receive, or agree to receive an honorarium in exchange for services that the Local Public Official would not have been asked to perform except for their official position or duties.

(b) Exception:

This Section 4 and Section 5, below, do not forbid a Local Public Official from receiving (1) transportation expenses, (2) lodging expenses, or (3) meals related to a conference or similar event where the Local Public Official provides services, such as addressing an audience or participating in a seminar, that the Local Public Official would not have been requested to provide but for the Local Public Official's official position or duties.

SECTION 5 | GIFTS

In addition to the guidelines set forth in Section 5.5 of the City of Celina Procurement Policy the following apply:

a) Prohibition:

(1) Local Public Officials exercising discretion regarding contracts, purchases, payments, claims, or other financial transactions of the City shall not seek, accept, or agree to receive any benefit from an individual known to have an interest in or likely to develop an interest in any contract, purchase, payment, claim, or transaction involving the exercise of their discretion.

(2) Local Public Officials with judicial or administrative authority, employed by or within a tribunal possessing judicial or administrative authority, or involved in enforcing the tribunal's decisions shall not seek, accept, or agree to receive any benefit from an individual known to have an interest in or likely to develop an interest in any matter before the city employee, Local Public Official, or tribunal.

b) Donation of Unsolicited Gift:

A Local Public Official who receives an unsolicited benefit prohibited under this Section 5 may opt to donate the benefit to a governmental entity authorized to accept gifts or to a recognized tax-exempt charitable organization.

(c) Exceptions:

The prohibitions set out in this section do not apply to:

(1) A fee mandated by law to be received by a Local Public Official, or any other benefit rightfully due to them or for which they provide legitimate consideration in a capacity other than as a Local Public Official;
(2) A gift or benefit given due to family ties or a personal, professional, or business relationship independent of the recipient's official position;
(3) A benefit given to a Local Public Official is required to file a statement under Chapter 572, Texas Government Code, or a report under Title 15, Election Code, stemming from a function held to honor or appreciate the recipient, provided that:

(A) The benefit and the source of any benefit exceeding $50 are disclosed in the statement; and

(B) The benefit is solely used to cover expenses incurred in the performance of duties or activities related to the office which are not reimbursed by the state or the City;

(4) A political contribution as defined in Title 15, Election Code;

(5) A permissible gift as defined in this Ordinance, excluding cash or a negotiable instrument as described in Section 3.104, Texas Business & Commerce Code;

(6) An item issued by a governmental entity allowing the use of property or facilities owned, leased, or operated by said entity;

(7) Food, lodging, transportation, or entertainment accepted as a guest and, if required by law to be reported by the recipient, reported accordingly in compliance with that law;

(8) Any gift or benefit otherwise exempted under Section 36.10, Penal Code.

SECTION 6 | CITY RECORDS

(a) Prohibition:

A Local Public Official shall not:

(1) knowingly make a false entry in, or false alteration of, a city record;

(2) make, present, or use any record, document, or thing with knowledge of its falsity and with intent that it be taken as a genuine city record;

(3) intentionally destroy, conceal, remove, or otherwise impair the verity, legibility, or availability of a city record;

(4) possess, sell, or offer to sell a city record or a blank city record form with intent that it be used unlawfully;

(5) make, present, or use a city record with knowledge of its falsity;

(6) possess, sell, or offer to sell a city record or a blank city record form with knowledge that it was obtained unlawfully; or

(7) use a City records obtained in their official capacity for any purpose other than acting in their official capacity, unless the record was obtained using the Texas Public Information Act.

(b) Exception:

It is an exception to the application of Section 6(a)(3) that the governmental record is destroyed pursuant to legal authorization or transferred under Section 441.204, Texas Government Code. With regard to the destruction of a local government record, legal authorization includes compliance with the provisions of Subtitle C, Title 6, Local Government Code.

SECTION 7 | MISUSE OF OFFICIAL INFORMATION; ABUSE OF OFFICE; BRIBERYY AND CORRUPT INFLUENCE

(a) Misuse of Official Information-Prohibition:

(1) A Local Public Official in reliance on information to which the public servant has access by virtue of the person's office or employment and that has not been made public, the person:

(A) acquires or aids another to acquire a pecuniary interest in any property, transaction, or enterprise that may be affected by the information;

(B) speculates or aids another to speculate on the basis of the information; or

(C) as a public servant, including as a school administrator, coerces another into suppressing or failing to report that information to a law enforcement agency.

(2) A Local Public Official shall not, with intent to obtain a benefit or with intent to harm or defraud another, disclose or utilize information for non-governmental purposes that:

(A) They have access to through their office; and

(B) Has not been made public.

In this section, "information that has not been made public" means any information to which the public does not generally have access, and/or that is prohibited from disclosure under Chapter 552, Texas Local Government Code.

(b) Local Public Officials shall familiarize themselves and abide by the following Texas Penal Code provisions:

(A) Chapter 36, Bribery and Corrupt Influence; and

(B) Chapter 39, Abuse of Office.

SECTION 8 | COMPLAINTS AGAINST LOCAL PUBLIC OFFICIAL; PROCEDURES

(a) Filing: Any Local Public Official, City employee, or qualified voter of the City who believes that there has been a violation of this Ordinance by a Local Public Official may file a sworn complaint. Any complaints shall be submitted in writing, sworn under oath before a notary public, and filed with the City Attorney. A complaint must set forth in simple, concise, and direct statements the following, otherwise it will be returned to the complainant:

(i) The name of the complainant;

(ii) The street or mailing address and the telephone number of the complainant;

(iii) The name of the person who allegedly committed the violation;

(iv) The position or title of the person who allegedly committed the violation;

(v) The nature of the alleged violation, including, if possible, the specific rule or provision of the Code of Ethics alleged to have been violated;

(vi) A statement of the facts constituting the alleged violation and the dates on which or period of time in which the alleged violation occurred; and must contain the following:

(A) Documents or other material available to the complainant relevant to the allegation;

(B) A list of all documents or other material relevant to the allegation and available to the complainant, but that are not in the possession of the complainant, including the location of the documents; if known, and

(C) A list of all documents or other material relevant to the allegation, but unavailable to the complainant, including the location of the documents, if known;

(vii) If the complaint is based on information and belief, the complaint shall state the source and basis of the information and belief; and

(viii) The complaint must be accompanied by an affidavit stating that the information contained in the complaint is either “true and correct” or that the complainant has good reason to believe and does believe that the facts alleged constitute a violation of this Ordinance.

The City Attorney will determine whether a complaint lacking in detail is sufficient to trigger the investigation procedures outlined herein, and anonymous complaints will not be considered.

(b) Notification:

(i) Upon receipt of the complaint, the City Attorney shall notify the Mayor, the City Manager, and the implicated Local Public Official within two (2) business days. If the Mayor is unavailable or implicated in the complaint, the notification shall follow the order of successor of duties.

(ii) The person alleged in the complaint to have violated the Code of Ethics shall be provided with a copy of the Code of Ethics and informed that:

(A) Within fourteen (14) days of receipt of the complaint, a sworn response by the Local Public Official must be filed with the City Attorney; and

(B) Failure of the Local Public Official to file a response does not preclude the City Attorney from processing the complaint.

(iii) Local Public Officials and City employees have a duty to cooperate with the City Attorney and the investigating attorney in providing information requested to process the complaint.

(c) City Attorney Report: The City Attorney shall, within five (5) business days of receiving the response of the accused person (or withing five (5) business days of the accused person's deadline to file a sworn response if none is filed), provide a written report to the City Council. The report shall state whether, in the City Attorney's opinion, the written complaint: (1) was filed timely; (2) alleges misconduct by a person whose conduct is regulated under this Code of Ethics; (3) alleges the occurrence of conduct that might reasonably constitute a violation of the Code of Ethics; (4) contains all information required by Section 8(a); and (5) is signed and sworn to by the person filing the complaint. The City Attorney's recommendation that the City Council conduct further proceedings does not mean that any of the allegations of the complaint are true or false or that any Local Public Official has violated or not violated this Code of Ethics.

(d) Preliminary Review of Report: Upon receipt of the City Attorney's report set forth in Section 8(c), the Mayor or successor Local Public Official shall schedule a special called meeting of the City Council to discuss the complaint in Executive Session or schedule the executive session for the next regularly scheduled meeting of the City Council. During this meeting, the City Attorney will present the report to the City Council. Non-implicated City

Council Members present at the meeting will then review the complaint and either dismiss it or initiate an investigation. If the City Council decides to dismiss the complaint, the vote will be conducted in open session without further inquiry. If an investigation is warranted, the City Council shall direct the City Attorney to appoint an independent private attorney to represent the City in investigating the complaint. This attorney will have all necessary investigative powers as granted by the City Council in Section 7.03 of the City of Celina Charter. The investigating attorney shall submit a comprehensive written report to the City Council within fifteen (15) business days or the next regularly scheduled City Council meeting, whichever is later, of their appointment, unless an extension is approved by a majority of non-implicated City Council Members. This report should detail all facts, findings, and conclusions supporting the investigating attorney's opinion on whether a violation of this Code of Ethics has occurred.

(e) Council Review of Investigating Attorney's Findings: The City Council will, in Executive Session, review the findings of the investigating attorney at the meeting where it is presented. The findings shall be reviewed in a public session of City Council at the request of the accused person. At this time, one of the following actions shall be taken:

(i) If the City Council does not determine that there are reasonable grounds to believe that a violation of this Code of Ethics has occurred, the complaint shall be dismissed.

(ii) If the City Council determines that there are reasonable grounds to believe that a violation of this Code of Ethics has occurred, it shall schedule a public hearing.

(iii) If the Local Public Official has agreed that a violation has occurred, the City Council shall proceed to determine the appropriate sanction without the necessity of a public hearing and state its findings pursuant to Subsection (f)(iv) below.

(f) Hearing:

(i) If a public hearing is called pursuant to Subsection (e)(ii) above, the public hearing shall be held as expeditiously as possible following the determination by the City Council that there are reasonable grounds to believe that a violation of this Code of Ethics has occurred, but in no event shall it be held more than thirty (30) days after said determination. The investigating attorney may grant two postponements, not to exceed fifteen (15) days each, upon the request of the Local Public Official named in the complaint.

(ii) If a complaint proceeds to a public hearing, the City Council may request witnesses to attend and testify, administer oaths and affirmations, take evidence and request the production of books, papers, records, or other evidence needed for

the performance of the City Council's duties or exercise of its powers, including its powers of investigation.

(iii) The complainant and the Local Public Official named in the complaint have the right of representation by legal counsel. The complainant shall have the burden of proving a violation of this Code of Ethics has occurred by stating the alleged violation and providing testimony and other evidence to prove the alleged violation as stated in the written complaint. The Local Public Official named in the complaint shall have the opportunity to respond but is not required to attend or make any statement. The Local Public Official may present testimony and other evidence to disprove the alleged violation. If the Local Public Official agrees that a violation has occurred, the City Council may consider the appropriate sanction.

(iv) The issue at a final hearing is whether a violation of this Code of Ethics has occurred. The City Council shall make its determination based on the evidence presented. All witnesses shall make their statements under oath. Only City Council Members, the complainant (or the complainant's attorney if represented by an attorney), the accused person (or the accused person's attorney if represented by an attorney), the investigating attorney and the City Attorney may question witnesses. If the City Council determines that a violation has not occurred, it shall state such finding by motion and, within five (5) business days, the Mayor shall deliver a letter, after consulting with the investigating attorney on the contents of the letter, outlining the findings in the motion to the complainant, the person accused in the complaint, and the City Secretary. The City Secretary shall deliver a copy of the letter to the City Manager, investigating attorney and the City Attorney. If the City Council determines that a violation has occurred, it shall state its findings by motion identifying the particular provision(s) of this Code of Ethics which have been violated, and within five (5) business days, the Mayor shall deliver a letter, after consulting with the investigating attorney on the contents of the letter, outlining the findings in the motion and identifying the particular provision(s) of this Code of Ethics which have been violated, to the complainant, the person accused in the complaint, and the City Secretary. The City Secretary shall deliver a copy of the letter to the City Manager, investigating attorney and the City Attorney. The Mayor shall not sign the letter if the Mayor is the accused or the complainant, and instead to signor shall be determined by the order of successor of duties.

(g) Sanctions for Violations:

(i) If the City Council determines that a violation of the Code of Ethics has occurred, it shall consider appropriate sanctions. The City Council may receive additional testimony or statements before considering sanctions, but is not required to do so.

(ii) If the City Council determines that a violation has occurred, it may impose the following sanctions.

(A) A letter of notification is an appropriate sanction when the violation is clearly unintentional, or when the conduct of the person complained against was done in reliance upon an opinion of the City Attorney. The letter of notification shall advise the Local Public Official of any steps to be taken to avoid future violations; or

(B) A letter of admonition is the appropriate sanction when the City Council finds the violation is minor and/or may have been unintentional, but calls for a more substantial response than a letter of notification; or

(C) A letter of reprimand is the appropriate sanction when the City Council finds a serious violation has been committed intentionally or knowingly or through disregard of this Ordinance; or

(D) A letter of censure is the appropriate sanction when the City Council finds that a serious violation has occurred and/or more than one serious violation or repeated serious violations of this Code of Ethics have been committed by a Local Public Official.

(h) Confidentiality and Ex Parte Communications.

(i) No Local Public Official shall reveal information relating to the filing or processing of a complaint except as required for the performance of official duties.

(ii) All documents relating to a pending complaint are confidential, unless they are required to be disclosed under the Texas Public Information Act (Tex. Gov. Code Ch. 552).

(iii) After a complaint has been filed, and during the consideration of a complaint by the City Council, a member of the City Council may not communicate directly or indirectly with any party or person about any issue of fact or law regarding the complaint, except at a meeting of the City Council. This provision does not prevent a member of the City Council from consulting with the City Attorney or their independent, personal legal counsel.

(i) Legal Fees: The complainant and the Local Public Official named in the complaint have the right of representation by legal counsel.

(i) The complainant shall pay for complainant's legal fees, cost, and related expenses. If the Local Public Official is finally found to be in violation of this Ordinance after a public hearing, then the City shall reimburse the complainant for his or her necessary and reasonable legal fees evidenced by legal invoices, not to exceed $5,000.

(ii) The Local Public Official shall pay for their legal fees, but shall be reimbursed within thirty (30) days of submitting legal invoices to the City, not to exceed $5,000. If the Local Public Official is finally found not to be in violation of this Ordinance, then the City shall reimburse the Local Public Official for the total amount of his or her necessary and reasonable legal fees, costs and related.

SECTION 9 | CRIMINAL VIOLATIONS AND STATE LAW

The sanctions authorized by Section 8 above are in addition to, and not in replacement of, any enforcement provisions or criminal penalties/prosecution contained in state law, including but not limited to the Texas Local Government Code, the Texas Government Code, and the Texas Penal Code.

SECTION 10 | DISTRIBUTION AND PROOF OF COMPLIANCE

The City Secretary shall provide each newly designated Local Public Official with a copy of this Ordinance, Chapter 171 and Chapter 176 of the Texas Local Government Code concerning conflicts of interest, along with information on how to obtain any state-law required training for the Texas Open Meetings Act (Tex. Gov. Code Ch. 551), and the Texas Public Information Act (Tex. Gov. Code Ch. 552) (hereinafter collectively referred to as the "Ethics Statutes"). Local Public Official shall acknowledge receipt.

Life Connected.

City Secretary's Office
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Lauren Vaughns, City Secretary
CC:	Robert Ranc, City Manager
Intiated by:	Lauren Vaughns
Date:	August 13, 2024
Re:	2024 Boards and Commission overview and appointment process.

Action Requested:
Consider and act to appoint a committee to review applications for board and commission appointments and set date for applicant interviews. (Vaughns)

Background Information:
Boards and Commissions are vital in advising the City Council on policy issues and facilitating public involvement in governance. The City had 82 applicants submit applications for 37 open seats on various Boards and Commissions. The application period ran from June 26 to July 26.

Last year, a committee comprised of Councilmember Pierce, Place 2, Councilmember Hopkins, Place 3 and Councilmember Griggs, Place 6 reviewed applications and selected applicants to interview. The purpose of this item is for Council to review and approve the process for appointing board and commission members and, if necessary, appoint Council members to a committee to review applications and select applicants to interview.

Legal Review:
N/A

Supporting Documents:
1. Presentation

Financial Consideration:
N/A

Staff Recommendation:
N/A

BOARD AND COMMSSION APPLICATION PROCESS

Lauren Vaughns
August 13, 2024



2022 – 2023 APPOINTMENT PROCESS

3 City Councilmember's served on panel to review applicants

- 2023 – Place No. 2 Councilmember Pierce, Place No. 3 Councilmember Hopkins, and Place No. 6 Councilmember Griggs served on panel
- 2022 – Place No. 1 Councilmember Ferguson, Place No. 4 Councilmember Wigginton, and Place No. 5 Councilmember Koehne served on panel

Council, as a whole, interviewed applicants selected by panel

- Interviews grouped by board

Appointments made at following Council meeting in September

Does City Council want to follow the same process as identified in 2022 – 2023?

BOARD AND COMMISSION APPOINTMENT TIMELINE

June 26 - July 26	Applications accepted
August 13	City Council review of process of Board and Commission appointments City Council to appoint review panel (if process approved) Panel to set date to review applications (if process approved) Council to set date for interviews of those selected by panel
August TBD	Panel to review applicants
August/September	Interviews for applicants selected by Panel
September 10	Appointments made
October	Newly appointed members being term

CURRENT OPENINGS

BOARD/COMMISSION	OPENINGS	APPLICATIONS
Arts and Culture	5	16
Board of Adjustment	4	8
CDC/Parks Board	4	21
Downtown Commission	4	19
Economic Development Corporation	7	34
Keep Celina Beautiful	3	13
Library Board	4	12
Planning and Zoning Commission	4	24
Special Events Advisory	4	20
TOTAL	**37**	

COUNCIL DIRECTION

August 13:

- ❑ If necessary, City Council to appoint review panel (3 member)
- ❑ Panel to set date to review applications
- ❑ Council to set date for interviews of those selected by panel

QUESTIONS